

BARN AT LITTLE WOODFIELD FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE, LANCASHIRE:

HERITAGE STATEMENT TO SUPPORT PROPOSAL FOR PARTIAL DEMOLITION

1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council for the partial demolition of the barn at Little Woodfield Farm, on the instruction of the owner, Mr Barlow, through his agent Judith Douglas Town Planning Ltd.
- 1.2 None of the buildings at the site are designated heritage assets, but the barn has been identified as a non-designated heritage asset by the Lancashire Archaeological Advisory Service, in response to a previous application at the site (RVBC planning ref: 3/2018/0484). The application therefore requires a statement of significance, to enable the planning authority to consider it, in accordance with paragraph 128 of the *National Planning Policy Framework*.
- 1.3 This statement has been produced by Stephen Haigh MA (a buildings archaeologist with 20 years professional experience of assessing, investigating and recording historic buildings in the region), following a site visit on 24 August 2018. It should be read in conjunction with the Historic Building Record for the barn, also by Stephen Haigh, which provides a detailed account of the location, historical background, architectural form, and analysis of the building's origins and development.

2 Development proposals

- 2.1 It is proposed to demolish the modern lean-to garage at the south-west end of the range, together with the existing agricultural part of the barn, which measures approximately 7.2m in length. A new gable would be built on the line of the modern internal brick wall, which currently separates the agricultural end from the modern internal garage on the ground floor.

3 Summary of findings from historic building record

- 3.1 It was concluded from historical research and inspection of the building that the barn and house were built following the establishment of Longsight Road as part of the Clitheroe and Mellor Brook Turnpike, a new road built ca.1808/9. The earliest map known to show the farmstead dates from the 1840s, so it is deduced that the barn was built during the intervening period. Its name for much

of the 19th century was Little Wood Fold, and it formed part of a farm of about 30 acres.

- 3.2 The barn originally took up about twice its present length within the range, and the house has been extended into it on ground and first floors, with the present arrangement thought to date from the 1970s. The north-east end of the former barn now has a very domestic appearance, with two large windows and a smaller opening to the front elevation. At the rear, this part of the barn contains a wide garage doorway and further large windows. The south-west agricultural end has also been altered, with the formerly prominent arched doorway to the front having been much reduced in size and fitted with rectangular double doors, of domestic garage rather than agricultural character. A second front doorway to the barn has been partly blocked and now contains a window. This side of the building is rendered and painted, which also contributes to its domestic appearance, while the roof is blue slate, likely to have replaced original stone slate, in the 20th century.
- 3.3 The south-west gable is distinguished by shaped kneelers, stone coping and horizontal tabling, which create a "pediment" feature. Otherwise the gable and rear part of the agricultural end of the barn are plain.
- 3.4 The existing barn interior, approximately half of the original length, contains a threshing bay inside the former cart entry, but this has been reduced in width by the modern brick wall enclosing the garage to the north-east. A timber-framed shippon stands to the south-west of here, the hay loft over it original, but the present stalls (boskins) and front partition are early 20th century replacements. Two unusual softwood and iron roof trusses support the roof, but it is not possible to state with certainty whether these are original, and there is some slight evidence that they are not.

4 Statement of heritage significance

- 4.1 The present agricultural end of the barn represents approximately half of the building's original length, due to the extension of the domestic accommodation into its north-east end in the 20th century. Those parts which have been previously converted appear obviously domestic externally.
- 4.2 The remaining agricultural end of the building has also lost much of its traditional appearance, particularly through the alterations to the front doorways, but also through the application of smooth cement render to the front and part of the rear. Internally, the historic spaces have been compromised by the modern brick walls on ground and first floor, enclosing the now domestic end, and although the

south-west shippon itself is essentially intact, a large part of its components are 20th century. The roof trusses are unusual for a barn in the district, but not of special significance more widely, given their 19th or 20th century date.

- 4.3 Overall, the building's heritage significance derives from the general linear form of the combined house and barn range, with the wider north-east end demarcating the original house. This form is enhanced by the continuous ridge line to roofs over house and barn, and architectural features in the south-west gable. Minor significance is conferred by the remnant arch and smaller doorway to the front elevation of the barn, and by its internal features. Overall significance is however considered to be low, due to the historic loss of traditional features and historic integrity, and the introduction of modern openings and render.

5 Impact assessment of the proposals

- 5.1 The proposal to demolish the remaining agricultural end of the barn would have an obvious impact on the building as a whole, but given its low significance, it is considered an acceptable loss. In mitigation, the existing architectural form and detailing in the south-west gable can be replicated within the new gable of the truncated building, while the historic building record provides a valuable, archivally secure account of the present barn.

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