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Our ref: ASM/JMH/PMcC

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FAO Harriet McCartney

Dear Mr Macholc

Application no. 3/2020/0002; proposed change of use of agricultural land and change of use and conversion of redundant detached barn forming a residential dwelling with domestic curtilage. Gisburn Cotes Farm, Gisburn Road, Sawley, Clitheroe.

The building which is the subject of this application should be considered as a non-designated heritage asset. It appears on the 1st edition Ordnance Survey 1:10560 map (Yorkshire, Sheet 166) surveyed 1849-50 when it was part of a hamlet comprising Gisburn Cotes (Gisburn Cotes Hall is dated to 1659 by a dated door lintel and a designated heritage asset), a group of buildings to the east of the hall names as Gisburn Cotes Fold and an unnamed building at the end of a track to the north east. The unnamed building is now named Gisburn Cotes Farmhouse dated to the later 18th C and also a designated heritage asset.

The group of buildings at Gisburn Cotes Fold appear to have been reduced following the construction of the Hellifield Extension Railway (enabled by an Act of Parliament in 1871) with maps after this date showing firstly the loss of the south western end of the larger of two buildings shown on the earlier map and finally the loss of the remaining part of this building and a smaller one to its north east.

The Historic Landscape Characterisation of the area surrounding the various elements of the hamlet identifies the area around the original Gisburn Cotes as "Ancient Enclosure", perhaps "assarts" from moorland or rough grazing land associated with the creation of Gisburn Cotes which was first mentioned, according to the Heritage Statement, in 1573. The area to the east of the original settlement is recorded as "Parliamentary Enclosure" which tends to date from the later 18th and 19th centuries although the 1st edition maps show remnants of hedgerows (shown as lines of trees) which may indicate the modern appearance is at least partly the result of re-organisation

and rationalisation of an area which was also originally Ancient Enclosure (defined as pre-1600).

The enclosure and reorganisation of the landscape may have been the result of the expansion of farming at a time when improvements in farming technology and ideas were being introduced, partly to cater for a steadily rising population in the UK (from c 6.5 million in the 17th C to c. 10 million in 1801 then to 15.9 million by 1841). The expansion of the original Gisburn Cotes to its maximum extent with the construction of the Gisburn Cotes Farm in the later 18th C also reflects these changes.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's '*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.)

The barn under consideration then is a significant piece of the evidence for the changes and expansion of farming and the alterations visible in the fabric will have been made in response to the changing requirements of the farming economy. The Heritage Statement underestimates the impact of the proposals on the building but we would advise that the impacts on the historic fabric can be mitigated by the implementation of a programme of building recording to ensure that the current fabric and the changes visible are properly recorded and interpreted. This can be ensured by means of a condition on the planning permission should this be granted. The following wording is advised:

Condition: No development, site clearance/preparation, or demolition shall take place on the site until the applicant or their agent or successors in title has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

The programme of works should include the creation of a record of the building to Level 2-3 as set out in "*Understanding Historic Buildings*" (Historic England 2016). The record should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings). A full photographic coverage, inside and out should also be provided. The record should be informed by a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA).

Relevant archaeological standards and lists of potential contractors can be found on the CIfA web pages: <http://www.archaeologists.net> and the BAJR Directory:

<http://www.bajr.org/whoseWho/>. "*Understanding Historic Buildings*" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2019) paragraph 199: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*".

If you need any further information or would like to discuss this further please let me know

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)