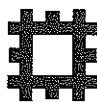


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Ms Jane Tucker  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
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Direct Dial: 0161 242 1413  
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Our ref: L00170067

15 August 2012

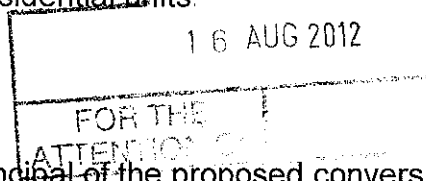
Dear Ms Tucker

**Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995**  
**BAILEY HALL BARN, HURST GREEN, LANCASHIRE**  
**Application No 3/2012/0602**

Thank you for your letter of 26 July 2012 notifying English Heritage of the above application.

**Summary**

Bailey Hall Barn is a Grade II listed structure, part of a group of agricultural buildings that lies to the north and west of Bailey Hall and its associated moated enclosure. The Hall and an adjacent chapel are listed at Grade II and the moated site is a Scheduled Monument. The main listed barn is thought to have been built in at least five phases, the earliest of which may date to the early 1500s. The proposal involves the conversion of the barn and outbuildings to two residential units.



**English Heritage Advice**

While English Heritage does not object to the principal of the proposed conversion, we would ask that the following points be taken into consideration when reviewing the proposal.

Firstly, we commend the applicant for commissioning an investigation into the architectural history of the listed barn. Although brief, this is clearly of value in terms of guiding the project and of discharging the requirement by the applicant to explain the significance of the structure and therefore the impact of their proposals on that significance; also for seeking to engage with the planning authority at a pre-application stage.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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We note from the Assessment that, on the basis of comparison with a similar dated site the earliest phase of the listed barn may date to the early 1500s. Much of the early cruck frame survives in good condition and some of the components retain bark and sapwood. This may render them suitable for scientific tree-ring analysis or dendrochronology. We would suggest that not only is it important that the frame is retained in its entirety and that no process is undertaken that would degrade the surface of the beams either through chemical or physical abrasion (such as de-frassing) but also request that English Heritage might be allowed the opportunity to carry out dendrochronology on the cruck frame prior to any work commencing. This should confirm or adjust the dating of the various building phases given in the Assessment.

It is desirable that the padstones and dwarf walls are retained *in situ* as these represent architecturally interesting elements of the building that contribute to its significance. Similarly we would not support the removal or alteration of the closed truss box-frame.

We welcome the proposal to install an essentially free-standing and independent steel structure within the barn which allows for minimal intervention to the historic fabric. We would request, however, that the need for re-introducing steel tie rods between the cruck trusses is examined carefully.

### Recommendation

English Heritage does not object to the basic proposal but we respectfully request that the above points be considered. We would be particularly grateful for an opportunity to carry out dendrochronology on the cruck frame and suggest that our office may arrange this as to not cause unnecessary delay to the project.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.



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