

---

320150453P

## HERITAGE STATEMENT

---

### PROPOSED CONVERSION OF A REDUNDANT FIELD BARN (BROOK WOOD) INTO A SINGLE RESIDENTIAL DWELLING.

Applicant  
Messrs Thornber  
Cherry Tree Farm  
Chipping Rd  
Chaigley  
Clitheroe  
BB7 3LX

---

Mary Miller  
Rural Futures (NW) Ltd  
78a Main St  
Warton  
Camforth  
LA5 9PG  
[marym@ruralfutures.co.uk](mailto:marym@ruralfutures.co.uk)



---

## 1.0 Site History

Brook Wood Barn is located on Chipping Road, Chaigley, Nr Clitheroe. The building is sited 57 metres away from the main Chipping to Clitheroe Road along its own gravel access track. Originally the building was an agricultural barn with an adjoining dwelling, evidence of which can still be seen within as the flue from the fire/cooking range and the imprint on the wall of the staircase are still in situ. The hooks in the ground floor beams above the fire and for the pantry are still in place. All the window openings in both the barn and the dwelling still have the original stone lintels and many of them are still glazed.

The 1841 through to 1891 Census records for England and Wales indicate residents living at Brook Wood with their families, all of whom are employed in the farming industry.

The barn at Brook Wood is not a listed building and appears on the 1<sup>st</sup> edition OS 1:10,560 map published in 1847. The local economy was largely based on cattle rearing and small barns were typical in the vicinity and throughout the Forest of Bowland.

Early in the last century the barn and the land associated with it was amalgamated with Cherry Tree Farm. Mr D Thornber remembers hearing local stories of the last residents prior to his family moving in to Cherry tree Farm.

Mr Frank Thomber, the principle farmer at Cherry Tree Farm, is the third generation of his family to farm there. Originally the barn was used to house cattle and later for general agricultural storage; however it is no longer fit for purpose as modern machines cannot access the barn and there is inadequate ventilation to enable significant numbers of livestock to be housed.

## 2.0 Planning Policy Context

The **National Planning Policy Framework** sets out guidance for the preservation and development of historic buildings-

### ***12. Conserving and enhancing the historic environment***

*126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

---

128. In determining applications, 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.

## **Core Strategy 2008 – 2028 A Local Plan for Ribble Valley**

### **KEY STATEMENT EN5: HERITAGE ASSETS**

*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:*

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

Brook Barn is a traditional farm building which is an important historical asset in the local landscape of Chaigley and within the Forest of Bowland AONB.

### **3.0 Significance of the Heritage Asset**

Farmsteads and their buildings must be understood in terms of the function or functions they were intended for. Their scale and form are directly related to 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.

The following information is taken from 'The Conversion of Traditional Farm Buildings' produced by English Heritage.

"Traditional farm buildings are among the most ubiquitous of historic building types in the countryside. They are not only fundamental to its sense of place and local distinctiveness, but also represent a major economic asset in terms of their capacity to accommodate new uses."

---

"Historic farmsteads and their buildings make a fundamental contribution to the richly varied character of the English countryside. They illustrate the long history of farming and settlement in the landscape and exemplify the crafts and skills associated with local building materials and techniques.

The best option for retaining the overall historic and landscape integrity of the traditional farming landscape is, wherever possible, to keep buildings in active agricultural use or related low-key usage. Increasingly, however, this is not possible. Where a local authority is satisfied that a traditional farm building no longer has a viable mainstream or low-key agricultural use, it may be prepared to grant permission for conversion to a new use.

Reuse is inherently sustainable. These buildings represent a historical investment in materials and energy and contribute to environmentally benign and sustainable rural development. The concept of reuse is not a new one. Farm buildings have often been adapted over a long period to accommodate developing farm practices and technologies. Some have a greater capacity to accommodate change or a new use than others, and a small number are such historically or architecturally significant elements of our heritage that they should be conserved with minimal or no intervention."

### **Historic Farmsteads Preliminary Character Statement: North West Region** English heritage and The Countryside Agency

#### *1. Landscape and agricultural context*

*Agricultural development in England can be divided into the following major periods:*

- *Up to 1750 Economic boom in the 12<sup>th</sup> and 13<sup>th</sup> centuries, which included the development of large farms on monastic and secular estates, was followed by contraction of settlement and the leasing out of estates after the famines and plagues of the 14<sup>th</sup> century. The period from the 15<sup>th</sup> century was characterised by a general increase in agricultural incomes and productivity and the emergence – particularly from 1660 – of increasingly market-based and specialised regional economies. Substantially complete farm buildings of this period are rare, and provide the first evidence for the development and strengthening of regional traditions and building types.*

*Many surviving farmsteads in upland areas, with farm buildings attached to their farmhouse, survive from the later 17<sup>th</sup> and 18<sup>th</sup> centuries. It is otherwise very rare for farmsteads to have more than a house and barn dating from this period.*

- *1750 – 1880 This is the most important period of farm building development, the production of farmyard manure by cattle playing a major role in increasing agricultural productivity. The increased output of this period was encouraged by rising grain prices and the demands of an increasingly urban population, and was enabled by the expansion of the cultivated area (especially from the 1790s to 1815), the continued reorganisation and enlargement of holdings and the final phase of the enclosure of open fields – concentrated in the Midland counties. Substantial improvements in animal husbandry were made with the development of improved breeds and a greater awareness of the importance of the need for housing, particularly for cattle, which hastened fattening and meant that manure could be collected*

---

and stored better. The high-input/high-output systems of the 'High Farming' years of the 1840s to 1870s were based on the availability of imported artificial fertilisers, manures and feeds.

• 1880 – 1940 There was little fresh investment due to the long farming depression in this period, notable exceptions being some estates and continuing developments in dairying areas. Hygiene regulations in the inter-war period resulted in intense forms of housing for pigs and poultry, and the replacement of earlier forms of housing for dairy cattle by new forms of cow house with concrete floors and stalls, and metal roofs and fittings.

## 2. Building materials

The use of locally available materials, combined with local vernacular traditions, makes a fundamental contribution to local and regional diversity. Long-rooted traditions such as earth walling, thatch and timber frame, survived much longer on farm buildings than farmhouses. Buildings in stone and brick, roofed with tile or slate, increasingly replaced such buildings from the later 18th century. Standardised forms of construction, including softwood roof trusses, developed across the country in the 19<sup>th</sup> century, often reflecting the availability of materials such as Welsh slate transported along the canals and, later, the railways. Corrugated iron was used from the late 19<sup>th</sup> century as a cheap means of replacing or covering roofs (particularly thatch) in poor condition.

A great diversity of building stone is available across the Region. This variety in colour, texture and form ranges from the dark grey or purple slate of the Lakeland area to the limestones of south Cumbria and Morecombe Bay, the Millstone Grit sandstone of the Pennines and the less weather-resistant New Red Sandstone of parts of south Lancashire and Cheshire. Stone of a more porous nature, such as some sandstones, was often rendered or whitewashed. More regularly finished stone became more common in the late 18th and 19th centuries, especially for storeyed farm buildings and farmhouses, and is associated with the more widespread introduction of lime mortar (earth mortar being the standard bonding before this time)

In both upland and lowland areas cobbles, rounded either by glacial or water action, were widely found in streambeds and in glacial outwash, and were readily available for structural use.

## 3. Farmsteads

The scale and form of farmstead plan types are subject to much variation and are closely related to farm size and status, terrain and land use. It was far more common for the houses on farms in northern and western England to be attached to the farm buildings. By contrast, even small farms in the South East and East Anglia were characterised by detached houses and separate buildings, often loosely arranged around the sides of a yard.

• Linear plans, where houses and farm buildings are attached, were ideally suited to small farms (usually stock rearing and dairying), especially in northern pastoral areas with little corn and longer winters where there was an obvious advantage in having cattle and their fodder (primarily hay) in one enclosed building. They now display a wide range in scale, from large steadings of independent Pennine yeoman-farmers to the smallholdings of miner-farmers.

The predominant farmstead plan of the uplands was the linear layout. Linear or parallel plans continued to be used on smaller holdings in lowland areas throughout the Region, and in both areas large numbers survive from the century after 1650, when growing prosperity

---

*and the merger of holdings prompted a large-scale rebuilding programme. There are also many examples of linear farmsteads dating from the late 18th century, sometimes easily distinguished by symmetrical farmhouses and attached bank barns. A regionally distinct linear plan-type is the laithe house, the word 'laithe' or 'lathe' being a northern English dialect word for a combined barn and cow house. The house and farm buildings are usually of one build, but there is no cross passage or interconnection between them. Typical of the central and southern Pennines, but also found in Cumbria and Bowland and Rossendale in Lancashire, examples date from the mid-17th century but are not common until after 1750, with a concentration in the 1780 to 1840 period. They typically served farms of about 30 acres or less, and are most densely concentrated in the Pennine part of West Yorkshire and Lancashire, where dual income from farming and industry – primarily textiles, but also lead working – enabled smallholdings to be economically viable.*

#### **4.0 Assessment of the Heritage Asset**

Brook Wood Barn is located in open countryside within the Forest of Bowland AONB. The site comprises a Linear Plan barn and dwelling aligned approximately west-east within the site. As described above there is no internal link between the living area and the barn where cattle would be housed and hay stored for winter feed. It is likely that Brook Wood was a relatively small farm of 30 or so acres before the holding was merged with Cherry Tree Farm.



The windows illustrate the two storey living accommodation.

---

The living area is at the east end of the building and offered two storey accommodation. The barn has a central area which is currently the full height of the building and then a cow byre to the western end with stalls where animals would be tied up through the winter with a loft above where hay would be stored.

The large central area is accessed by a large barn door through which a hay cart could be backed into the building for unloading. There is an additional lean to on the south elevation which also would have been used to house cattle. There is a small door to the rear of the barn which opens to the outside adjacent to the entrance to this byre. There are a number of ground floor windows around the areas where cattle would have been housed as well as a small door on the north elevation to give access to the byre for both livestock and the farmer.



North elevation showing large barn door.



South elevation showing lean to cattle byre

#### **Materials**

The barn and former dwelling are built of random rubble stone and has stone quoins to the corners of the elevations. All the window openings still retain the original stone lintels and some windows are still glazed. The main barn door entrance also retains the original overhead stone lintel as do the small doors around the building. The roof comprises cement fibre sheets above oak beams.

The only major structural alteration has been on the north elevation on the ground floor of the living area where a large opening has been made to allow easier access when the barn was still used to house livestock. The entrance has a timber lintel with some of the supporting wall being replaced with bricks and cement blocks above the lintel. See the photograph below:





---

At some point there has been a lean to on the west gable as evidence of the roof line can be seen on the wall and the foundations are still in place. The west gable also has suffered some damage which will need re-structuring. The accompanying structural survey highlights this but concludes that as a whole the barn is capable of conversion.

#### **Exterior**

As discussed above the barn is in good structural condition with the exception of part of the east gable. The structural survey provides more detail. The stone work is roughly squared rubble with the small area of brick and blocks around the new entrance.

#### **Interior**

Within the former residential dwelling attached to the eastern gable of the barn evidence is clear that there has been an open fire or cooking range as the flue is still in situ. The oak beams are still in the original position and contain the hooks over the fire place. A small room is still in situ presumed to have been a store room or pantry. A clearly visible marking on the interior wall which adjoins the barn clearly shows where the staircase was situated.

The whole barn has been two storeys at some stage as there are clear gaps in the stone work where the trusses for the first floor have been. However only one third of the barn area still has two floors.

### **5.0 Present use**

The barn is currently used to store small agricultural paraphernalia but all agricultural activities are carried out in the main farmyard at Cherry Tree Farm.

### **6.0 Condition and Interesting Features**

The structural survey provides detailed information regarding the condition of the barn and concludes that the barn is capable of conversion. The barn has a number of distinctive features which have already been described including the original stone lintels to all doors and windows and the stone quoins to all corners. All these features will be retained.

### **7.0 Proposed alterations**

This proposal does not require any extension to the curtilage of the building as this is already defined into an area which can be used as a garden and also parking which has historically been the curtilage for the barn.

All the existing openings will be retained and the only addition will be four conservation roof lights.

---

## **8.0 Design**

The Conversion of Traditional Farm Buildings: A guide to good practice (English Heritage) sets out the general principles and design issues relating to the adaption 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.

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

## **9.0 Impact on the heritage asset**

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 major features of the barn and by using the existing openings all the stone lintels and structural features will be preserved.

It is considered that the conversion of the building will have no negative impact on the heritage asset or the surrounding area. The building will be utilised with a new use which will retain and maintain the heritage asset into the future.