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## **LAND TO THE REAR OF 9 DOWNHAM ROAD, CHATBURN:**

### **HERITAGE ASSESSMENT**

#### **1 Introduction**

- 1.1 A planning application is currently in preparation by Avalon Town Planning Ltd on behalf of the landowner Mr A Jackson for a development on land to the rear of 9 Downham Road, Chatburn, which forms part of the Chatburn Conservation Area. This document assesses the heritage significance of the existing buildings, the site and its setting, in order to inform the application for a residential conversion, as recommended in pre-application advice from Ribbles Valley Borough Council, and by the NPPF and the HEPPG *Planning for the Historic Environment*. It has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 3 July 2015.

#### **2 Site location**

- 2.1 The site is located at NGR: SD 76980 44081, to the south of Downham Road within the village of Chatburn, and comprises a large yard, the north end of which forms the access between nos 9 and 11 Downham Road, and which extends southwards as far as Heys Brook. There are existing buildings within the site: a stone-built former barn which faces north, at the south side of which is attached a brick-built workshop, facing west.

#### **3 Relevant heritage assets**

- 3.1 There are no nationally designated heritage assets within or adjacent to the proposed application area, but the site lies within the Chatburn Conservation Area. In addition, 9 Downham Road is identified as a "building of townscape merit" in the conservation area appraisal<sup>1</sup>.
- 3.2 It is not believed that there are any other designated or undesignated heritage assets associated with the site, according to the Lancashire Historic Environment Record<sup>2</sup>.

#### **4 History of the site**

- 4.1 Chatburn is a small village whose economy, before the industrial revolution, was almost entirely agricultural, but from the 18th century saw the growth of textile mills and limestone quarrying. Its position on the main Clitheroe to Skipton road

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<sup>1</sup> The Conservation Studio 2005 *Chatburn Conservation Area Appraisal*

<sup>2</sup> Response to enquiry, provided 25 June 2015

was also an important aspect of the settlement; from about 1850 it was also served by the railway.

- 4.2 There is no previously documented history of the site itself but according to the present owner, historically it was used as a farm, but became used as the base for a haulage business from the mid 20th century.
- 4.3 Historic maps show that there were buildings within the proposed development area from the 1840s and 1850s, and that before the railway was constructed these may have been more extensive. Parts of the site to the south and west of the buildings appear to have been garden or orchard, but otherwise the land seems to have formed part of a paddock or farmland (figure 1).

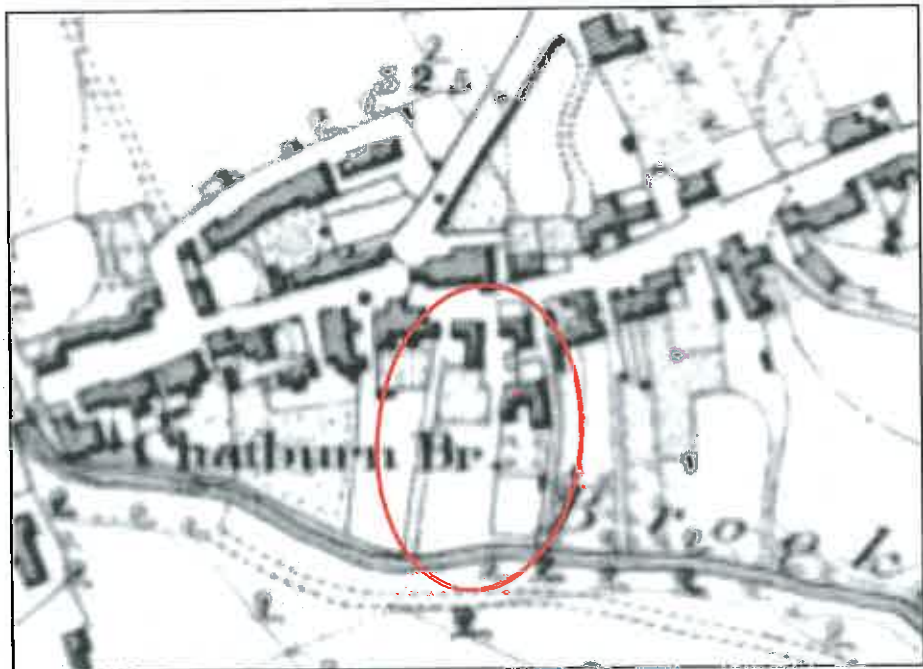


Figure 1: OS 1844 1:10560 map<sup>3</sup>

- 4.4 Maps of 1886, 1912 and 1932 all show an L-shaped arrangement to the buildings within the site, with some very minor structures to the south and west.

<sup>3</sup> Lancashire, sheet 47



Figure 2: OS 1:2500 maps, published 1886, 1912 and 1932<sup>4</sup>

## 5 The existing buildings and site

### Former barn

- 5.1 The northern part of the existing buildings comprises a former barn, now in use as a workshop. It appears to date from the early 19th century and is a four bay structure, of which the west gable and the west half of the north wall were rebuilt in the mid 20th century. Much of the east end of the building is hidden by ivy.
- 5.2 Within the unaltered part of the north elevation, the original arched doorway (with modern doors) forms the main entrance; the surrounding masonry is of squared limestone and incorporates two high level “breathers”, small slits just below the eaves. Modern toilets adjoin to the left of the doorway. Further breathers exist in the original east gable, arranged in a row of three with a fourth near the ridge, although vegetation cover means these are only clear from within the building.
- 5.3 Almost all of the south side of the barn is also of original fabric, where the more random character of the masonry suggests that the builder was less concerned with appearance. Much of this wall now faces into the adjoining workshop, and formerly faced into its predecessor, as indicated on the historic maps. There is a good pedestrian doorway with monolithic sandstone lintels in this wall, opposite the arched entrance, though it is damaged. Above this doorway are two further slit breathers. There is a second doorway further to the west, but it is roughly finished and was probably inserted when the present workshop was built.

<sup>4</sup> Lancashire, sheet 47.7



Former barn: north elevation

- 5.4 The barn's west gable was entirely rebuilt in the mid 20th century and although it must preserve the outline of the original, it has new fenestration which is most unlikely to replicate it. This is also true of the west half of the north wall, where the two vehicular doorways and large first floor windows are similarly mid 20th century.
- 5.5 The former barn's roof has been left essentially unaltered by the 20th century works and retains its stone slates and sandstone ridge, with roof lights, ridge ventilators and protruding rafter ends.
- 5.6 There are no historic divisions or floors inside the barn: the eastern half is open to the roof while the west end has an inserted floor carried on RSJs. The three king post roof trusses appear original but there are slight variations in their exact configurations.



Former barn: underside of roof

#### Added workshop

- 5.7 The mainly brick-built workshop at the barn's south-west corner is entirely of mid 20th century date and not of historic interest, although as noted above it, historic maps indicate that it replaced a smaller predecessor.



Mid 20th century workshop: south end

#### Remainder of site

- 5.8 Other than the former barn, no features of heritage significance were observed within the site, or are implied from the available historic maps, and former land use is thought to be agricultural or horticultural.

## **Setting**

- 5.9 The site's location within the conservation area demands that the visual effect of any development on the general setting be taken into account, and more specifically, the two houses which front Downham Road at the north end of the site are clearly of some heritage value, in particular no 9 which is noted as having "townscape merit", although that primarily concerns the view from the street.

## **6 Statement of significance**

- 6.1 The site comprises a former farmyard and paddocks etc, in which there is a former barn of early 19th century date, and still identifiable as such, but much altered by partial rebuilding at the north-west corner. Otherwise, the unaltered part of the building retains a number of features which are characteristic of the building type, including the large arched doorway and a number of breathers at upper floor level, but with the exception of the roof trusses, the interior of the barn is not of particular interest. The new work at the north-west corner incorporates a very different pattern of openings from that in the historic building, although there is no record or evidence of the former appearance of those parts which have been rebuilt. A large, mid 20th century workshop extension to the south side of the building replaced a smaller historic structure, and this present extension has no heritage value and does not contribute positively to the conservation area.

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10 July 2015