

HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO
CONVERT TWO BARNs TO TWO DWELLINGS**

AT

**LITTLE DUDLANDS FARM,
RIMINGTON LANE,
RIMINGTON,
LANCS, BB7 4EA**

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National Planning Policy Framework.

The National Planning Policy Framework paragraph 128 requires planning applications for developments which include a heritage asset to be accompanied by information to describe the heritage asset in a level of detail proportionate to the assets importance.

In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

Identifying the Heritage Asset.

Little Dudlands Farm comprises a farmhouse, a two large detached stone barns, various outbuildings both traditional and modern and a large modern agricultural building. The farmhouse has had a modern two storey extension on the western gable but retains its old outbuildings and garden walls. The front of the farmhouse faces south. The barn to the north of the farmhouse (north barn) faces south and has a wagon entrance into the farm yard. The barn to the west of the farmhouse (west barn) faces east and has a wagon entrance from the farm yard. To the west of these buildings are the majority of the modern farm buildings. To the front of the farmhouse is walled garden area and to the rear a walled flagged area which separates the farmhouse from the farm yard. The farm yard which is surrounded by the farmhouse and the north and west barns has evidenced of being cobbled with rounded stones. This has been covered and patched with concrete and tarmac.

The modern agricultural buildings are positioned to the west of the group. Within the application site are various modern domestic and agricultural buildings which are of recent origin.

This group of buildings is set on the hillside and is surrounded by open grazing land. The land slopes downhill from north to south. Immediately to the east of the group is a building used by a blacksmith. Vehicle access is from the south along a private farm track. This track divides at the farm and runs directly into the farmyard and across the front of the farmhouse to the south giving access to the modern farm buildings to the west. Public footpaths approach the site along the track and from the west passing through the farmyard.

Designated Assets, Local Plan, Desk Based Assessment.

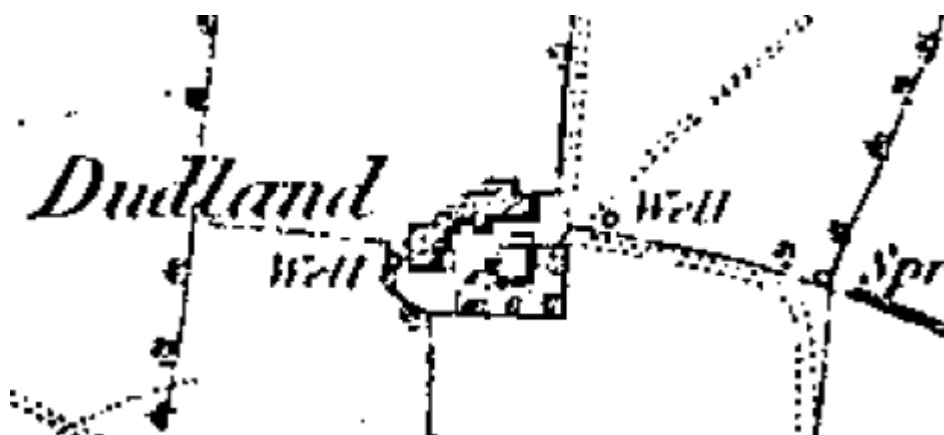
The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

The site is within the open countryside as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV3. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditionally built stone barns as heritage assets in making this statement. It also distinguishes between traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone farmhouse and barns can be considered as a heritage assets, whereas the modern agricultural buildings are not. The landscape setting of the group of buildings is also a heritage asset.

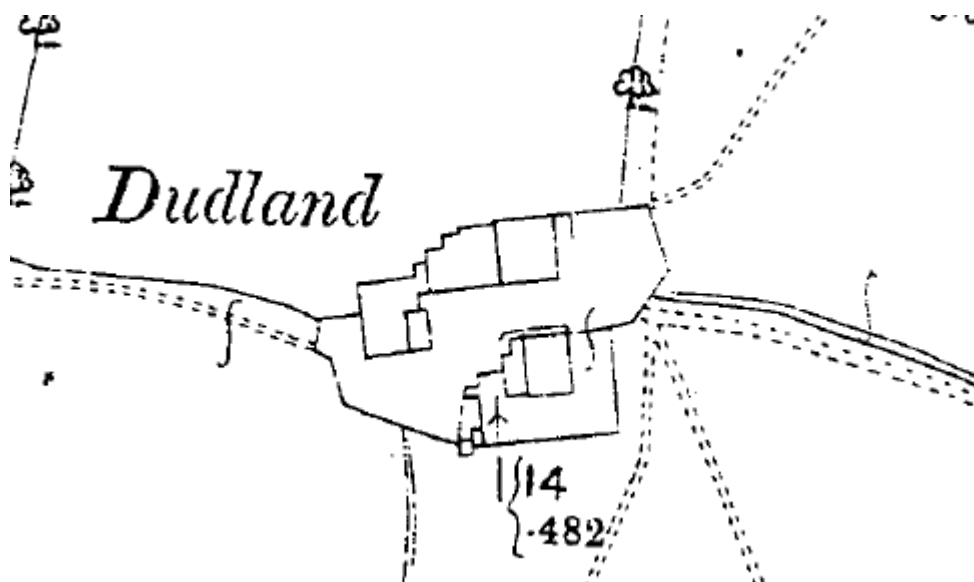
We have consulted the Community History Section of Clitheroe Library who has provided the maps attached in the appendix. The map of 1853 shows three buildings on the site in

the positions as the three traditional stone buildings which are on the site today.

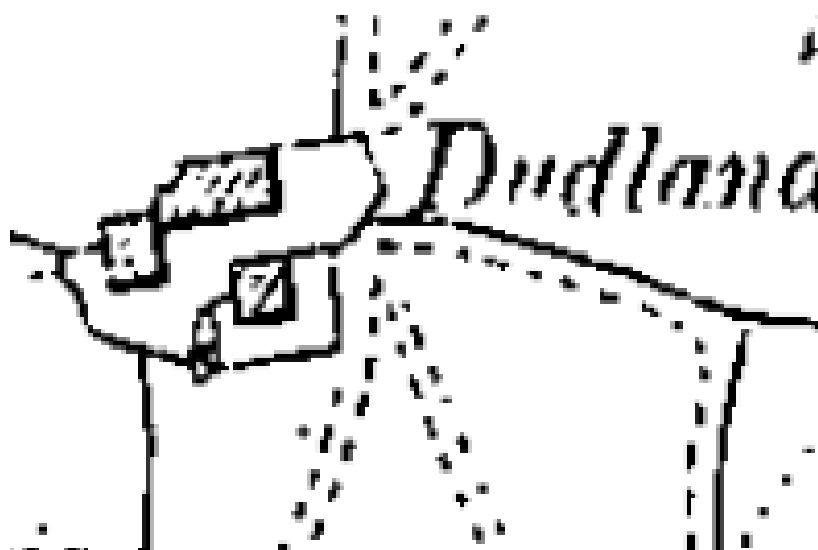


OS map 1853

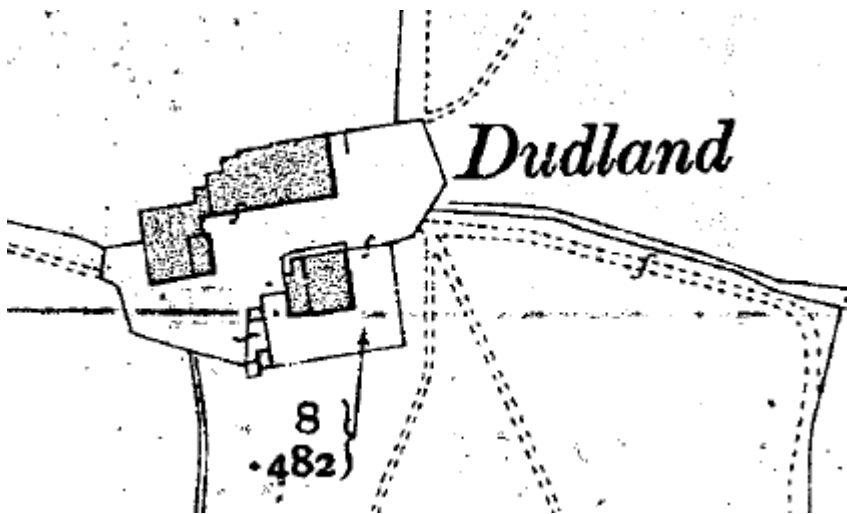
This is repeated on the maps of 1894, 1908 and 1911.



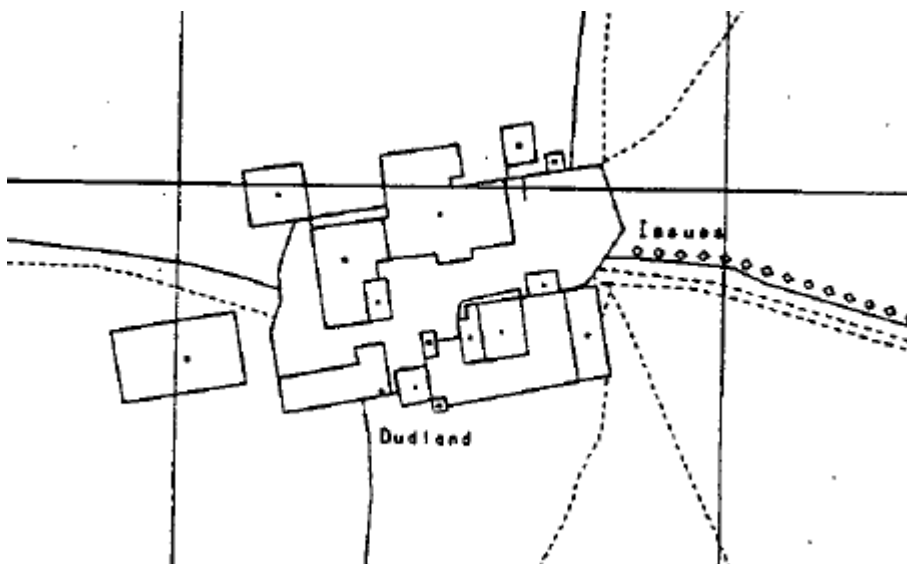
OS map extract 1894



OS Map extract 1911



OS map extract 1908



OS map extract 1994.

None of the modern buildings are shown on the 1908 map and the footprint of the west barn is smaller than is it today suggesting that the brick and render lean-to on the northern gable was added after 1908. Also the smaller brick and render lean-to section on the south elevation of the north barn is not shown on the 1908 map suggesting that it too was built after this date. Between the two main barns is a single storey building. It has a brick and render elevation facing the yard with a window and door within it. The wall is not keyed into to the large barn to the right which has large quoins stones next to this structure and there is no wall perpendicular to the barn to the left. This suggests that it was not built at the same

time as the main barns. The rear elevation overlaps the brick lean to on the smaller barn. The rear elevation is brick with a brick surround around the door and some stone. The 1908 maps shows a link between the barns at this point. However all the other brick structures were built after 1908 so it is likely that the link building was rebuilt or altered at the time the other brick extensions were constructed.

We have contacted the Heritage Environment Record at the County Council who responded, *"We don't have any records in the HER for Little Dudlands; however the barns may be shown on the OS 1853 six inch map and we therefore it is possible that some kind of archaeological work recording work may be required."* Ken Davies Planning Officer (HER) Lancashire County Council 08.01.2014.

We can conclude that the heritage assets of this site are the farmhouse and the stone barns, the layout of these buildings, and the setting of the buildings in the landscape. The date for the construction of the barns is likely to be before 1853.

Assessment of the Significance of the Heritage Assets

The ordnance survey maps suggest that the farmhouse and barns have been situated on the site in their present form since before 1853. The foot print of the west barn in 1911 is less than it is today.



Eastern gable north barn



South elevation north barn

The barns are constructed out of random stone with stone detailing around the openings with evidence of breathing holes in the north barn. Both barns have wagon entrances from

the farm yard into the barn. The north barn has a plan square head wagon opening in to a full height storage area. The western gable has breathing holes and an owl hole above a forking hole beneath the ridge. This barn appears to have been constructed in two sections because the ridge lines do not run through. The left hand end has the wagon entrance and the right hand end appears to have been designed and using for animal housing. At the right hand end of the barn there is a door in the southern elevation which leads into stables. The detailing around the door is chamfered and is similar to the detailing around the farmhouse door opposite. To the right of the stable door are two breathing holes one which has been modified to create small windows. The right hand end of the barn has a first floor over the stable and stalls and a lean-to shippon at the rear with concrete stalls. The shippon has two entrance doors in the gable and three windows in the northern elevation. An internal door leads from the shippon into the main barn area against the north side of which is another small lean-to providing a small pen.



Stable door north barn surround detailing similar to farmhouse door opposite



Breathing holes modified to create small windows.

The main barn has three king post trusses. At the left hand end of the barn are stalls accessed through a door next to the western gable. There is a loft above the stalls. The wagon entrance has a corresponding large opening on the northern side which appears to be a modification of the positioning of a threshing door. This suggests that the central full height space of the barn may have been used as a threshing floor.

The west barn has wagon entrance in the east elevation into the farm yard with a corresponding door on the western elevation. The east wagon entrance has the barn doors set back beneath a canopy to the right of this entrance is a stable with loft over. To the right is a raised doorway with internal stairs to a harness room and workshop.



West barn wagon entrance



Harness room and workshop



The covered wagon entrance opens into the main barn which is two storeys high. The roof is carried on three king post trusses. The right hand side of the barn is open storage the lower left hand side would have originally had cattle stalls with a central isle which is now used for stabling with a loft above. This area of stalls is lit from two ground floor windows in the gable and a single window in the rear elevation. The area beneath the harness room has access from the gable end and is lit by two small windows facing the farm yard. In the northern gable of the building there is a single owl hole. The roof of the barn is covered in stone flags laid in diminishing courses. Attached to the northern gable of the barn is a single storey is a brick built lean to shippon. The OS maps suggest that this was built after 1911. Looking at the condition of this part of the building it is likely that it was constructed in the early twentieth century.

The two barns and the farmhouse stand round a farmyard. This appears to have been originally covered in cobbles. The farmhouse has particularly good stone walls around the garden. At the rear is a low stone wall with flat topped copings. At the front of the farmhouse there is a low stone wall with round coping which dramatically sweeps up at the corners to meet the high stone wall along the gable side garden walls which also forms the back of the domestic outbuildings.



Farmyard facing west



Cobbled surface of the farm yard



Flat topped stone wall at the rear of the farm house



Unusual boundary wall to garden with swept ends.

Assessment of the Impact of the Development on the Heritage Assets.

The planning application is for the conversion of the barns to create two dwellings and the construction of a new garages to serve the proposed and existing properties. The proposal is to convert the whole of the barns into living accommodation and includes the demolition of later additions and alterations to the barns and the rebuilding of the larger lean-to on the north elevation of the west barn. The removal of the small lean-to brick extension on the south elevation of the north barn will improve the appearance of the building by revealing the original historic fabric. The removal of the link between the barns will also reveal the original historic fabric.

The heritage significance of the buildings is not adversely affected by the proposed conversion. All the existing opening within the building are retained and reused. The internal walls are retained and the various floor levels within the building are also retained.

The heritage significance of the buildings is improved by the reinstatement of the farm yard by the removal of the southern lean to and the domestic garage. In addition it is proposed to remove all the modern agricultural buildings which are of no architectural or historic merit surrounding the original farm group effectively opening the view of the historic buildings to

the surrounding landscape. This will better reveal the historic significance of the buildings and much improve their setting. The retention and reuse of all the existing openings in the barns, including the wagon entrances, has been the guiding factor in the design of the conversion of the barn using these openings for windows and doors where possible and keeping the introduction of new window openings to a minimum. Any additional alterations by the inclusion of new openings has been kept to a minimum and sited to have least impact on the character of the buildings.

The proposal will provide a viable use to secure the future upkeep of these buildings and improve their immediate setting.

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