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Heritage Statement for the proposed residential conversion of Twitter Bridge Farm Barn, Waddington, Clitheroe. BB7 3LG.

Heritage Statements became compulsory in March 2010 when PPS5, Planning for the Historic Environment was published. PPS5 is no longer in use, but this requirement was repeated within paragraph 128 of the National Planning Policy Framework (NPPF), published in March 2012.

This statement describes the significance of the heritage asset in its existing setting and the impact the proposed works will have on that significance.

The Setting.

Twitter Bridge Farm is located directly off Twitter Lane, Waddington, a class 'C' road, linking Waddington with Bashall Eaves. The farm buildings are grouped by the roadside, with the associated farm land directly behind the farm buildings in a westerly direction. Our client, The Waddington Arms House Trust, own both the farm buildings and the associated farm land, and are proposing the residential conversion of the barn.

Historical context of the Barn and its associated buildings.

From our enquiries with Lancashire Archaeological Advisory Services; Clitheroe Library and our clients Land Agent, we identify there was a building on the site of the present barn on the OS 1:10,560 first edition map of 1850 (surveyed in 1847). At this time it stood alone, at the side of a track from Twitter Lane and appeared to be significantly smaller than the present barn building. Its shape also suggests that its axis ran northwest to southeast, at right angles to the present barns roof ridge. It was most probably a farmhouse, farmhouse and attached barn, or a field barn. Following our enquiries with our clients land agents, we understand that the original deeds to the farm have been lost or destroyed, which inhibits our further enquiries into the early layout of the farm.

On a copy of the 1:2,500 map of 1886 (surveyed in 1884) and the 1908 edition (revised in 1907) it is apparent that the pre 1850 building was still extant in 1884, but that by 1907 it had been replaced or rebuilt to form the present barn and was now accompanied by the present farmhouse. The re-aligned ridge of the barns roof would suggest that the pre- 1850 building was demolished and rebuilt at some time between 1884 and 1907, when the whole site was reconstructed as the present farm layout. Elements from the former building appear to exist in the present structure, in the form of carved stonework heads and jambs,

set around existing doorways and windows and it is our clients intention to incorporate these stone features in their current position.

In conclusion we can confirm from our research that the existing farm buildings, including the barn, have been in existence in their current format for at least the last 110 years.

Twitter Farm and Barn as a Heritage Asset.

We note from an extract of the Lancashire Historic Environment Record, showing the relevant area of interest, that the farmstead is not included as an HER site, consequently there is no entry relating to the farm or its associated buildings. Further more on scrutiny of the Waddington Conservation Area Appraisal, there is again no reference to the farm, whilst other buildings are noted that fall outside the Conservation Area, and have been recommended for an Article 4 Directive on the periphery of the village.

Never the less, the barn and farm complex make a considerable contribution; demonstrating typical local vernacular architecture, having a large influence on the character and a visual appearance of the surrounding countryside.

In order to maintain this recognised asset, the proposed renovation of the barn has strictly followed the adopted principles of the Local Planning Authority by.

1. Ensuring that the conversion work will engage the former character of the barn, so that its historic use remains visually evident.
2. By careful indigenous landscaping and the sensitive development of the barns elevations, that will protect its character and the Area of Outstanding Natural Beauty in which it is situated.

In conclusion our client believes that if the above items are carefully managed the Heritage Asset will be protected and preserved well beyond the 110 years it has already been in existence.

John C Pye

May 2018