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HERITAGE STATEMENT

CONVERSION OF A REDUNDANT AGRICULTURAL BARN FOR
RESIDENTIAL PURPOSES

Applicant

Mr S Dobson
Hill House Rd.
Sawley Rd
Grindleton
Clitheroe
BB7 4QS

Site

Jacksons Barn
Bolton By Bowland Rd.
Sawley
Clitheroe
BB7 4RT

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1.0 Planning Policy Context

1.1 Planning Policy Statement 5 (PPS5) Planning for the Historic Environment sets out the Government's policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide.

1.2 Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. PPS5 asserts that planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. Paragraph HE6.1 confirms that the Local Planning Authority should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

1.3 Policy HE7 of PPS7 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of the new development making a positive contribution to the character and local distinctiveness of the historic asset.

2.0 Significance of the Heritage Asset.

2.1 Farmsteads and their buildings must be understood in terms of the function or functions they were intended to house. Their scale and form are directly related the historic land use of the area, which is also reflected in the wider landscape. Buildings may in addition need to be understood as reflections of a particular vernacular building tradition or as expressions of a wider architectural or landscape design embracing a whole farmstead or estate.

3.0 National Framework Farmstead Type

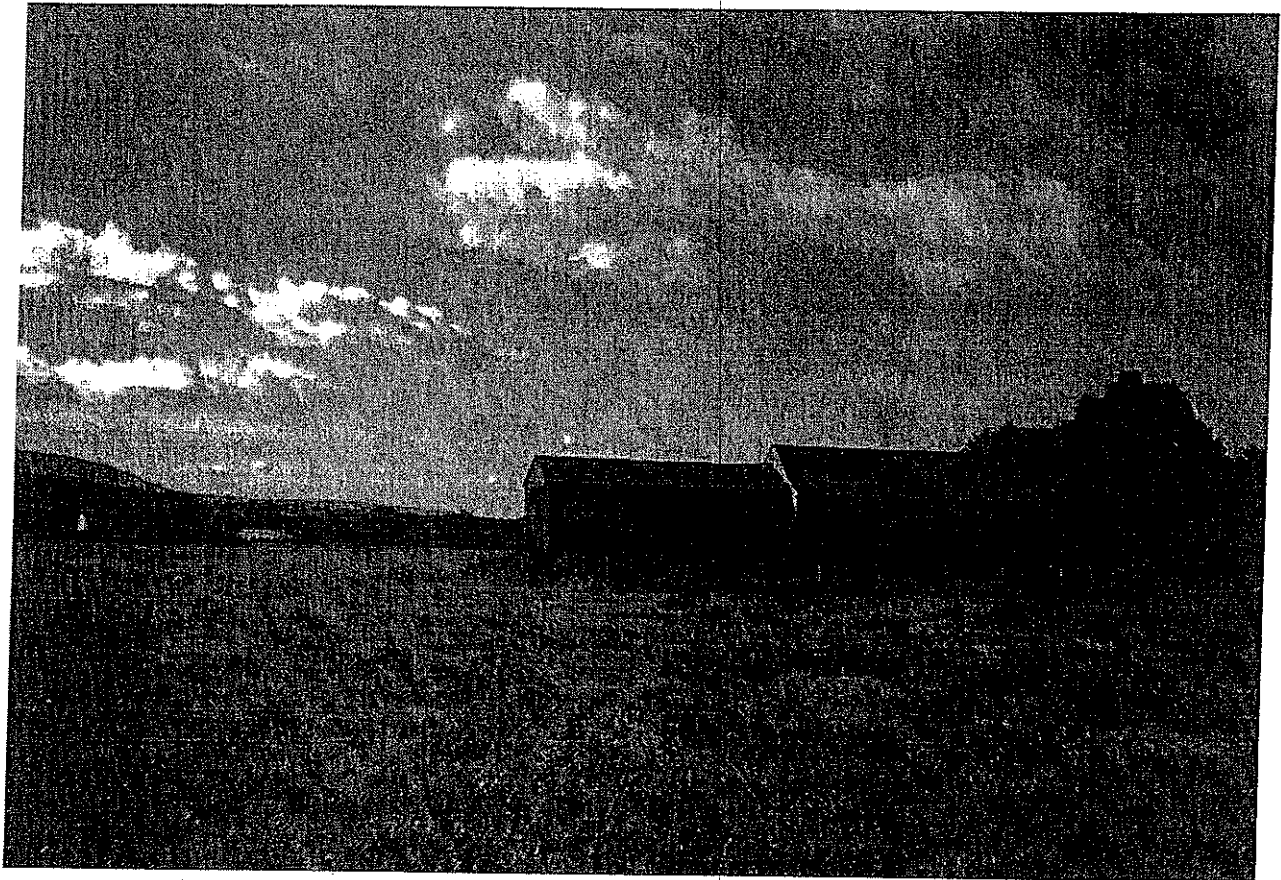
3.1 The scale and form of farmstead types are subject to much variation and are closely related to farm size and status, terrain and land use. Paragraph 5.11 Historic Farmsteads, Preliminary Character Statement: North West Region provides the historic background to the development of such steadings. The **linear layout** are now most strongly associated with the hill farms of northern England (North East, North West and Yorkshire and Humber). The major reason for the persistence of the layout in northern England was that it was suited to smaller farms (of 50 cares or less) needing fewer buildings – other than the storage of subsistence levels of corn for the household and livestock, and the housing of some milk cattle, poultry and pigs. It was also a layout ideally suited to building along the contours of a hillside and so this farmstead plan remained in use in upland areas of England.

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4.0 Assessment of the Heritage Asset

4.1 The application site is located in open countryside in a rural location adjacent to Sawley Rd.

The development site comprises a single auxiliary agricultural barn located alongside the flood plain. The original stone barn forming part of the agricultural holding was added to in the late nineteen sixties through the addition of a tin sheeted extension. During the same period it would appear that a number of the original features such as the main barn door were been bricked in. Externally the midden area is constructed of concrete block suggesting this to be a later addition.



4.2 As part of the assessment Lancashire County Council were consulted. Within the Historic Environmental Records there was no additional information available however the county was able to confirm the original building was present on the 1860 Ordinance Survey map. The barn remained in its present form on the 1955 OS edition. The new extension appeared on the 1974 revision. From local research we understand the tin sheeted addition was constructed in the late nineteen sixties.

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- 4.3 On the Ordinance Survey map the barn is referred to as Cow Hill Laithe. The name locally is actually Jackson's Barn. It is understood that the barn was owned by Fattorina's, a wealthy jeweler from Leeds who owned the Dockber Estate. It is called Jackson's barn as it was owned by a Mr Jackson before the Fattorina family bought the surrounding land.

5.0 Historic Use

- 5.1 The land around the barn is permanent pasture and meadow supporting cattle and sheep.

During the winter months cattle would be housed and prior to the development of large cubicle buildings animals were tied by the neck in shippons. Hay was conserved and stored in barns and fed to the cattle during the winter period. Until the late 1950's most hay was conserved as loose hay and was cut during the winter with a hay knife. The development of the mechanical baler replaced this practice. This change meant that buildings of the size of Jackson's barn became redundant for most agricultural purposes other than storage.

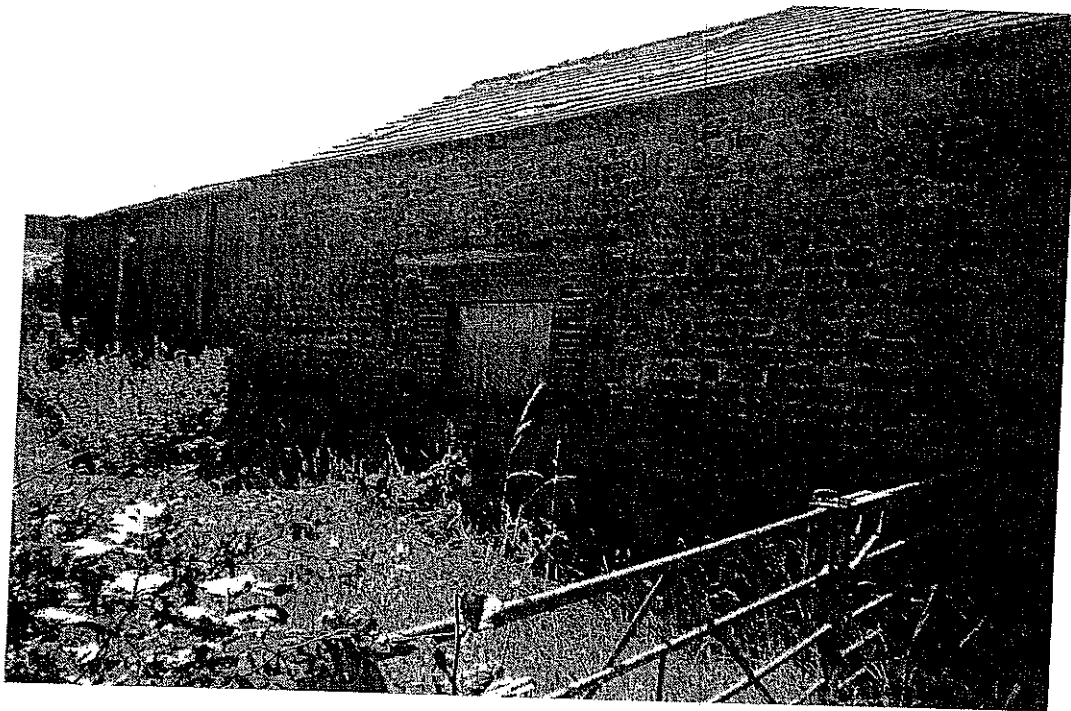
6.0 Present Use

- 6.1 The barn has not been used for agriculture purposes since the 1980's. The most recent use was for machinery storage associated with one of the local steam rallies. As the building is isolated and easily accessible the barn was being regularly broken into so this limited use stopped. Since then the building has been left empty.

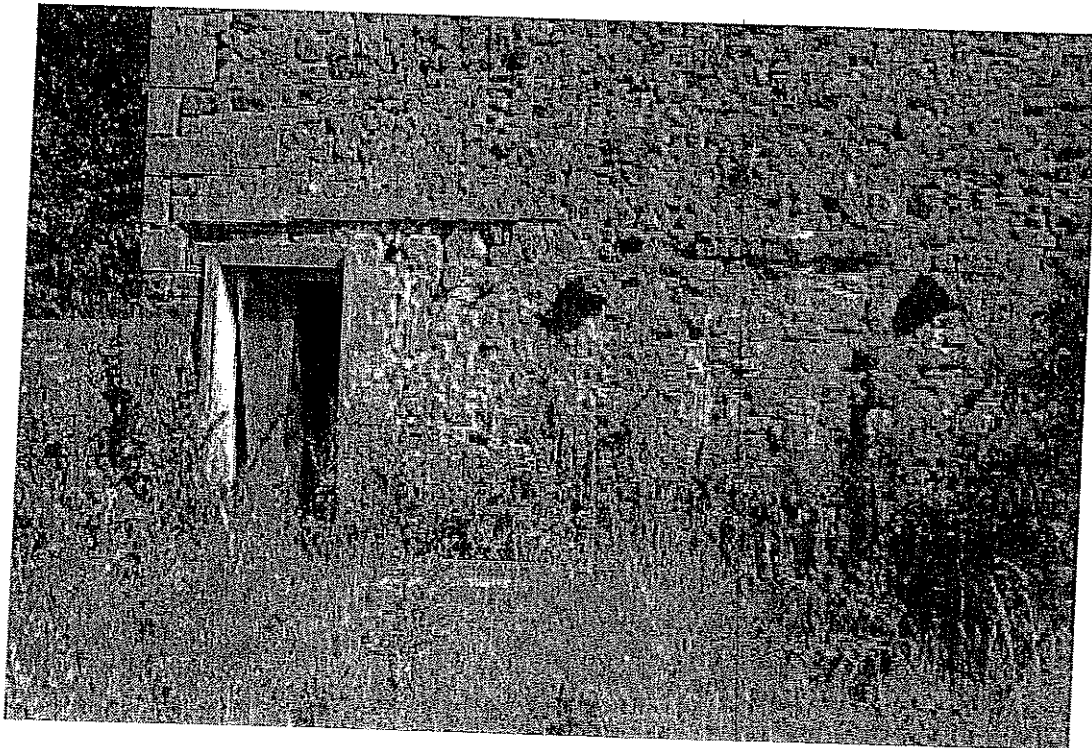
7.0 Condition & Interesting Features

- 7.1 A structural survey provides detailed information regarding the condition of the barn and concludes that the building is capable of conversion. The barn has a number of distinctive features including the remains of a dressed stone entrance and ventilation apertures. The remaining stones in the main doorway suggest the entrance to be rectangular rather than the more common arched entrance. The main doorway is supported by a large timber lintel that is still present. This suggests that the building is not that old. Other similar buildings in the area are dated at between 1800 – 1840. It is understood that the brick infill of the doorway was undertaken at the same time as the tin sheeted extension.

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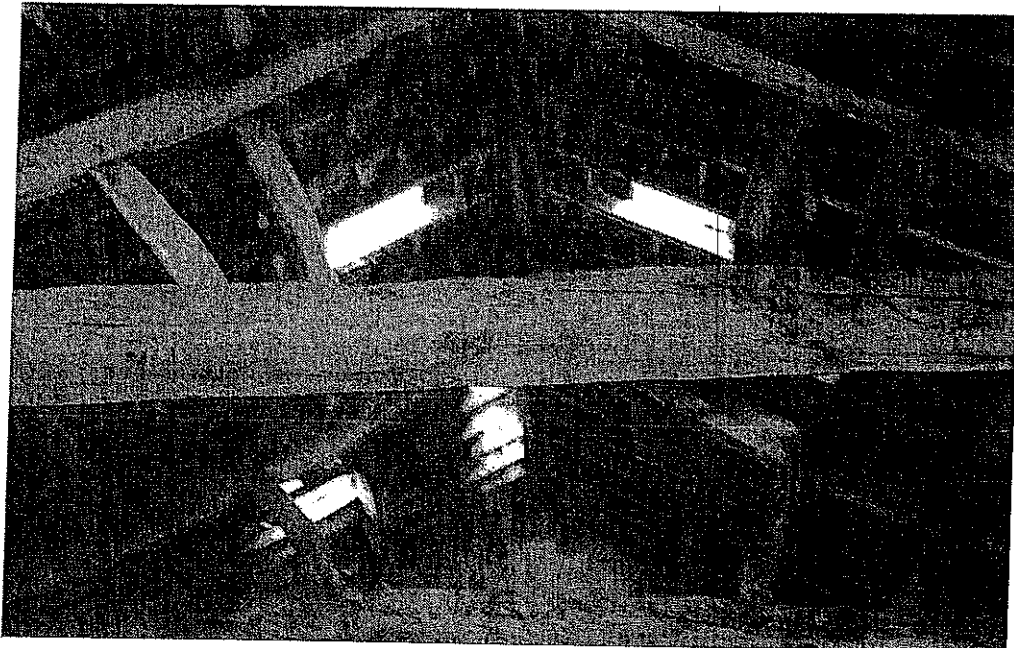
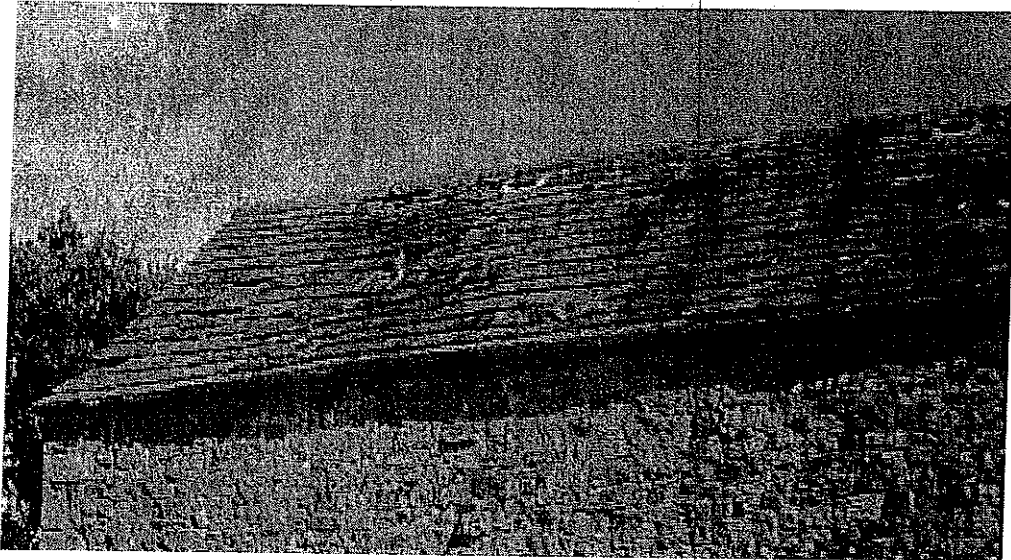


- 7.2 There is evidence that some alterations have been made to the building. Two openings on the southern elevation have been blocked at some time in the past. There was clearly a second small door to the right of the existing. The large stone lintel above the existing door suggests that there may have been a larger opening here at some point. This would seem likely as this would provide access to the midden area beyond



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- 7.3 The main roof structure remains untouched and appears to be original. This includes the roof lights, which again suggests that the building is probably early 1800's.



8.0 **Proposed alterations.**

- 8.1 The proposed development will convert the building to a new sustainable residential use and preserve the most important features of the structure. There have clearly been a number of changes to openings and principle walls over the years. The roof structure both internally and externally has remained untouched.

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- 8.2 Due to the flood risk associated with the sight the ground floor will require raising. To accommodate the proposed use the roof height will also need raising. It is however proposed that the existing timber structure be raised rather than replaced. This will preserve the most important feature of the building.

9.0 Design

- 9.1 The Conversion of Traditional Farm Buildings: A guide to good practice (English Heritage) sets out the general principles and design issues relating to the adaptation of traditional farm buildings. General principles include understanding the character, significance and context of the heritage asset, understanding its construction and respecting the architectural and historic interest of the building in its setting. Minimising loss of historic fabric and achieving high standards of design.

- 9.2 Retaining features that provide evidence of the former use and contribute to the significance of the heritage asset is critical to a successful conversion.

10.0 Impact on the Heritage Asset

- 10.1 From the assessment provided it is clear that the building is not of a great age and probably dates from around the early 1800's. Since then a number of the original features have been altered including the main entrances. The only original, main feature seems to be the roof structure. Overall the building has more landscape significance than heritage value.
- 10.2 That said it is considered that there will be little loss of features and minimal changes to the character of the building by the proposed conversion. The design has taken care to respect the principle features including the original roof structure. Original and existing openings will be reinstated and the unsightly bricked areas removed.
- 10.2 The main external change will be the removal of the unsightly tin sheeted extension. This will open up the main stone structure to views from across the flood plain.
- 10.4 It is considered that the conversion of the building will have no negative impacts on the heritage asset or the surrounding area. The building will be utilized for a long term, sustainable purpose which will retain and maintain the heritage asset into the future.

John Metcalfe 2011