

HERITAGE STATEMENT

IN SUPPORT OF PLANNING APPLICATION

FOR RESIDENTIAL CONVERSION OF A BARN AT GISBURN COTES

1 Introduction

1.1 This heritage statement has been produced to support an anticipated planning application to Ribble Valley Borough Council, for the applicant ~~ESAIRO PEDERSEN~~ ^{MA NORRIS} ~~ESAIRO PEDERSEN~~, through her agent S J Bialecki Ltd. It has been written by Stephen Haigh MA (a buildings archaeologist with over 20 years professional experience of assessing, investigating and recording historic buildings in the region), following a site visit on 25 October 2019.

1.2 The barn proposed for conversion is considered to be a non-designated heritage asset, and as such the application requires a statement of significance (in accordance with paragraph 189 of the *National Planning Policy Framework*), to enable the planning authority to consider the application.

1.3 In summary, this statement finds that the proposals for the barn's conversion would have an acceptable level of impact, and would not harm the significance of the non-designated heritage asset.

2 Location

2.1 The barn stands in Gisburn civil parish, to the east of Kiln Lane and the Blackburn to Hellifield railway line, at NGR: SD 80398 47638. It is the more north-easterly of a pair of barns which lie about 20m apart.

3 Current use

3.1 The barn is presently redundant and disused; its last use was agricultural.

4 Proposed development

4.1 The proposal is for the barn to be converted to residential use.

5 Planning context

5.1 The building is not listed, nor does it lie within a conservation area, but is identified as part of a non-designated heritage asset (NDHA) in the Lancashire Historic Environment Record, as PRN 10120 ("Gisburn Cotes, Gisburn").

- 5.2 There are listed buildings at nearby Gisburn Cotes Farm and Gisburn Cotes Hall, but these are at sufficient distance to be disregarded in the present case. The site also lies outside the Forest of Bowland AONB.

National Planning Policy Framework

- 5.3 Section 16 of the NPPF, "Conserving and Enhancing the Historic Environment", sets out the relevant part of national planning policy regarding heritage assets. Paragraph 189 states that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*
- 5.4 Paragraph 197 of the NPPF reads: *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*.

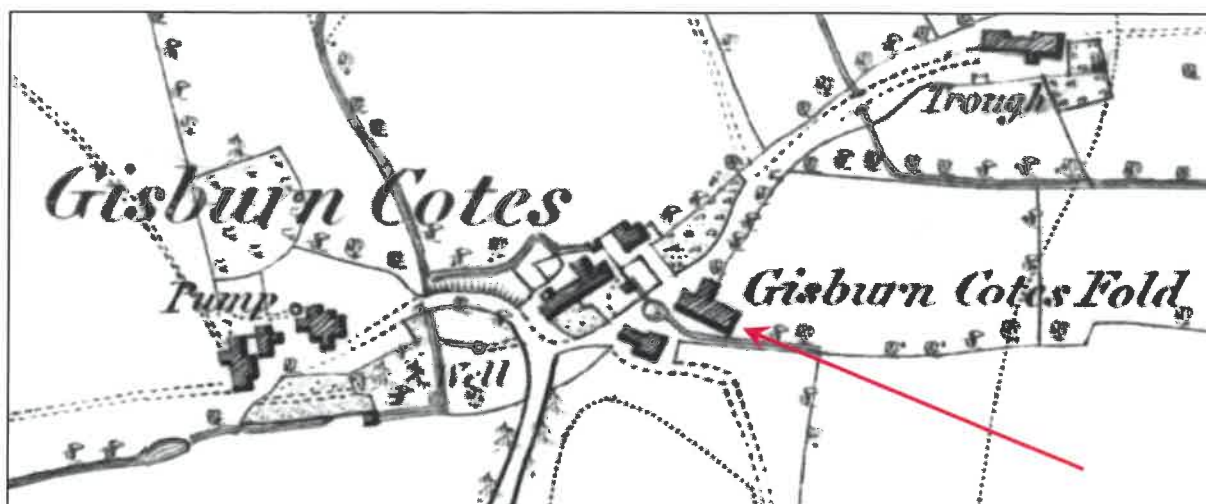
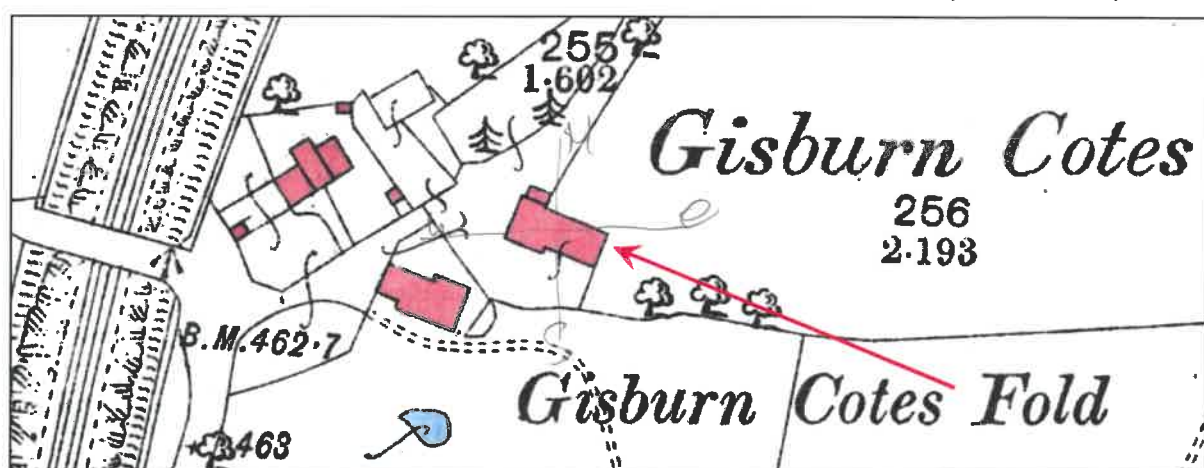
Local policy – Ribble Valley Core Strategy

- 5.5 The relevant policies within the Core Strategy are Key Statement EN5 (*"Heritage Assets"*) and DME4, *"Protecting Heritage Assets"*.

6 Historical background

- 6.1 Documentary references to Gisburn Cotes are known from 1573, and the name "cotes" is probably similar to "cottages", but here denotes a small secondary settlement, standing apart from the main village of Gisburn¹.
- 6.2 Although the buildings at the site are now confined to two detached barns, historic maps show that this was once a rather larger group, probably with a dwelling to the north-west of the existing buildings and track, which together formed a farmstead in its own right, known as Gisburn Cotes Fold.

¹ Smith, A H 1961 *The Place-Names of the West Riding of Yorkshire. Part VI: East & West Staincliffe and Ewcross Wapentakes* p166

Ordnance Survey 1:10560 map, 1853²Ordnance Survey 1:2500 map, 1894³Ordnance Survey 1:2500 map, 1909⁴

² Yorkshire, sheet 166. Surveyed 1849-50 (not at original scale)

³ Yorkshire, sheet 166.13. Surveyed 1893 (not at original scale)

⁴ Yorkshire, sheet 166.13. Revised 1907 (not at original scale)

- 6.3 The first edition Ordnance Survey 1:10560 map (figure 1) shows the arrangement in 1850, when the barn itself was approximately T-shaped in plan; this arrangement persisted into the 1890s (figure 2), by which date the railway had been built, but between then, and the first decade of the 20th century, there was a contraction of the group, and the name Gisburn Cotes Fold was no longer attached (figure 3). There are now no standing remains to represent the presumed dwelling in the field to the north-west of the barn.

7 Setting

- 7.1 The site lies within land characterised as undulating lowland farmland, principally comprising fields of pasture and improved grassland, enclosed by fences, hedgerows and dry-stone walls. The immediate setting is by the side of the track leading to Gisburn Cotes Farm.

8 The barn

- 8.1 The barn faces south and is predominantly stone-built, of random, local limestone and sandstone rubble, with asbestos-cement-type roof covering. The main building is four bays long, but has a small stone lean-to at the north-west corner, a larger lean-to against the east gable, and there is also a lean-to of sheet metal on the north elevation. Apart from the latter, and the present roof covering, the external appearance of the building is very much in keeping with local, traditionally-built combination barns, built as winter cattle-housing together with space for threshing, and hay and crop storage. Slight changes in the stonework suggest the barn may have been heightened to its present size from a once lower building.
- 8.2 External features of interest include the majority of existing openings, which include a row of breathers low down, and a triangular dovecot with landing ledges near the ridge, in the west gable. Doorways have exposed timber lintels with simple flagstone drip-bands over them, and a large cart doorway in the north side has been reduced to a small window, presumably when the iron lean-to was built up against it. The principal entrance in the south side retains the oak frame of its original, harr-hung doors, but these have been recently re-boarded; otherwise, there are no doors of historic note.
- 8.3 Within the main part of the building, there is little of particular interest beyond the outer walls and roof trusses, and the lintel over the main doorway, which is part of a re-used cruck blade. The main shippon, in the west end, has late 20th century concrete boskins and there is nothing remaining of the hayloft which once existed over it. There is also a second, smaller shippon in the east end, of

which very little remains, although there are shaped corbels in the outer walls which once supported its hayloft.

- 8.4 The three roof trusses all appear original, and are oak, principal rafter trusses with raking struts, typical of the 18th century; there are no obvious signs that their components have been re-used from an earlier structure. These, along with the vast majority of the purlins (also oak), are a key aspect of the building.
- 8.5 The east lean-to is reputed to have been used as a canteen to serve navvies during the construction of the railway line (in the 1870s), but this has not been verified, and the lean-to's walls do contain some concrete, which implies a 20th century date, though this may result from later intervention (there is also much evidence for alteration in its east wall). However, above the lean-to roof, the barn's east gable bears the remains of a stone chimney which runs across a high level, blocked forking hole, so there does seem to have been a source of heating within the lean-to at some point during its life-time. The lean-to roof timbers are modern softwood, in contrast to those in the main building.

9 Statement of heritage significance

- 9.1 The building has heritage significance as a remnant of a former farmstead, a settlement which is now reduced to two detached barns, within a small dispersed hamlet with its own identity (Gisburn Cotes, in the wider sense). It is likely to date from the 18th century and is, in general terms, very typical of the stone-built combination barns which were constructed in large numbers at that date, in the Ribble valley area and other adjoining districts, but the loss of its original roof covering (no doubt stone slate) is a major detraction from its significance.
- 9.2 The following are noted, as specific aspects and features of interest:
- the lane-side setting, as part of a group representing a former farmstead
 - three main phases of construction evident, within the stone-built parts
 - the form of the main entrance, under a "whole-tree" lintel with flagstone drip-band over
 - the row of breathers, mucking-out hole, and dovecot, in the west elevation
 - the blocked cart doorway in the north elevation
 - the roof trusses and purlins within the main building

10 Assessment of impact

- 10.1 The proposal for conversion would provide a new use for a redundant, traditional agricultural building, and offers the opportunity to enhance its significance, primarily through the removal of the sheet metal extension, and replacement of

the existing modern roof covering with traditional slate (a public benefit). Conversion can be achieved with a minimum of intervention to the historic fabric, and although some minor changes would be required to the exterior, there would be negligible impact on the appearance of the barn as a traditional farm building within an agricultural landscape. The alternative would be for the building to decay, with concomitant loss of heritage significance.

- 10.2 A balanced view of the proposals, as required by the NPPF, leads to the conclusion that the very low level of harm to heritage significance resulting from the conversion of this non-designated heritage asset, would be outweighed by the public benefits achieved (replacement of modern roof covering, and retention of the building with a sustainable future), and so the development is acceptable within the terms of Section 16 of the NPPF. The proposals also accord with local planning policies Key Statement EN5 and DME4.

Stephen Haigh, MA
Buildings Archaeologist
29 October 2019

photographs below

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
Tel: 01535 658925 Mobile: 07986 612548
www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk



Photo 1: The barn, looking north-east. Note breathers and dovecot in west gable



Photo 2: South elevation. Note form of main doorway



Photo 3: View from the north, with second barn beyond



Photo 4: View looking south-west. Note stone lean-to at left, and sheet metal lean-to at right



Photo 5: View looking north-west. Altered lean-to in foreground with remains of chimney in barn gable above



Photo 6: Interior, looking west towards main shippon. Note blocked doorway at right



Photo 7: Interior, looking north-east towards site of smaller shippon



Photo 8: Barn roof structure