# OUTBUILDINGS AT GREENGORE

HURST GREEN, BOROUGH OF RIBBLE VALLEY, LANCASHIRE

## HERITAGE ASSESSMENT

GARRY MILLER
HISTORIC BUILDING CONSULTANCY

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## HERITAGE ASSESSMENT, OCTOBER 2012

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*Cover image: looking northeast towards the former shippon (left) and Greengore*

# SECTION A: INTRODUCTION

# A1: KEY DATA

**Heritage assets:** former shippon and barn at Greengore (two buildings)

**Location:** Hill Lane, Hurst Green, Borough of Ribble Valley, Lancashire

**NGR:** SD6737038915 (Greengore)

**Designations:** shippon, Grade II; barn, curtilage structure of Grade II* building (Greengore)

**Date:** shippon 17th century with 19th century alterations; barn circa 1818

**Current use:** shippon now cottage and camping barn; barn disused

**Development proposal:** conversion to domestic use (both)

# A2: EXECUTIVE SUMMARY

This report has been produced in connection with proposals for conversion to domestic use of a former shippon, now cottage and camping barn, and a combination barn at Greengore, a farmstead near the village of Hurst Green in the borough of Ribble Valley in Lancashire. Greengore itself is an unusual house of circa 1600 date, and as a Grade II* nationally-designated heritage asset is thus considered to be of particular importance and of more than special architectural or historic interest. The barn is listed by virtue of being a curtilage structure of Greengore, and the former shippon is listed Grade II in its own right.

Greengore is an isolated moorland farmstead of medieval origin, lying within the ancient manor of Bailey; it lent its name to a family first recorded in the late 1200s. In the 15th century the house is thought to have functioned as a hunting lodge of the Shireburn family, whose deer park at their mansion of Stonyhurst lay to the northwest of Greengore. The present building is a fragment of a much larger structure recorded by mapping of the mid-1840s and truncated to its present rectangular form by the end of that century. Its architecture expresses the gentry status it held when first built, along with a complex evolution thereafter. The former shippon is 17th century, perhaps contemporary with the house, and although clearly an ancillary agricultural structure, its original function is unclear. However it contains three kingpost roof trusses indicative of a high-status building.

By the early 19th century Greengore had become a working farm, and the combination barn, which is dated 1818, testifies to this; however the farmyard stands at a discreet distance to the southeast as a mark of respect for Greengore's historic status. The barn is of a type familiar in Lancashire, comprising a threshing bay, hay barn and a shippon, the latter with characteristic triple entrances and a hayloft above. A two-bay cartshed appears to have been added subsequently, and was existing by the mid-1840s along with a small lean-to. The former shippon also experienced alteration during the 19th century. The final addition to the farmyard was a garage and store, built south of the barn in the early 20th century.

In accordance with national planning policies concerning the historic environment, this assessment has been produced to provide the planning and design processes with an account of the significance of the buildings at Greengore, and the impact of the proposal upon that significance. While Greengore forms the principal heritage asset of the site, the former shippon and the barn are also of high significance for their architectural and historic interest, along with their value as a historic ensemble. In general, the proposal will preserve the architectural and historic significance of the buildings, and will enhance the significance of their setting by removal of modern outbuildings which currently detract from it.

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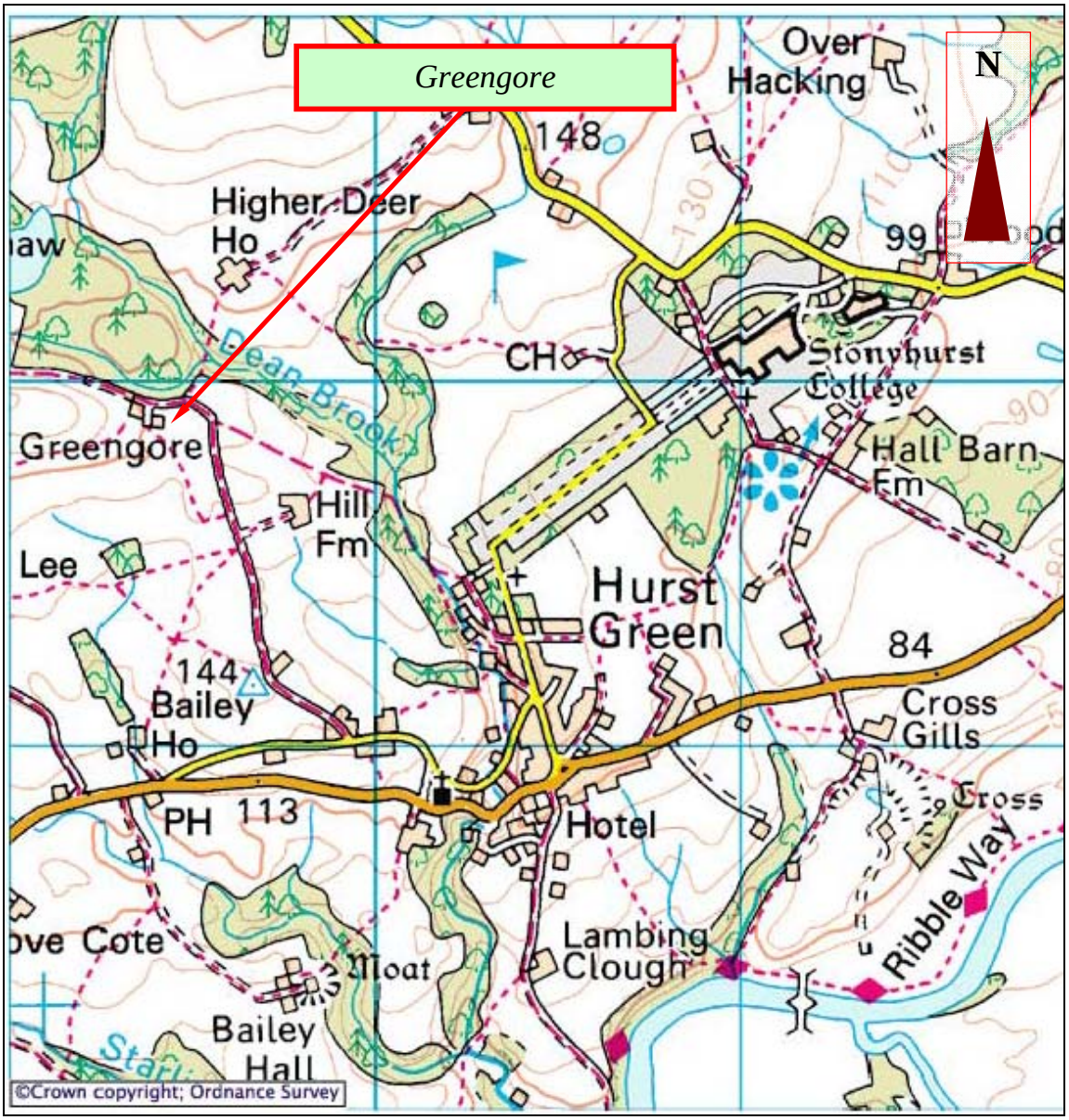
# A3: LOCATION AND SETTING

Greengore is a substantial moorland farmstead lying approximately one kilometre northwest of the village of Hurst Green, within the civil parish of Aighton, Bailey and Chaigley within the Lancashire borough of Ribble Valley; its location is shown on Map 1 (following page). The isolated site lies at the end of a track named Hill Lane, around 200 metres AOD above the Ribble upon the lower slope of Longridge Fell. A settlement of medieval origin, Greengore lies amid an ancient landscape dominated by the mansion and demesne of Stoneyhurst College to the northeast. Distant views allow the farm to be experienced in its historic upland setting, although the principal views, looking northwest, are compromised by modern outbuildings which partly screen the site's historic elements.

*1. Setting: Greengore, looking northwest from Hill Lane; modern buildings in foreground*




*Map 1. Location of Greengore shown by OS 1:50000 mapping (enlarged for clarity). Crown copyright. All rights reserved. Licence number 100045053.*

# A4. PROPOSAL AND RELEVANT POLICIES

## *A4.1 Proposal*

The owners of Greengore, Mr and Mrs Kay, are seeking listed building consent from Ribble Valley Borough Council for conversion of both the former shippon and the barn to domestic use (reference 2/2012/0589 and 0590).

## *A4.2 Designation*

Greengore is a nationally-designated heritage asset awarded Grade II* status in the Department of Culture, Media and Sport's list of buildings of special architectural and historic interest for the Borough of Ribble Valley. Grade II* buildings represent only 5.5 percent of listed structures nationally and are defined by English Heritage as being '*particularly important*', and thus of '*more than special interest*'. As a curtilage structure, the barn is therefore listed by virtue of Section 1 (5) (b) Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The former shippon is Grade II listed in its own right, indicating a building of special architectural or historic interest.

## *A4.3 Relevant planning policies*

As the buildings are designated heritage assets, both national and local planning policies relating to the historic environment are relevant to this application.

Nationally, these policies are contained within Section 12 of the National Planning Policy Framework (March 2012), and locally by policies ENV 19 and ENV 20 of the Ribble Valley Districtwide Local Plan (1999), along with policy EN 5 of Ribble Valley Council's published Draft Core Strategy (April 2012). These policies are examined further in Section D.

## *A4.4 Heritage assessment/methodology*

Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. Consequently, Garry Miller: Architectural Historian has been appointed to produce this heritage assessment to

evaluate the significance of the former shippon and the barn, along with that of Greengore as the principal heritage asset of the site, and the impact of the proposal upon this significance.

To reach an understanding of this significance, the following approach was adopted:

1. Rapid documentary research to place the buildings in their historic context, principally using historic maps and other sources identified in the text.

2. A rapid exterior survey of all the buildings, and interior survey of the shippon and barn, to gain an understanding of their date, evolution and historic character; the relative importance of surviving internal and external features; and the merits of their group value and setting.

3. Synthesis of the research and survey findings (Section B of this report, *The Heritage Assets*).

4. Analysis of the research and survey to establish the significance of the buildings both individually and collectively, and that of the surviving features of the shippon and barn (Section C).

5. Assessment of the impact of the proposal, with reference to designs produced by the owners' agent, Anderton Gables Chartered Building Surveyors and Project Consultants (Section D).

# SECTION B: THE HERITAGE ASSETS

# B1: ELEMENTS OF THE SITE

The farmstead of Greengore comprises the following heritage assets:

- **Greengore** itself, an unusual house of probably circa 1600 date upon an earlier site and originally extending further west
- The **former shippon**, located around 15 metres northwest of the house and a low two-storey linear structure probably of the 17th century (perhaps contemporary with Greengore) with 19th century alterations; it was converted to a cottage and camping barn in the early 1980s
- The **barn**, around 50 metres southeast of the house and of the combination type: it is of three bays containing a full-height threshing bay and hay store with shippon with hayloft above; a cartshed and lean-to seem to have been added at an early date

In addition, there are:

- **A garage and store** south of the barn, dating from the early 20th century
- **Modern outbuildings**, of no interest, east of the barn

The relative positions of the elements are shown on Figure 1 (below)

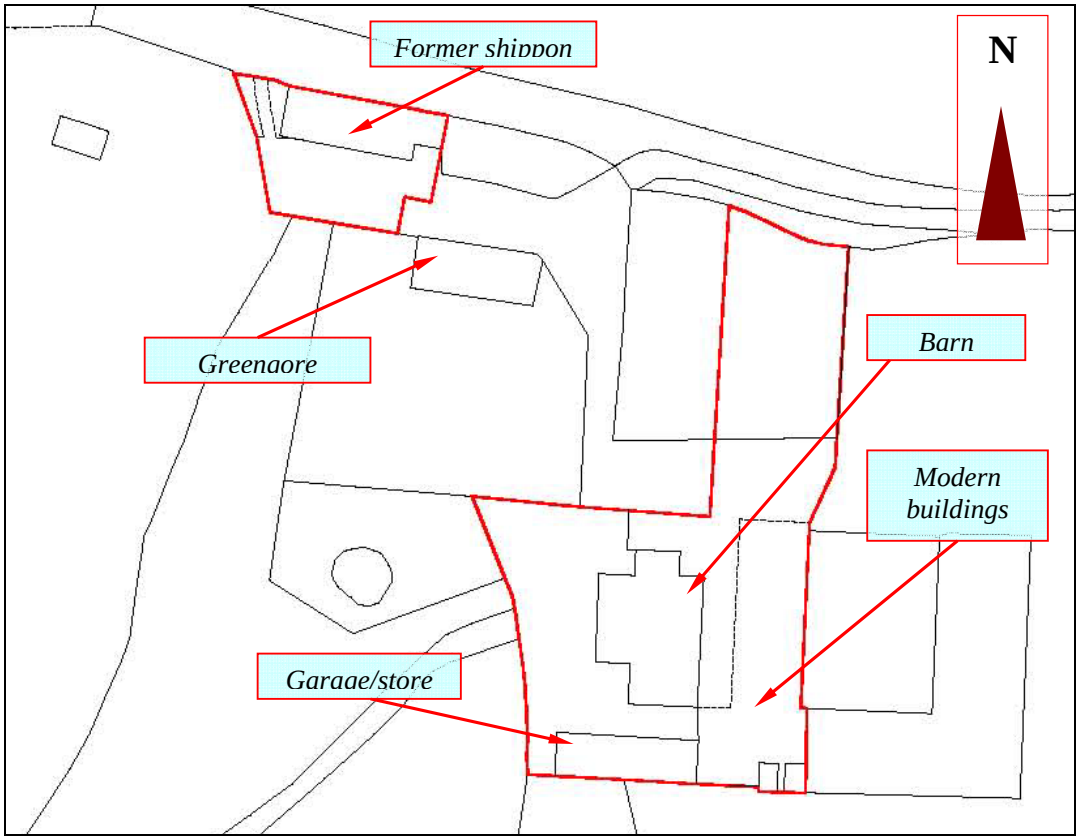



*Figure 1. Elements of the site (plan by Anderton Gables Chartered Building Surveyors)*

*2. The elements of the farmstead: from left, the shippon, Greengore and the barn*

*3. Relationship of the shippon (left) to Greengore*

*4. The barn, with cartshed to the right*

*5. Relationship of the barn (right) to Greengore*

*6. The barn with the garage and store beyond*

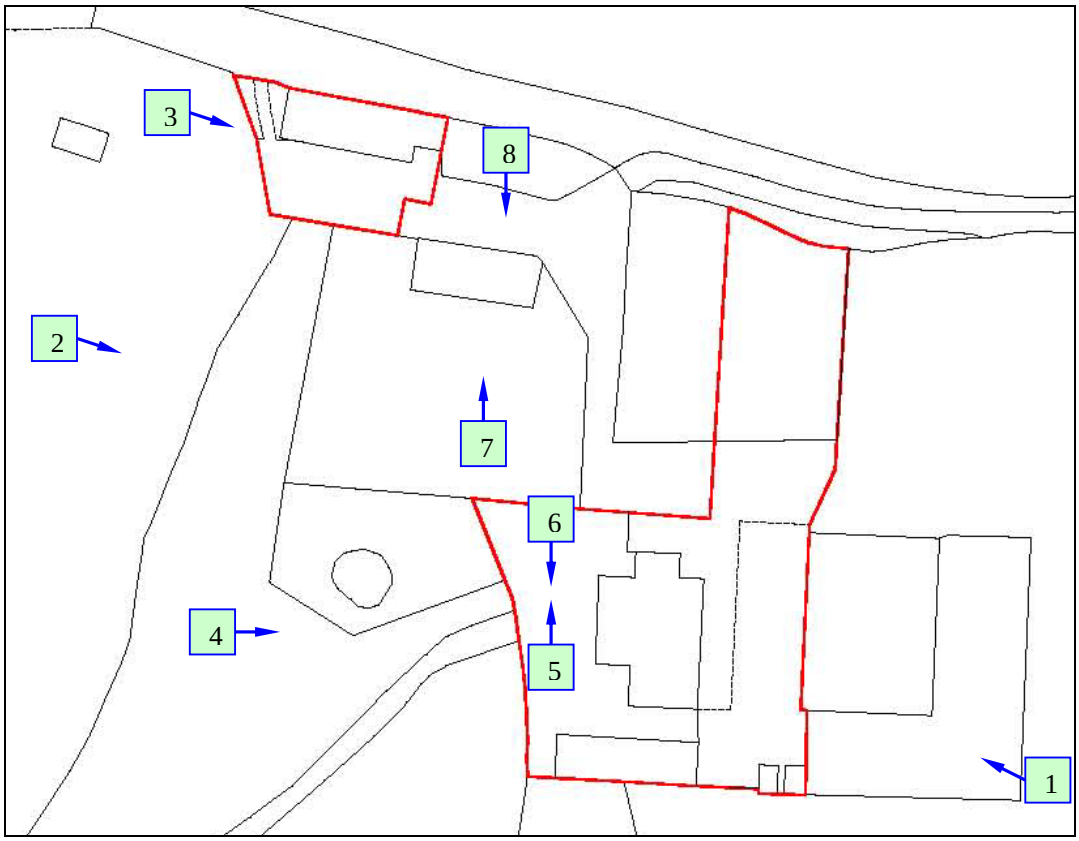



*Figure 2. Viewpoints of images 1-8*

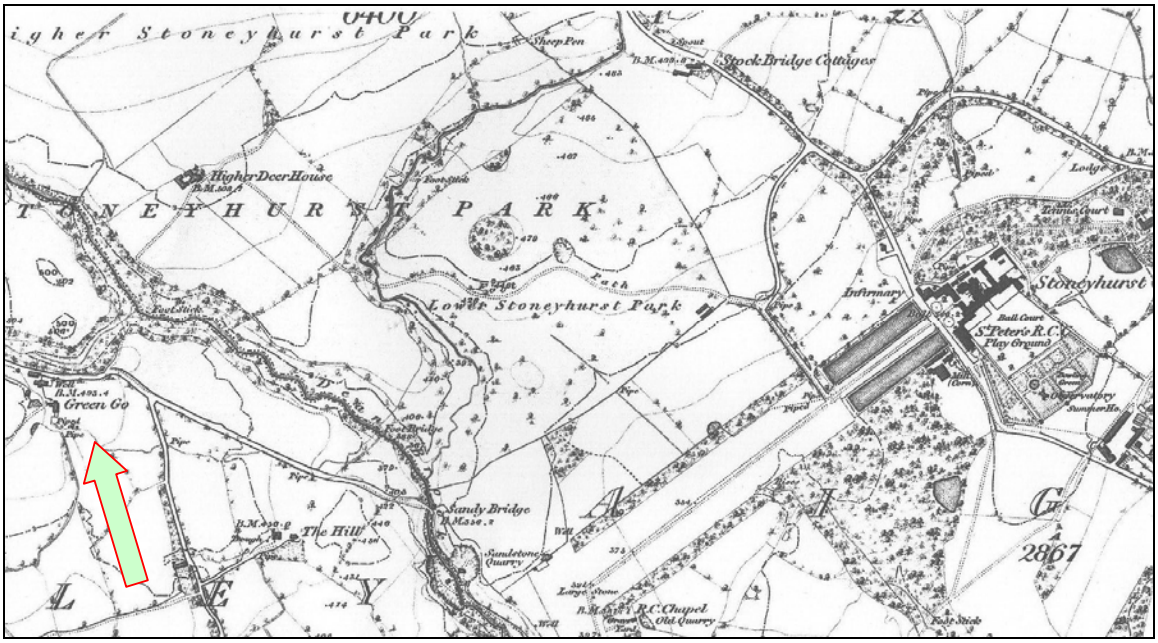
# B2: HISTORICAL CONTEXT

## *B2.1 Greengore: overview*

Greengore appears to be an estate of medieval origin within the manor of Bailey: a Thomas de Greengore and Maud his wife are named in an assize of 1292. A family of this name continue to be recorded throughout the following century. The present house is said to have been a hunting lodge of the Shireburns, lords of the manor of Stonyhurst from the late 14th century; it is also understood to have reputedly been a shooting box used by Henry VI. In this context, the relationship of the building to Stonyhurst Park is illustrated well by the six-inch Ordnance Survey map of 1844 (below). The architecture of the present building does indeed imply gentry status at the time it was built; additionally, map evidence shows that it was originally larger (see Section B2.2). By the early 19th century however Greengore had become a working farm, as evidenced by the building of the present barn, which is dated 1818. However the fact the farmyard was developed at a discreet distance southeast of the house is evidence that Greengore still commanded local respect. The house itself was truncated to its present form by the end of the 19th century (Section B2.2).

*Sources:*

William Farrer and J Brownbill (editors), *A History of the County of Lancaster*, volume seven, 1912
Claire Hartwell and Nikolaus Pevsner, *The Buildings of England, Lancashire: North, 2009*
Consultation comments by Lancashire Archaeology Service, August 2012



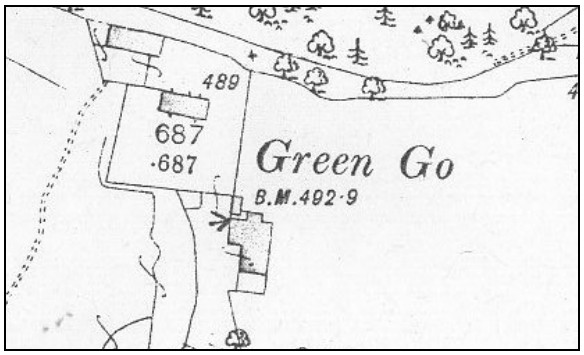

*Map 2. Enlargement of 1844 six-inch OS mapping showing relationship of Greengore (indicated) to Stonyhurst and its park*

## *B3.2 Map evidence for development*

The 1844 six-inch OS map shows the arrangement of the farmstead was broadly similar to the present, with the principal exception of the garage and store. A small projection appears on the east side of the shippon; the barn is shown in its present form apart from the modern store. However the house is larger, with a now-vanished wing to the west and possibly a small porch. A separate structure lies to the southwest of it.

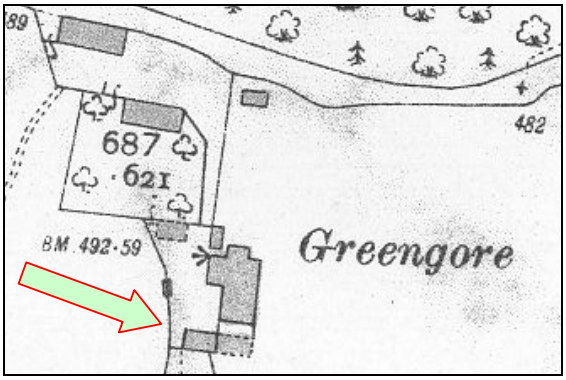
*Map 3.*
*Enlargement of 1844 six-inch OS map (Digital Archives; author's library)*

Changes in the interim are revealed by the 1891 25-inch mapping; the projection on the shippon has gone, along with the building southwest of the house; the latter had acquired its present form.




*Map 4.*
*Enlargement of 25-inch OS mapping surveyed 1891*

The 1931 edition of the mapping shows the cartshed and store had now appeared.




*Map 5.*
*Enlargement of 1931 edition of the 25-inch mapping*

# B3: GREENGORE

## *B3.1 List description*

The list description of Greengore, compiled in 1983, reads as follows:

> *House, C.1600. Sandstone rubble with stone slate roof. 2 storeys with attic. Now supported by large buttresses with offsets, 3 to the north wall and 2 to the south, which cut across the window openings. The windows have an outer chamfer and inner hollow chamfer, those on the ground floor having a continuous drip course on the north and south walls, the others having individual hoods. At the left-hand end of the north wall is a chimney stack projecting on corbels at 1st floor level. To its right on the ground floor, between 2 buttresses, is a 6-light mullioned window. To the right of the second buttress is a door cut into a 2-light window. To the right is a blocked chamfered doorway with 4-centred head and moulded hood. On the 1st floor there is a 2-light window on each side of one of 4 lights. The gables have copings, the west gable being blank, with a chimney cap. The east gable has a 4-light mullioned window on the ground floor, a 10-light mullioned and transomed window on the 1st floor and a 3-light mullioned attic window. To the left of the ground floor window is a blocked narrow chamfered door surround with a 4-centred head. The south wall has a 6-light mullioned window on each side of a later chamfered door surround, with a 4-light window further right, beyond a buttress. On the 1st floor are a 6-light, a 10-light and an 8-light mullioned and transomed window, the latter being partly blocked by a buttress. At the far left (west) on the ground floor there is a blocked chamfered doorway which once formed a lobby entry against a firehood. Inside the firehood bressumer remains, close to the west wall, its chamfer stopped where a spere once existed. The present fireplace is C18th, shouldered and moulded with a segmental head. The owners have photographs taken in the attic by Ralph Cross, which shows trusses with king posts rising from collars with mortice holes which could once have held the supports for a curved plaster ceiling.*

## *B3.2 Analysis*

The house is a building of substantial but unusual appearance, and appears to be the product of complex development. A single range, the plan is not the conventional one for a large farmhouse or manor house of the late 16$^{th}$ or early 17$^{th}$ century, which was normally that of a range with wings at one or both ends. However the 1844 mapping (Map 3) shows that the house was originally larger, continuing further west with a possible porch at the junction with the remaining portion. By 1891 (Map 4) it had been truncated to its present extent. The various four-centred doorways suggest Greengore may have been subdivided at an early date; oddly, the north elevation has one which appears to have been inserted and then blocked at an early date. The transomed first floor windows indicate a prestigious building and that its principal rooms were on this floor, i.e. in the manner of a *piano nobile* and thus implying a building of gentry status. The buttresses, while imparting a sense of antiquity, are in fact later as they block some of the ground floor windows. They are shown on the 1891 mapping.

*7. South (principal) elevation of Greengore; original entrance at the far left end*

*8. North elevation: blocked entrance may itself have been an insertion*

# B4: THE FORMER SHIPPON

## *B4.1 List description*

The description, compiled in 1983 and which refers to the building as *The Flat*, reads:

> *Cottage, formerly an agricultural building, of C17th origin. Sandstone rubble with modern tile roof. One storey with attic. At the left-hand end of the south wall are 2 doors with plain stone surrounds, with a central window with similar surround. Above the right-hand door is a pitching hole with plain reveals. Further right is a door with plain stone surround, with a window with plain reveals to its left. At the right-hand end is a 3-light double-chamfered mullioned window. The east gable has a door with plain reveals on the ground floor, a chamfered ventilation slit above, and a chimney. Inside there is a shouldered stone fireplace. In the loft are 3 C17th king-post trusses with raking queen struts.*

## *B4.2 Form*

The former shippon is a rectangular, low two-storeyed structure of three bays, the first a camping barn, the second and third a cottage, this arrangement results from the early 1980s conversion. Prior to this time it is understood the first bay was a shippon, and the first floor a continuous hayloft. A wooden lean-to structure, of no interest and visually intrusive, adjoins to the east.

## *B4.3 Construction*

The walling material is coursed rubble with quoins; the roof, of modern tile, is carried upon three kingpost trusses with raked angle struts; that over the camping barn has some assembly marks visible. Use of kingpost trusses, a superior form, denotes a high-status building.

## *B4.4 Analysis*

The building is probably early 17$^{th}$ century, with alterations of the 19$^{th}$ century. Evidence of the earlier phase is the three-light window of the third bay along with the trusses; evidence of the latter the doorways and windows with plain rusticated surrounds on the same elevation (although the jambs of the window in the first bay appear to belong to an earlier mullioned window). Various blocked slit breathers suggest the building's original agricultural role, but windows to the second and third bays on the rear (north) elevation appear to belong to the conversion. This elevation

also shows indeterminate signs of early rebuilding, or a blocked opening, around the second/third bay junction.

### *B4.5 Interior*

The interior, where examined, is of little interest as it has been fitted out for its present use. The principal feature, other than the trusses, is a beam in the first bay (camping barn) with deep chamfer and stop (similar to some visible in the house). Inserted beneath it at either end are low wooden partitions, believed to be remnants of the stalls that existed when this part was the shippon, retained and repositioned to create a feature when conversion took place. The second bay is subdivided using modern partitions; access to the third bay was not possible at the time of survey.

*9. The former shippon looking northwest*

*10. The building looking northeast*

*11. 19th century door and window and 17th century window and mullioned window of cottage*

*12. Detail of camping barn showing 19th century window and door surrounds with exception of ground floor window whose jambs seem earlier, probably from two-light mullioned window*

*13. Rear (north) wall looking east showing breathers*

*14. Rear looking west, showing modern windows to cottage*

*15. Evidence of rebuilding or blocked opening on rear wall between second and third bays*

*16. Interior of camping barn showing stall posts relocated beneath beam*

*17. Detail of chamfered and stopped beam*

*18. Kingpost roof truss over camping barn*

*19. Assembly marks on east face of truss*

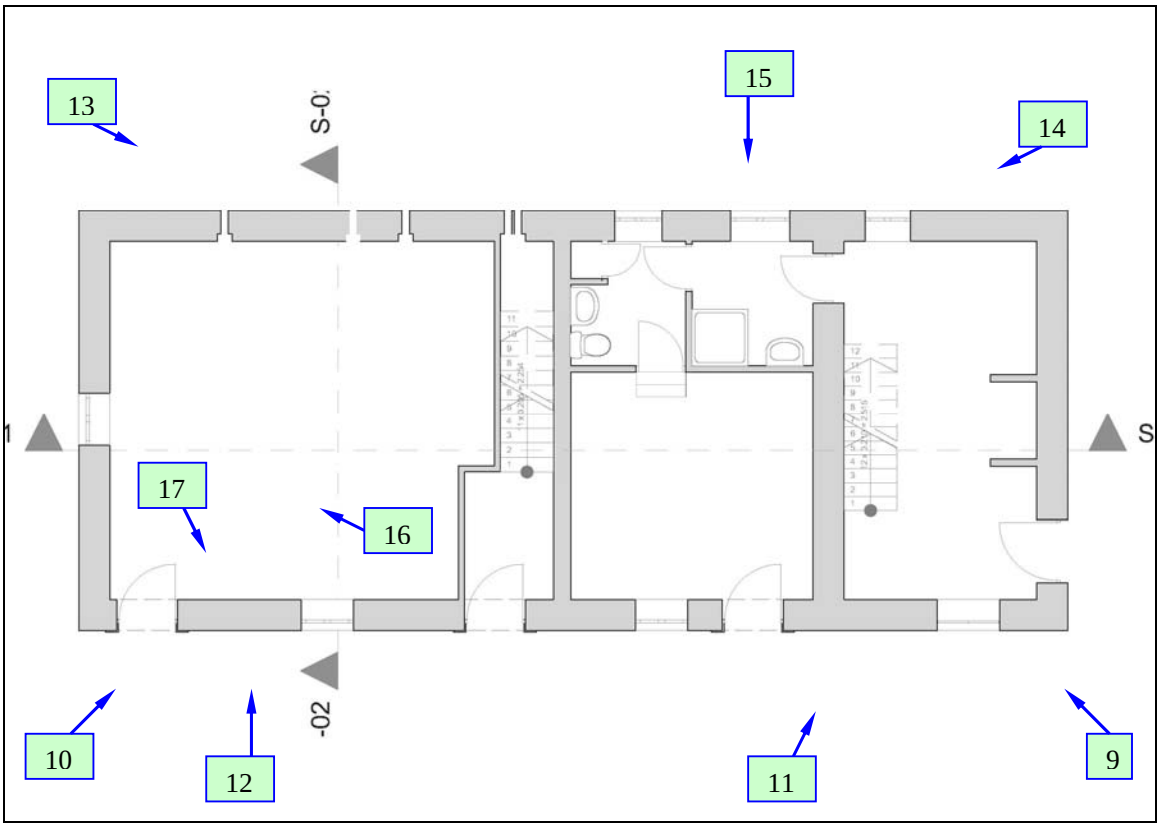



*Figure 3. Ground floor plan and image viewpoints (Anderton Gables Chartered Building Surveyors)*

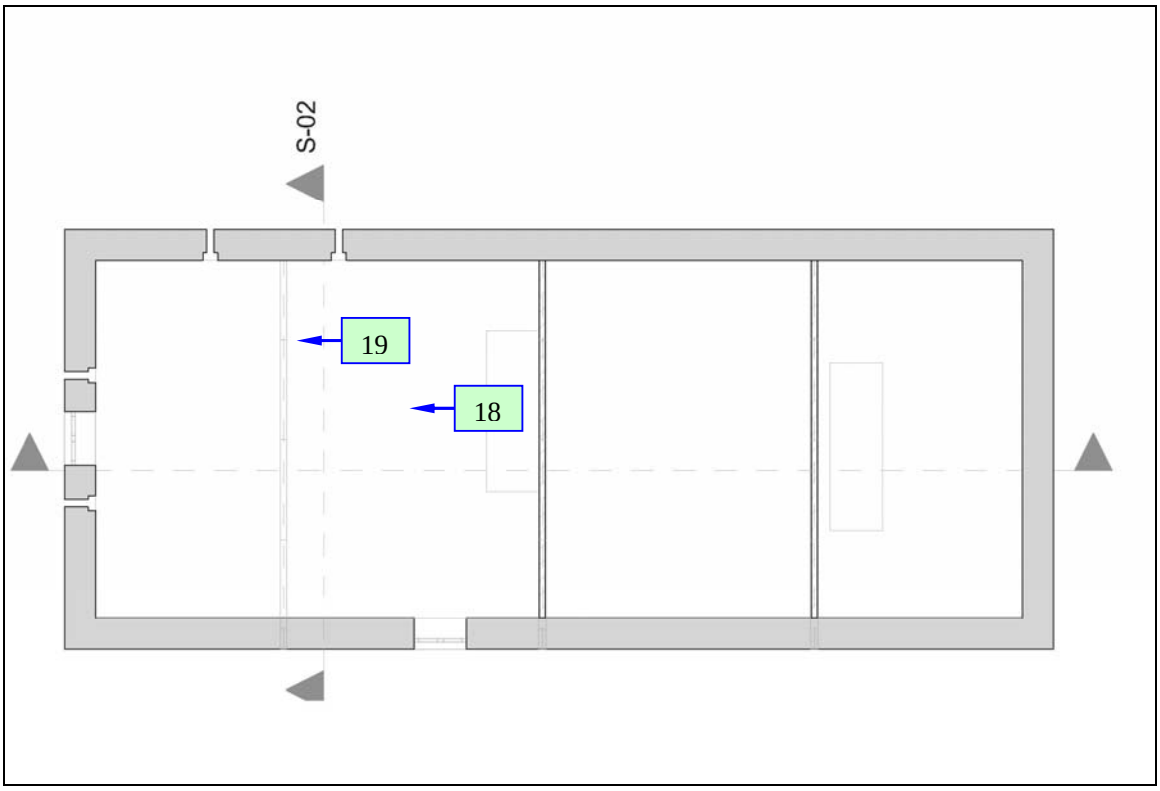



*Figure 4. First floor plan and viewpoints (Anderton Gables Chartered Building Surveyors)*

# B5: THE BARN

## *B5.1 Form*

The barn is of three bays, with full-height threshing floor in the middle bay, reached by opposed wagon entrances; a full-height hay store to the first (north) bay and shippon with hayloft in the third. A single-storey two-bay former cartshed projects from the west end of the first bay, beneath a roof swept down outshut-style that extends to form a porch sheltering the western wagon entrance. A small single-storey lean-to store stands on the north gable. A modern store, visually intrusive, has been added on the west elevation in the angle formed by the southern cheek of the porch and the shippon.

*20. Barn looking northeast, showing (left-right) former cartshed, porch, and modern store in angle between latter and shippon*

*21. East front showing windows of shippon and entrance to threshing bay*

*22. North elevation showing lean-to and proximity of modern outbuildings*

## *B5.2 Construction*

The walling is similar to the shippon, of coursed rubble with quoins. The modern tile roof is carried upon three machine-sawn, bolted trusses with queenposts supporting a collar and short kingpost; two flank the threshing bay and one stands above the shippon. They are supported by inserted brick piers, probably early 20th century.

*23. Truss above shippon and hayloft*

*24. Trusses flanking threshing bay*

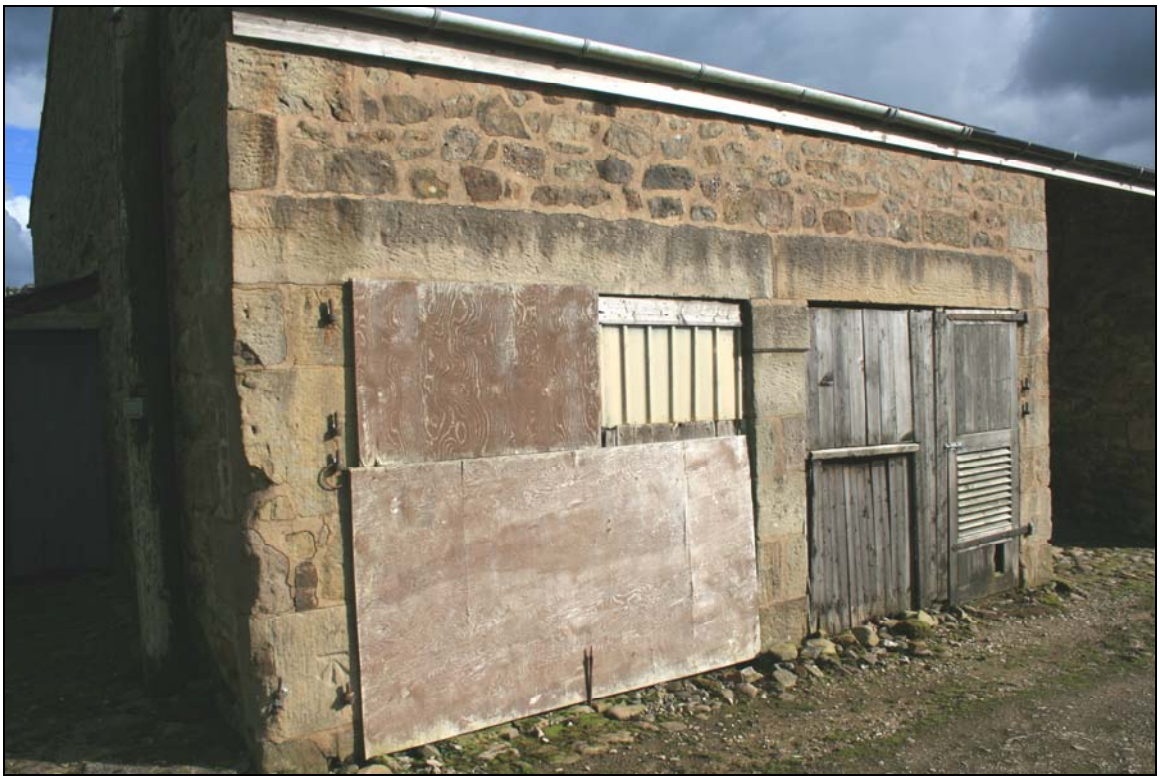
## *B5.3 Exterior*

The principal elevation, facing east, is largely obscured by the modern outbuildings. It has a tall segmental-arched entrance to the threshing bay, and has mostly metal-framed hopper-type windows, probably early-mid 20th century, to the shippon; the hay store is windowless and has slit breathers only. The south elevation has three doors in the typical Lancashire arrangement found in combination barns from the 17th to 19th centuries, providing access to a central feeding passage (the lintel dated 1818) and flanking manure passages. Above is a batten-plank loading door to the hayloft. The principal features of the west elevation are the porch and cartshed, the latter with huge monolithic lintels and central stone pier. The north elevation is also windowless; above the single-storey lean-to store is crude water tabling, with a height difference suggesting the store has been rebuilt or reduced.

*25. South gable showing three-door arrangement of shippon*

*26. Lintel of central feeding passage, dated 1818*

*27. Interior of porch; floor sett-paved*



*28. Former cartshed entrances; gudgeon pins for doors remain in situ*

## *B5.4 Interior*

Few features of interest remain. The interior shippon has concrete boskins of mid-late 20th century date, replacing earlier wooden ones whose presence is indicated by mortices for posts in the soffit of the thin ceiling beams. A brick pier, probably late 19th or early 20th century, has been inserted to support the roof. Modern boskins exist in the former cartshed, in which breathers in the barn walls are visible (see below for implications); so too does the lean-to store, whose interior has no other interest. The threshing floor has some large flagstones visible.

## *B5.5 Analysis*

While the barn appears principally of 1818, the cart shed and the store may be early additions on evidence of the breathers in the barn walls. Both existed by 1844 as Map 3 shows. The store may have been rebuilt or reduced as the crude water tabling stands some distance above the present roof level.

*29. Interior of shippon showing modern boskins*

*30. Hopper-type window in shippon*

*31. Interior of lean-to store*

*32. Interior of cartshed*

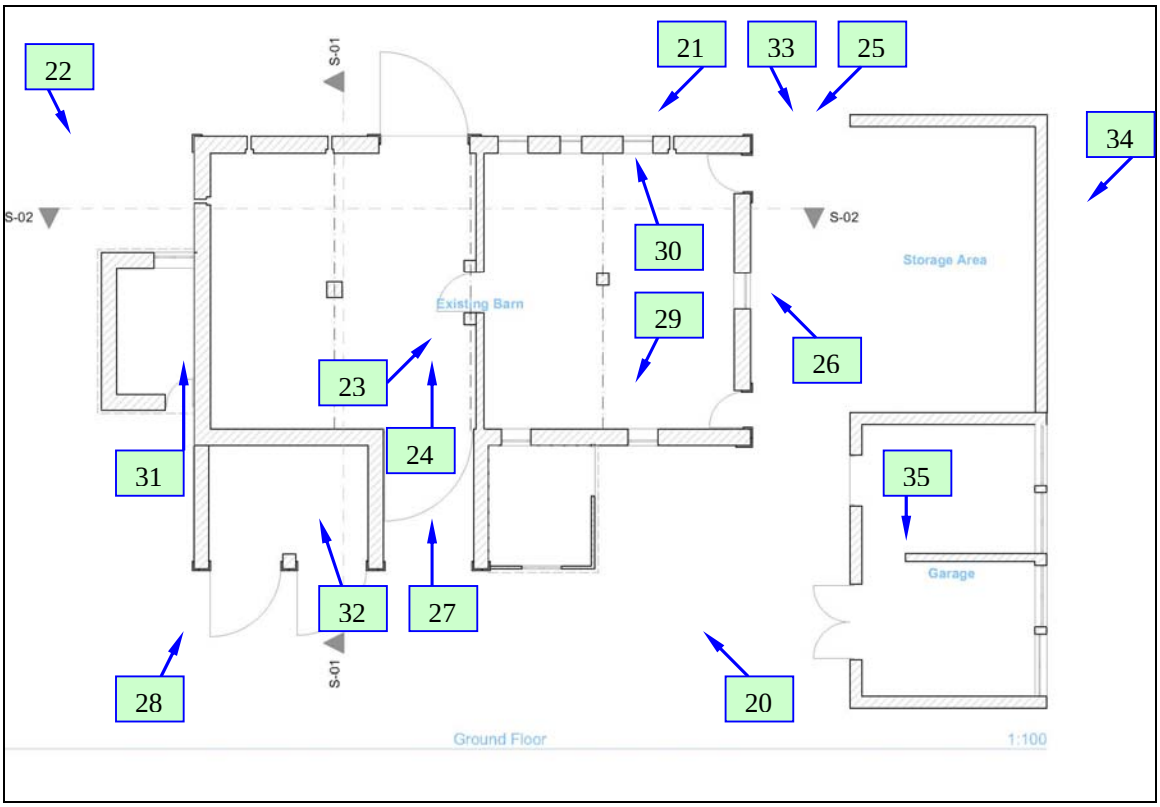



*Figure 5. Ground floor plan of barn and garage and store, along with viewpoints of images 20-35 (Anderton Gables Chartered Building Surveyors)*

# B6: THE GARAGE AND STORE

This is a simple, functional structure dating from the early 20th century, although possibly reusing earlier walling, which is coursed rubble with quoins. It is of four bays, the first two (westernmost) enclosed and forming the garage, the remainder open and forming the store. Internally there are two low-pitch half trusses, that in the store carried upon a plain cast iron column at the front.

*33. The garage and store looking west*

*34. Rear, looking north*

*35. Half-truss within the garage*

# SECTION C: SIGNIFICANCE ASSESSMENT

# C1: INTRODUCTION

## *C1.1 Relevant policy: Section 12 of NPPF*

The requirement to understand the significance of a heritage asset when determining an application is specified by Paragraph 129 of the National Planning Policy Framework. This states local planning authorities should identify and assess the particular significance of the heritage asset or its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

## *C1.2 Methodology*

The nature of a building's significance may be varied and complex. A means of evaluating the significance of a heritage asset is to apply the criteria used when assessing a building for listing purposes, which are:

- **Age and rarity:** most buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840
- **Architectural interest:** through architectural design, decoration and craftsmanship and also important examples of particular building types and techniques
- **Historic interest:** encompassing buildings which illustrate important aspects of the nation's social, economic, cultural or military history, or close historical association with nationally-important people or events
- **Group value:** especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)

Furthermore, a heritage asset derives significance from its **setting**, as this represents the surroundings in which it is experienced.

Using these criteria, the following sections will therefore examine:

**a.** The significance of Greengore as the principal heritage asset of the site (Section C2)
**b.** The significance of the former shippon and the barn as heritage assets affected by the application, and the relative significance of their surviving features (Sections C3 and C4); also the significance of the garage and store (Section C5)
**c.** The relative significance of all the buildings of the site (Section C6)

# C2: SIGNIFICANCE OF GREENGORE

## *C2.1 Evaluation*

Using the criteria in Section C1.2, the significance of Greengore can be evaluated thus:

- **Age and rarity:** The building dates from around 1600, a period from which only a limited building stock survives; it is also an uncommon and unusual building type, with apparent origins as hunting lodge associated with a major gentry estate
- **Architectural interest:** the appearance of the building and its details suggest it was a substantial, high-status structure connected with gentry occupation; the blocked doorways and added buttresses provide evidence of a complex evolution
- **Historical interest:** this principally derives from its origins as a hunting lodge with possible royal associations, and connections with the Stonyhurst estate
- **Group value:** Greengore has group value with the former shippon as an ancillary building surviving from its gentry status epoch; and with the barn as demonstrating the farming role which had emerged by the early 19th century; taken together they all form an ensemble which illustrates the changing role and character of the site over this period
- **Setting:** Greengore can be experienced in an isolated fellside setting which evokes its ancient origins, and with outbuildings which illustrate its evolving role

## *C2.2 Conclusions*

The building's Grade II* designation indicates it is recognised as a building of national significance, possessing particular importance and more than special architectural or historic interest. The above evaluation shows the nature of this significance is extensive, encompassing age, rarity, architectural and historic interest, group value and setting. This significance also cascades regionally, where Greengore represents an important early 17th century building of unusual form associated with the estate of a Lancashire major gentry family. In this context it would therefore be of value to any regional study of rural building types of this period.

# C3: SIGNIFICANCE OF THE FORMER SHIPPON

## *C3.1 Evaluation*

- **Age and rarity: t**he building dates from probably the early 17th century, a period from which only a limited building stock survives
- **Architectural interest:** in general terms, as an early, possibly contemporary, ancillary building serving Greengore in its initial gentry role; in terms of details**,** the principal interest lies in those which are 17th century, specifically its roof trusses, beam and mullioned window. The 19th century features are of less interest, and the modern ones, including most of the interior, of no interest
- **Historical interest:** this principally derives from its associations with Greengore
- **Group value:** the shippon has group value with Greengore as representing the early, gentry status of the site; and with the barn as demonstrating its changing role and character
- **Setting:** the building's historic subservient relationship to Greengore is evident in its immediate setting.

## *C3.2 Conclusions*

Grade II designation shows the building is recognised as being of national significance for its special architectural or historic interest. The above evaluation shows this significance principally derives from its initial role as an ancillary building serving Greengore and possibly contemporary with it; its later 19th century alterations represent its altered role at this time and, being more recent, are of less interest. Like Greengore, the building would be of value to any regional study of 17th century agricultural building types in Lancashire, especially those associated with gentry estates.

## *C3.3 Significance of its features --criteria*

The purpose of this section is to guide the design and planning processes by highlighting the relative significance of the features which survive in the shippon. This is assessed, where appropriate, using the following scale:

- **High significance** – features which make an important contribution to the architectural or historic interest and character of the building, through age, rarity, architectural merit or historical association or group value, and whose preservation and enhancement is considered essential

- **Medium significance** – those making a lesser contribution, but which nevertheless also considered worthy of preservation or enhancement

- **Low significance** – those making only a limited contribution overall, although not necessarily detracting from it

- **No significance** – those which make no contribution to the interest of a building or could be considered to detract from it

## *C3.4 Features of high significance*

**a. Exterior:**

- **All elevations, including all original or early (17th-19th century) openings and features**
  *Reason: establish historic agricultural function and character of the building; all elevations are visible from public realm*

**b. Interior:**

- **Roof structure**
  *Reason: important original feature of early 17th century*

- **Stop-chamfered beam in camping barn**
  *Reason: important original feature of early 17th century*

## *C3.5 Features of medium significance*

- **Former stalls structure in camping barn**
  *Reason: evidence illustrating earlier phase of building, but now ex-situ and significance thus compromised*

## *C3.6 Features of no significance*

- **Modern internal partitions, staircase etc**
  *Reason:* belonging to 1980s conversion and of no historic interest

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# C4: SIGNIFICANCE OF THE BARN

## *C4.1 Evaluation*

- **Age and rarity: t**he building dates from 1818 with later alterations, and is important for demonstrating the widespread agricultural building that occurred from the mid-18th to later 19th century in Lancashire
- **Architectural interest:** principally as an example of its type, a medium-sized Lancashire barn; few original internal features survive
- **Historical interest:** this is principally derived from its associations with Greengore, in particular in providing evidence of its later farming-related phase
- **Group value:** the barn has group value with Greengore and the shippon in demonstrating the changing role and character of the site
- **Setting:** the building can be seen in the context of the farmyard which developed southeast of Greengore in the early 19th century; its subservient, agriculturally-related relationship to Greengore is visually evident also (Plate 5); however modern outbuildings immediately east are detractive.

## *C4.2 Conclusions*

While not a listed building, the barn is considered to be of at least regional significance, architecturally as a representative of the type of barn built in Lancashire from the 17th to the 19th centuries; and historically as it embodies the later phase of Greengore's existence when its role had shifted to an agricultural one. The building would therefore be of interest to any regional academic study of agricultural buildings of the county. The barn's setting is compromised by being largely screened from the east by the modern outbuildings (see Plates 1 and 22).

## *C4.3 Features of high significance*

**a. Exterior:**

- **All original or early elements and elevations, including openings and features (excluding lean-to store)**
  *Reason: establish historic agricultural function and character of the building; all elevations are visible from public realm*

**b. Interior:**

- **Roof structure**
  *Reason: important original feature of circa 1818*

- **Internal spaces (threshing bay, hay store, shippon, hayloft, cart shed)**
  *Reason: provide evidence of original arrangement and functions within the building*

- **Ceiling beams of shippon**
  *Reason:* provide evidence of internal stall arrangement and passages

## *C4.4 Features of medium significance*

- **Lean-to on north wall**
  *Reason:* appears to be an addition, subsequently rebuilt or reduced; interior of no interest

## *C4.5 Features of low significance*

- **Boskins in shippon**
  *Reason:* mid-later 20th century

## *C4.6 Features of no significance*

- **Piers supporting roof trusses and shippon ceiling**
  *Reason:* not original, introduced probably early 20th century

- **Store on west elevation**
  *Reason:* modern addition

# C5: SIGNIFICANCE OF THE GARAGE AND STORE

## *C5.1 Evaluation*

- **Age and rarity: t**he building dates from the early 20th century and as a type is not of any special rarity or interest
- **Architectural interest:** a simple, functional structure of little architectural interest or merit
- **Historical interest:** as it belongs to a relatively recent period, the building has no special historical interest
- **Group value:** it possesses a limited group value with the barn, representing a later period of development on the farmstead
- **Setting:** the building forms part of the farmyard which developed southeast of Greengore by the early 19th century

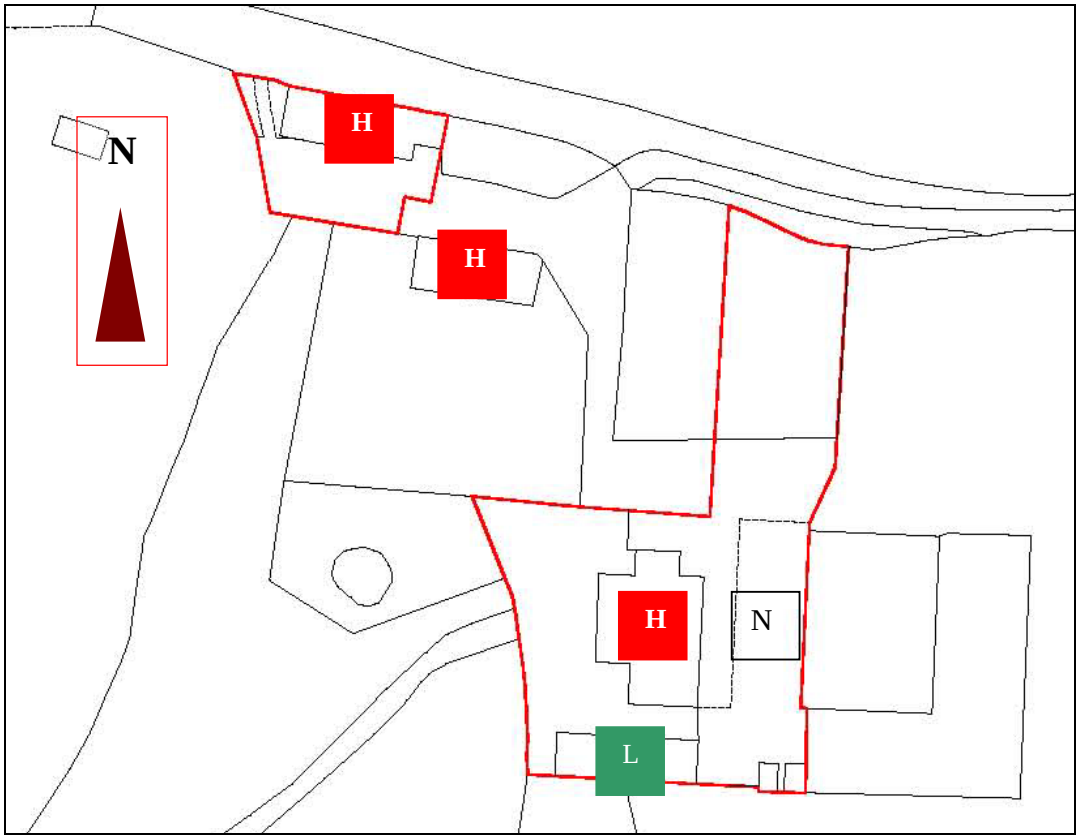
## *C5.2 Conclusions*

The evaluation has shown the garage and store to be a building of little interest architecturally and historically, as it is of relatively recent date and of no special merit.

# C6: RELATIVE SIGNIFICANCE OF THE BUILDINGS

By assessing the buildings using the criteria outlined in Section C3.3, their relative significance is determined as follows:

- **High significance**: Greengore, the former shippon and the barn
- **Low significance**: the garage and store
- **No significance**: the modern building east of the barn




H = high significance L = low significance N = no significance

*Figure 6. Relative significance of the buildings of the site*

# SECTION D: IMPACT ASSESSMENT

# D1: INTRODUCTION

## *D1.1 Relevant Policies*

The impact of the application will be considered in the context of both national and local planning policies concerning the historic environment.

Nationally, the NPPF states (Paragraph 131) that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation. It adds (paragraph 132) that *'great weight'* should be given to the conservation of a heritage asset; the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. Paragraph 133 states that where a proposal will lead to substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that either the public benefits of loss outweigh that harm, or that the asset is non-viable.

Locally, guidelines for conservation of the historic environment are contained within the Ribble Valley Districtwide Local Plan (1999). Applicable to the current proposal is policy ENV 20, which deals with alteration or repair of listed buildings, and is thus applicable to the proposed conversion of the buildings. Sections of ENV 20 which appear relevant to this application are:

4.7.20 *Proposals for the demolition or partial demolition of listed buildings will be refused unless the demolition is unavoidable In assessing such proposals, the Borough Council will take the following factors into consideration:*

1. *The condition of the building, the cost of repairing and maintaining it in relation to its importance and the value derived from its continued use. Any assessment will be based on continued and long-term assumptions.*
2. *The adequacy of efforts to retain the building in use*
3. *The merits of alternative proposals for the site*

*Proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance. The most important features of any listed building will be preserved.*

4.7.21 *Listing covers the whole of the building, inside and out, including its curtilage. The features mentioned in the list description provide a useful guide but are not an exclusive record of features of interest. The council will seek to preserve all features which contribute to the special interest of the building.*

4.7.22 *The original building is of paramount importance. This is especially so in cases where works involve addition or demolition. In considering applications for listed building consent the council will protect the built heritage of the borough.*

Additionally, RVBC's policy ENV19 relates to development within the setting of a heritage asset, which applies to Greengore itself in this case. It states:

> *Development proposals on sites involving the setting of buildings listed as being of special architectural or historic interest which cause harm to the setting of the building will be resisted. In assessing the harm caused by any proposals, the following factors will be taken into account:*
>
> *i. The desirability of preserving the setting of the building*
> *ii. The effect of the proposed development on the character of the listed building*
> *iii. The effect on the economic viability of the listed building*
> *iv. The contribution which the listed building makes to the townscape or countryside*
> *v. The extent to which the proposed works would bring substantial benefits to the community, including economic benefits and enhancement of the environment*

Further local policies relating to the historic environment are outlined in Ribble Valley Council's published Draft Core Strategy (April 2012), whose policy EN5 states:

> *There will be a presumption in favour of the conservation of heritage assets and their settings where they are recognised as being of importance. The authority recognises that the best way of ensuring the long term preservation of heritage assets is to find an optimum viable use that strikes the correct balance between economic or other uses and the impact upon the significance of the asset.*

## *D1.2 Methodology*

In context of the above policies, the impact of the proposal will be examined (Section D2) as follows:

1. The impact upon Greengore, and its setting, as the principal heritage asset of the site
2. The impact of the conversion upon the former shippon and the barn, along with their setting; including the impact of specific aspects of the proposed works, with reference to designs produced by Anderton Gables Chartered Building Surveyors
3. The impact of the proposed demolition of the store portion of the garage and store

# D2: IMPACT OF THE PROPOSAL

## *D2.1 Summary of the proposal*

The application seeks conversion of the former shippon (which is identified as Barn 1) into a two-bed dwelling, and the barn (identified as Barn 2) to a four-bed dwelling. The store element of the garage and store is to be demolished, as are the modern outbuildings east of the barn.

## *D2.2 Impact upon Greengore*

The proposal constitutes development within the setting of Greengore; works upon the house itself are not proposed, and in this respect the intrinsic architectural and historic significance of the building is unaffected. The setting of Greengore will be enhanced by removal of the intrusive modern outbuildings, which considerably screen the historic elements of the site, and thus obscure its character, from public views from the east (see Plate 1). The conversion of the two buildings will not impact upon the significance of Greengore or its setting as the design seeks to preserve their historic agricultural character and appearance, especially by minimizing external alterations. In terms of impact upon Greengore, the proposal therefore appears consistent with the aims of Paragraphs 131-133 of the NPPF and RVBC policies ENV19 and 20.

## *D2.3 Impact upon the former shippon (Barn 1)*

The building has already been partly converted to domestic use in the early 1980s, and conversion to a two-bedroom dwelling will enhance its viability and is therefore consistent with its conservation. Overall the scheme respects and retains the historic agricultural character of the building; as to specific aspects of the proposal, the following merit more detailed comment:

a. **Installation of stable-type doors and new conservation-style roof light:** these alterations are of a minor nature which will not impact upon the historic appearance or character of the building
b. **Demolition of lean-to:** this will enhance the significance of the former shippon as the structure is intrusive, concealing much of the east gable
c. **Alterations to internal crosswall between bays 1 and 2 (present camping barn and cottage) to create doorway and staircase access:** the wall is of modern construction, dating from the 1980s conversion, and the alterations are of a minor nature which will not adversely affect the significance of the building
d. **Creation of full-height room in first bay (present camping barn):** this would involve alteration to the historic two-storey form of the building and removal of

the chamfered ceiling beam. Given these are features of high significance, this aspect of the scheme is likely to be considered contrary to NPPF paragraphs 131-133 and RVBC policy ENV20.

With the exception of the latter, the proposal appears consistent with the aims of Paragraphs 131-133 of the NPPF and RVBC policies ENV19 and 20 as it is consistent with the building's conservation and will preserve or enhance its architectural and historic significance; will not injure its group value; and will not injure its setting.

### *D2.4 Impact upon the barn (Barn 2)*

The building is currently disused, a state which presents the risk of deterioration with the progression of time. Sensitive conversion will therefore conserve the building and enhance its viability. Generally, the scheme respects and retains the historic agricultural character of the building; as to specific aspects of the proposal, the following merit more detailed comment:

a. **Demolition of modern store on west elevation:** this structure is intrusive and its removal will enhance the significance of the barn
b. **Demolition of outbuilding immediately east of the barn:** this will enhance the significance of the barn as its east elevation is largely screened by the outbuilding
c. **Demolition of lean-to on north wall:** while this feature appears to be an addition, map evidence shows it in place by 1844; there is evidence which suggests it has been rebuilt or reduced, and the interior is of no interest. While it is a relatively minor element of the barn as a whole, its demolition may be considered by RVBC as contrary to the aims of paragraphs 131-133 of the NPPDF and RVBC Policy ENV20
d. **Glazing of wagon entrance and cartshed entrances:** the designs appear to show minimal framing, which thus allows the original function of these openings to be read and so preserves the barn's historic agricultural character
e. **Introduction of conservation-style rooflights:** this is not considered to impact significantly upon the historic appearance or character of the building
f. **Introduction of windows on east and north walls of first bay:** this is sought as there are no original windows here. This aspect therefore involves alteration to the elevations, which are of high significance, and it may thus be deemed contrary to paragraphs 131-133 of the NPPDF and RVBC Policy ENV20; however in the context of the building as a whole, the impact upon its significance could be interpreted as minimal
g. **Internal arrangement.** The design allows the original internal layout of the building to be read; positioning of the staircase in the full-height threshing bay preserves a sense of the openness which characterizes this space
h. **Removal of brick piers.** These are a non-original feature and their removal will not impact upon the significance of the building.

With the exception of points **c** and **f**, which will require clarification from RVBC, the scheme appears consistent with the aims of Paragraphs 131-133 of the NPPF and RVBC policies ENV19 and 20 as it is consistent with the building's conservation and will preserve or enhance its significance; will not injure the building's group value; and will enhance its setting.

## *D2.5 Impact upon the garage/store*

This is an early 20th century building of low significance as it is not of any special architectural interest or merit; it is therefore considered the demolition of the store section is not in itself an issue and on a wider note will not injure the architectural and historic significance of the heritage assets of the site, or their group value. The setting of the barn will be enhanced as more of the south elevation, with its triple-door arrangement, will be rendered visible from a distance.

# APPENDIX 1:
# GARRY MILLER HISTORIC BUILDING CONSULTANCY

Garry Miller is an architectural historian who has spent more than 35 years studying buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. Among its many positive reviews, it was described as *'scholarship as its best'* by *Country Life* (June 2003), and *'well analysed and presented'* in *Transactions of the Ancient Monuments Society* (Vol 48, 2004). Since the book's publication, Garry Miller has formed his own consultancy, producing analytical and interpretive reports on historic buildings, now principally in the form of the heritage assessments required by planning policies governing the historic environment.