

Wittons Farm, Bolton By Bowland BB7 4NZ

Proposed development: Conversion of barn to dwelling.
Replacement of agricultural buildings with a garage, creation
of a curtilage and installation of package treatment plant and
ground source heat pump coil. New agricultural access.

Heritage Statement

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HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A BARN TO A DWELLING AT WITTONS FARM, BOLTON BY BOWLAND, CLITHEROE, LANCs, BB7 4NZ

1. National Planning Policy Framework.

- 1.1 The National Planning Policy Framework 2018 paragraph 198 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.
- 1.2 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.
- 1.3 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**.

2. Identifying the Heritage Asset.

- 2.1 Wittons Farm comprises a former farmhouse, a large detached stone barn, various outbuildings both traditional and modern and a large modern agricultural building. The farmhouse formerly had a barn attached to it on the east side which has now been incorporated into the living accommodation. The front of the farmhouse and the front of the detached barn in which there is a wagon entrance are in line with each other and both face south. To the front and rear of the farmhouse is garden area. The remaining land around the house and the detached barn is a concrete yard area. The yard and garden are in parts defined by substantial well-built dry stone walls. The stone for these walls is believed to have come from the demolition of Lower Wittons Farm (dated unknown). The property was originally known as Higher Wittons Farm. Presumably the name was changed after Lower Wittons Farm was demolished.

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- 2.2 The modern agricultural buildings are positioned behind the stone barn on the northern side of the site and to the northwest. There are two concrete block single storey outbuildings close to the southwest of the stone barn.
- 2.3 This group of buildings is set on the hillside and is surrounded by open grazing land. The land slopes downhill from west to east. Vehicle access is from the south along a private farm track and there is an additional track which approaches from the west. Public footpaths approach the site from the north, south, east and west passing through the farmyard.

Designated Assets, Local Plan, Desk Based Assessment.

- 2.4 The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.
- 2.5 Key Statement EN5: Heritage Assets states that 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 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 is to be achieved by 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 the its significance.
- 2.6 The Council considers that traditional farm buildings have heritage significance and contribute positively to the local landscape. They are generally considered to be non-designated heritage assets. We can assess from this that the traditionally constructed stone farmhouse, barn and outbuildings can be considered as a non- designated heritage assets, whereas the modern agricultural buildings detract from these non-designated heritage assets.
- 2.7 We have consulted the Community History Section of Clitheroe Library who has provided the maps attached in the appendix. The map of 1850 shows three buildings on the site in the positions as the three traditional stone buildings which are on the site today. This is repeated on the maps of 1896, 1909 and 1910. None of the modern buildings are shown on the 1909 map and the footprint of the barn is smaller than is it today suggesting that the stone lean-to section on the rear of the barn was added after 1909.

2.8 The barn itself has a date stone in the arch over the wagon entrance dating the building to 1826.

2.9 We contacted the Heritage Environment Record at the County Council on the previous application who responded, *"We don't have any records for this farm; however the barn may be shown on the OS 1850 six inch map and we therefore may recommend some archaeological work when we receive the planning application"*.

2.10 The County Council commenting on the previous application stated:

The barn proposed for conversion is depicted on the 1st Edition Ordnance Survey 1:10560 (Yorkshire Sheet 165), surveyed 1847, although there is a datestone '1826' above the cart entry, which is likely to denote its date of construction. Consequently the building should therefore be considered to be of some historical interest, dating to the first half of the 19th century, having undergone a number of alterations in response to changes in agricultural practices and economics. The period 1750-1880 has been recognised as the most important period of farm building development in England.

The building should therefore be considered to be of some historical interest, dating probably to the end of the 18th or beginning of the 19th century, but having undergone a number of alterations in response to changes in agricultural practices and economics. The period 1750-1880 has been recognised as the most important period of farm building development in England.

The proposed conversion will have a significant impact on the historic character and appearance of the building, and may result in the loss of some historic fabric. The CBAs 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.).

They recommended that building recording and analysis was carried before the development was commenced and an appropriate condition was attached to the previous permission. We can conclude that the heritage assets of this site are the farmhouse, the stone barn and stone outbuildings, the layout of these buildings, and the setting of the buildings in the landscape. The date for the construction of the barn is likely to be 1826.

3 Assessment of the Significance of the Heritage Assets

3.1 The date of the barn suggests that the farmhouse and barn have been situated on the site from about 1826 assuming that the buildings were built at about the same time. The Farmhouse may have preceded this but we were unable to find evidence of this. The Ordnance Survey maps suggest that the farmhouse and barn have been situated on the site in their present form since before 1850. The foot print of the barn in 1909 is less than it is today.

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- 3.2 The barn is constructed out of stone and has large horizontal quoins to each corner and beside the wagon entrance. The roof is covered in stone flags laid in diminishing courses. The roof is asymmetrical with the longer roof slope on the south side. There are two high level windows in the south roof slope and none on the north side. On the rear of the barn is a single storey lean-to also built of stone with a corrugated sheet roof within which is set three large panels for light. There are existing breathing holes in the barn on the east gable elevation the west gable elevation and a line in the north elevation just above the line of the lean-to roof.
- 3.3 The existing plans section and elevation drawing 1822.E.002, show the large wagon entrance on the south side of the barn with the archway with the date stone on the outer face of the building and the wagon door set within the inner wall to create a porch. On the north wall of the main barn immediately facing the wagon entrance is another door at the ground floor. This appears to have been the position of the outer wall on the 1909 OS plan which would suggest that this door is a threshing door and the central portion of the barn was a threshing bay.
- 3.4 On either side of the porch are two former shippons with evidence of post holes for boskins in the floor. Access to the east section, which is at a lower level, is from the door in the south east corner of the gable and from a door with steps next to the wagon entrance. Access to the west section is from the only door in the west gable. Above the eastern section is a workshop which has the only access via stone steps on the exterior of the barn.
- 3.5 The main part of the barn is two storeys high and rectangular in plan, but the floor level is split. The upper section is the full height of the building. The lower section on the east side appears to have originally been a shippon with two entrance doors (now made into windows) in the east gable. This arrangement has been altered at a later date with a new entrance for cattle through a sliding door in the centre of the gable giving access to stalls with concrete partitions. The hay loft above is carried on metal columns and beams.

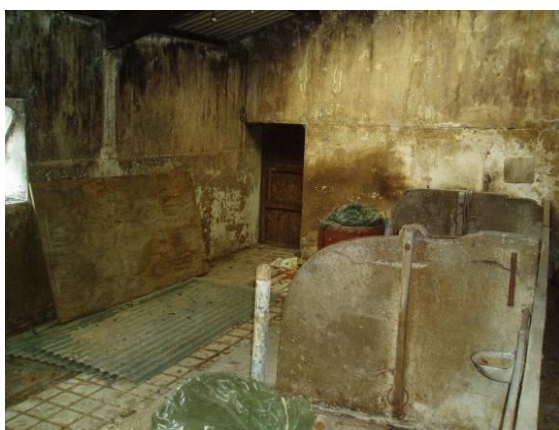


Shippon with hay loft on metal columns



East gable

- 3.6 The western gable has a forking hole both gables have breathing holes. The north elevation of the main barn also has a line of breathing holes just above the point where the lean-to roof meets the wall.
- 3.7 On the north side of the main barn is a single storey lean to. The interior of this lean-to is a shippon with concrete stalls for cattle. Access into this area is through an external door in the north wall and an external door in the east gable. There are two windows in the north wall. Internal access into the main barn is through the door which is thought to be a threshing door opposite the wagon entrance. The yard wall on the northern side of the barn is positioned quite close and is of a substantial dry stone construction.



Interior of new shippon in lean-to



North Elevation

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

- 4.1 The planning application is for the conversion of the barn to create a dwelling and the construction of a new garage to serve the property. A new agricultural access is proposed.

Modern outbuildings are to be demolished. The proposal is to covert the whole of the barn into living accommodation and does not involve any demolition of the large stone barn.

- 4.2 The heritage significance of the building 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. A full height space is retained where the threshing bay is believed to have been in the past and where there is a full height space today.
- 4.3 The heritage significance of the building is improved by the use of a traditional roof covering over the lean to on the rear of the building and by the replacement of the rather modern agricultural buildings which are close to the barn with a garage which retains the appearance of an agricultural building but is reduced in size.
- 4.4 The retention and reuse of all the existing openings in the barn, including the wagon entrance, 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. In additional alterations by the inclusion of new openings has been restricted to the least sensitive elevations of the building. We have identified the southern elevation with the wagon entrance as being the most significant and we have avoided alterations to this elevation.



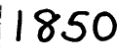
South elevation with wagon entrance



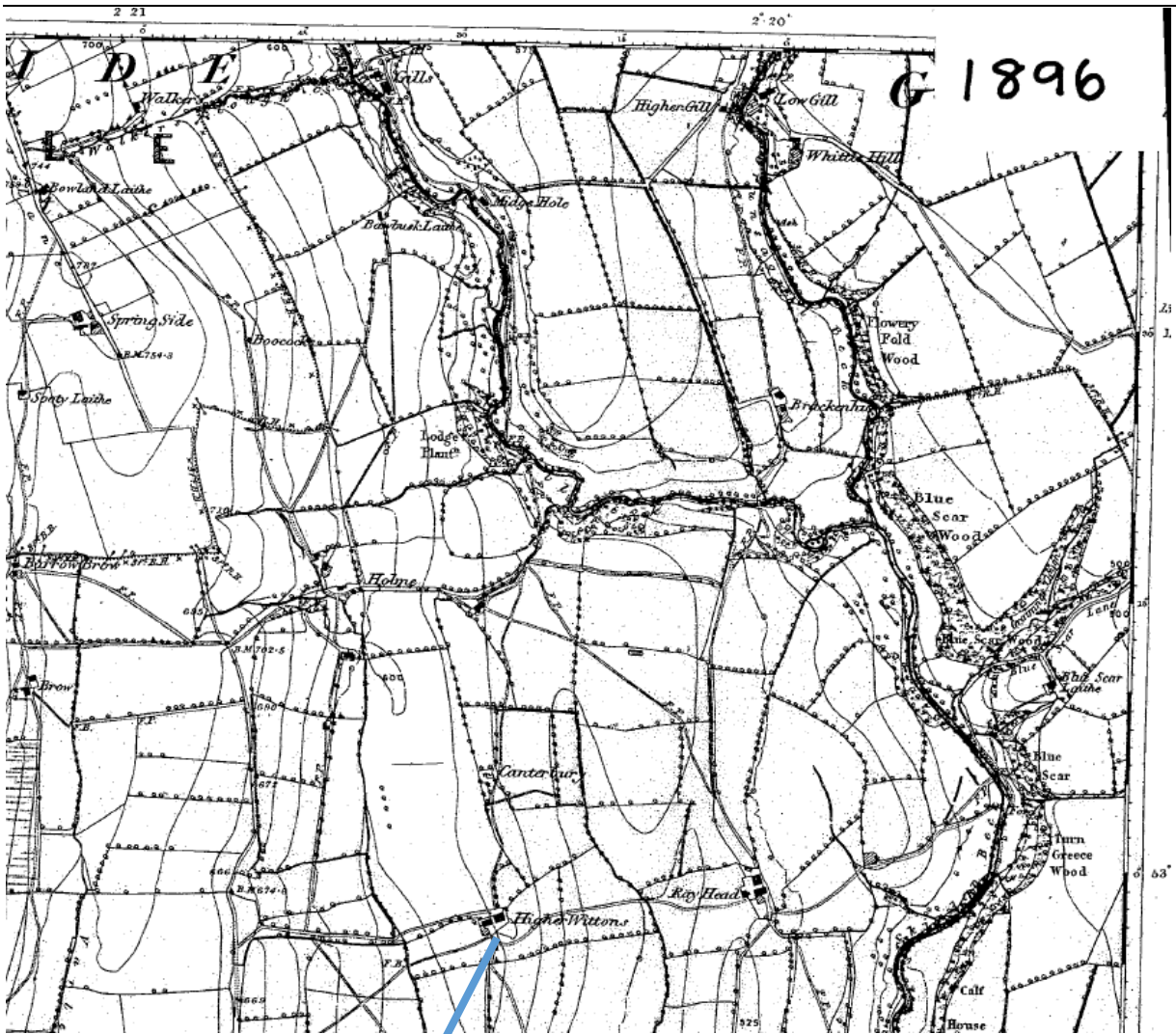
Date stone above wagon entrance 1826.

Appendix

1. Ordnance Survey Maps 1850, 1896, 1910, 1909.



A black and white map of Higher Wittons. The map shows a road running horizontally across the middle. To the left of the road, there is a building with a chimney. To the right of the road, there is a large area labeled "Higher Wittons". A blue arrow points from the top right towards the building. The map is surrounded by a grid of lines, likely representing a road network or a survey grid. The text "Higher Wittons" is written in a stylized, cursive font. The map is a historical or topographical map, showing the layout of the area and the location of the building.



OS 1896



1910

YORKSHIRE [WEST RIDING] SHEET CLXV. N



1910 above 1909 below

