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HERITAGE ASSET STATEMENT

**IN RESPECT OF A PLANNING APPLICATION FOR THE
PROPOSED CONVERSION OF TWO TRADITIONAL
AGRICULTURAL BUILDINGS INTO TWO PRIVATE DWELLINGS
AND THE DEMOLITION AND RE-BUILDING OF THE
FARMHOUSE**

AT

SHEEP FOLD FARM, BALDERSTONE, BLACKBURN BB2 7LA

Prepared by:	A J Mitchell for and on behalf of Gary Hoerty Associates
Our Client:	Mr M. Gillet
Our Ref:	Gil/469/1435/AJM
Date:	September 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. Introduction and background information

- 1.1 Gary Hoerty Associates has been instructed to submit a planning application for the proposed redevelopment of the buildings and site which comprise Sheep Fold Farm. The proposal seeks to redevelop the site with a residential use, and will see the conversion of two traditional agricultural buildings, into two semi-detached dwellings, the demolition of an existing farmhouse and the construction of a replacement detached dwelling, within a relocated position within the application site. The proposal will also see the demolition of a modern redundant agricultural storage building.
- 1.2 This Heritage Asset Statement has been produced in support of an application for the above mentioned development, and will consider the impact of the development, on the conversion of the two agricultural buildings. It is considered that the existing dwelling has little historical or architectural merit and as such is not worthy of retention and is not commented on within this statement.

2. Planning Policy Context

2.1 National

- 2.1.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and it is stated within Annex 3, of the NPPF, that the national guidance replaces a substantial number of documents, including '*PSS5: Planning for the Historic Environment*'. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 2.1.2 Paragraph 126 of the NPPF states that when drafting local plans, local planning authorities should set a "*strategy for the conservation and enjoyment of the historic environment*", which should include any assets or buildings at risk through, "*neglect or decay*". The NPPF goes on to say that local planning authorities should recognise the importance of heritage assets and that they "*are an irreplaceable resource*" and should be conserved. The paragraph goes on to suggest criteria that local planning authorities should consider when developing local plans. In summary the Government suggests in the NPPF that the preservation of and putting to a viable use, heritage assets can provide "*social, cultural, economic and environmental benefits*".
- 2.1.3 Paragraph 128 of the NPPF states that "*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*"

- 2.1.4 The Government suggests that in assessing planning applications, local planning authorities need to consider the impact of a proposal, balancing the general principle of the development against the impact that the wider proposal will have on the heritage asset.
- 2.1.5 In paragraph 131 of the NPPF it states that local planning authorities should take account of the following:
- *The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation,*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and finally,*
 - *The desirability of the new development making a positive contribution to local character and distinctiveness.*

2.2 Local

- 2.2.1 The proposed development will be considered against the saved policies of the Ribble Valley Districtwide Local Plan (Adoptd 1998), in a separate Planning Supporting Statement that accompanies the planning application and as such are not commented on within this Heritage Asset Statement.

3. Assessment of the Heritage Asset

- 3.1 There is no recorded planning history on the Ribble Valley website for the application site.
- 3.2 With reference to the existing site plan within Appendix 1 of this report, the two buildings to which this statement relate, are attached to form a single rectangular block. When viewing the barns from the front north-easterly elevation, the left hand stone barn is herein referred to as building 1, and the barn to the right of the building 1 is a brick barn and herein referred to as building 2.

Building 1

- 3.3 Constructed in a “river bed” rounded natural stone in a solid rough wall detail. It is considered to be the original part of the two buildings, given the materials used in its construction and is considered to date from the late 18th Century. The main feature to the barn is a large opening to the north-easterly elevation, which has a timber lintel over it, and is considered to have been used in the past for threshing purposes, as the door is located centrally within the elevation. It is also considered that the barn was used for hay storage, with the presence of a first floor structure and two large openings positioned high on either gable wall of the barn. There is also evidence of a hole cut into the floor to allow hay to be dropped down to the ground floor level. The barn also features ancillary single storey elements to the south-easterly gable wall of the barn. A single storey element running along the

rear wall of the barn is considered to be a later addition. It would appear from our inspection that the last use of the barns was associated with the handling of livestock with the presence of cubicles within the building.

- 3.4 The roof within is of a traditional cut timber form, with timber rafters, purlins and three traditional timber trusses. In total there are three trusses splitting the building into three bays, 2 x queen post trusses and 1 x centrally positioned king post truss. The purlins are arranged with a through purlin arrangement and it would appear from our inspection that a number of the original purlins have been replaced as can be evidenced by the condition of a number of the existing/original purlins.

- 3.5 Image No.1 – north easterly elevation of building 1, note collapsed section of wall & evidence of former building adjacent to gable wall. Evidence of use as hay loft with high window & first floor



Building 2

- 3.6 Constructed in red facing brick and a solid wall detail with bricks in an English bond coursing arrangement, of one course of header bricks and approximately five courses of stretcher bricks. The barn is considered to be a later addition to the stone barn as the use of brick in building had only become widespread throughout England and Wales by the late 18th Century. We consider the building to have been constructed around this point in time. The roof over the barn is lower than that of the roof over the stone barn and is at a shallower pitch, making the roof subservient to the dominant roof on the stone barn. The main features to the barn are a number of small ventilation holes to the main front elevation, and a large opening to the same elevation which has been bricked up. It is considered that the building's former use was as a milking parlour, with the remnants of the cubicles and milking equipment in place. It is considered that this building was

also used for hay storage, with the presence of a timber first floor structure and a large window opening positioned high on the gable wall of the building.

- 3.7 The roof is of a traditional cut timber form, timber rafters, purlins and two traditional king post trusses. The trusses are sat on corbelled sections of brickwork, a detail which along with the trusses is to be retained as part of the conversion scheme. The purlins are arranged with a through purlin arrangement.
- 3.8 Image No. 2 – north westerly elevation. Note ventilation holes to main frontage and bricked up opening.



4. Impact on the Heritage Asset

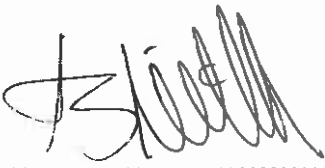
- 4.1 The conversion will be carried out in a sympathetic manner with considerable consideration given to how the works are to be carried out and the choice of materials used as part of the scheme. The proposal will see the reinstatement of a number of former window and door openings, which will limit the number of proposed openings. Certain existing openings are to be blocked up and relocated to more appropriate locations, which will serve the completed properties in a more efficient manner. Existing windows and doors that are to be relocated are to be blocked up with either natural stone or red facing brick, to match the surrounding wall construction. The brick / stonework, is to be inset within the original opening by at least 75mm, to acknowledge the previous existence of an opening. New natural stone lintels and sills are to be inserted above and below the opening in line with the treatment of other existing and proposed window and door openings. The design of any proposed window or door openings has been based upon the proportions and arrangement of existing openings, to ensure that the proposed openings are in line with the existing character of the buildings.

- 4.2 The front north-easterly facing wall of both building 1 and building 2, features a large threshing opening and a number of small ventilation holes. These are to be retained as part of the scheme to retain the distinctiveness and character of the barns, and will also create interesting features within each property. Within each of the small ventilation holes fixed glazing is to be inserted to allow natural light into the completed properties and within each of the large threshing openings will be sections of glazing, set back by 200mm into the jambs of the openings to respect the character of the buildings.
- 4.3 The existing roof coverings to each barn are to be stripped back and are to be replaced with new natural blue slate, which is a natural material and the use of which is widely accepted as appropriate by the Council, for use in a development such as the one put forward by this application. It should be noted that the existing farm house and building 2 are presently clad in natural blue slate. We consider that the use of natural blue slate in this development, will relate and group the existing buildings together which will unify the site, and reduce the visual impact that the site has on the surrounding area. The roof will also feature a number of conservation roof lights, which will minimize the number of first floor windows. The roof lights will incorporate a central vertical glazing bar and will have a black finish to the frame. The roof lights will also be recessed into the roofs for the slate finish in line with traditional detailing. The level and pitch of the roof over building 2 is to be kept the same as part of this proposal, as this will retain the visual dominance that the roof to building 1 currently has, thereby retaining the distinctiveness and character of the existing buildings.
- 4.4 The external walls throughout are to be cleaned to finish and are to be re-pointed with a lime based mortar, the colour of which is to match that of the existing. New and replacement sections of stone wall are to be built with matching rounded stone and new or replacement sections of brick, are to be of a matching red facing brick and rebuilt in an English bond with one course of leaders matched generally with 5 courses of stretcher bricks. Reclaimed bricks of similar colour and dimensions are to be used. The walls and roofs are to be detailed with a traditional cement based fillet with the eaves detailed in traditional plain closed eaves, both of which are exhibited within the existing buildings. New rainwater goods are to be black PVCu sections which have been widely accepted by the Council as appropriate. The proposal will also see the reinstatement of a collapsed section of roof over the single storey element to the rear of the buildings, which will protect and safeguard the future of the buildings.
- 4.5 The scheme will also see the reinstatement of a single storey structure to the south-easterly gable wall of building 1, which will form a garage to serve plot 1. The front section of the existing structure has been demolished or has collapsed, and the existence of this structure can be noted by the concrete floor slab and the evidence on the existing gable wall. The scheme will therefore see the reinstatement of part of the original heritage asset.

- 4.6 Repairs to spalled bricks are to be carried out to prevent any further damage to the brickwork and existing heritage fabric and will ultimately safeguard the future of the building. Badly damaged bricks, whereby over 50% of the brick is missing, are to be cut out and replaced with a new reclaimed brick of matching dimensions and colour. Bricks with less damage are to be repaired with either a stained mortar consisting of lime and crushed brick to patch repair or to cut a brick "slip", which can then be mortared into the damaged brick.
- 4.7 The scheme will also see the existing timber trusses retained along with the corbelled brickwork detail within building 2. It is considered that this will create an interesting environment in which to live within the completed properties.

5. Conclusion

- 5.1 The potential conversion of both the stone and the brick barn represents the Council with an opportunity to grant permission for and to approve the redevelopment of two redundant agricultural buildings, which have fallen into disrepair. In line with the national planning guidance the proposal will give the buildings a viable use and their conversion will safeguard their immediate future. The conversion as part of the wider redevelopment of the site will provide potential economical benefits to the local communities and services, by increasing the customer base to serve.
- 5.2 The proposed conversion scheme has been well considered and sympathetically planned and designed and the design of the scheme has followed known precedents within the Ribble Valley. The barns feature a range of features which are traditional to agricultural buildings of this type and are to be retained and incorporated as part of the scheme, thereby retaining the character and distinctiveness of the barns. Part of the existing structure has fallen into disrepair and the scheme will see the reinstatement of this, which will safeguard the buildings immediate future and as such, the conversion scheme presents the opportunity to preserve the character of the heritage fabric.
- 5.3 Having considered the impact of the proposal onto the heritage asset in this statement, we are firmly of the opinion that the proposal conforms to the national planning guidance and further detail of this compliance is set out within the supporting statement which accompanies this heritage asset statement and planning application. It is our firm opinion that the Council should look favourably upon this application.

Signed..........Date.....21/11/12.....
A J Mitchell BSc (HONS) (For and on behalf of Gary Hoerty Associates)

Appendix A – Existing Site Plan

Proposed residential development at, Sheep Fold Farm,
Balderstone Hall Lane, Balderstone, Blackburn, BB2 7LA~

Sheepfold Farm

Concrete
hardstanding

Existing farm house
to be demolished

Building 2

Building 1

Existing storage building
to be demolished

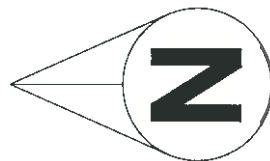
Existing barns
to be converted

Existing
vehicular access

Balderstone Hall Lane

21.3m

Existing Site Plan 1:500



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Drawing No: Gil/469/1435/05

Project:
Proposed residential development at
Sheep Fold Farm
Balderstone Hall Lane
Balderstone
Blackburn
BB2 7LA

Title: Existing site plan

Notes:

All work is to be carried out to the latest current British standard
Codes of Practice and recognised working practices. All work and
materials should comply with Health and Safety legislation. All
dimensions are in millimetres except where explicitly shown
otherwise. The contractor should check and certify all dimensions as
work proceeds and notify the architect of any discrepancies. Do not
scale off the drawings, if in doubt ask.

Client: Mr M. Gillat

Drawn: AJM

Date: 28.09.12

Scale: 1:500

Amendments:

