

**HERITAGE STATEMENT IN SUPPORT OF PLANNING AND LBC APPLICATIONS
FOR EXTENSION AND ALTERATIONS AT BEECHWOOD BARN, SAWLEY**

PLANNING APPLICATION: 3/2019/1043

1 Introduction

- 1.1 This heritage statement has been produced to support planning and listed building consent applications to Ribble Valley Borough Council, for the applicants Mr and Mrs Kilbride, through their agent Peter Hitchen Architects Ltd¹. 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 9 January 2020 (which did not include access to the neighbouring property of Great Dudlands).
- 1.2 Beechwood Barn is considered by the local planning authority to form part of the curtilage of the nearby grade II listed Great Dudlands, and therefore subject to the constraints of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. The LPA's stance in this regard is accepted by the applicants, for the purposes of the current proposals.
- 1.3 In summary, this statement finds that while Beechwood Barn may form part of Great Dudlands' curtilage, the application building itself lacks special interest except in group value, as it is of low architectural and historic interest, by virtue of its previous conversion to residential use and the associated, extensive rebuilding works from that time. Consequently, the current modest proposals are acceptable, as they would not affect the special interest of the listed building or Beechwood Barn as a curtilage structure, nor otherwise represent harm to the significance of the heritage asset.

2 Location

- 2.1 Beechwood Barn stands in Gisburn civil parish, about 400m south of the A59 road, at NGR: SD 80475 46995. It stands about 20m south-west of Great Dudlands, and is separated from that neighbouring property by permanent boundaries, in the form of a stone wall.
- 2.2 The converted barn forms a long, L-shaped structure in plan, with its front facing south-west onto a gravel drive and lawns. There is a garden with patio to the rear.

¹ LBC application not yet submitted at time of writing

3 Planning history

- 3.1 Great Dudlands is a grade II listed building, identified as “Great Dudland” in the National Heritage List². The identifying description reads:

House, possibly early C18th with some dressings re-used. Sandstone rubble with slate roof. Double-pile plan with end chimneys. 2 storeys, 2 bays. Windows mullioned, double-chamfered and of 3 lights. Those on the ground floor have had their mullions extended. The door, between bays, is cyma moulded with Tudor-arched head. It has a cavetto cornice having a central stone re-used and carved with 2 dog-tooth ornaments. Above on the 1st floor is re-set part of a stone rainwater spout. At the rear (north-west) are mullioned windows. Those on the ground floor are double-chamfered, of 6 lights with king mullions at the left and of 3 lights with restored mullions to the right. On the 1st floor are 2 3-light mullioned windows, the left-hand one chamfered, the right-hand one rebated and chamfered with restored mullions. Between the windows is a stair window with plain stone surround and semi-circular head. To its right is a door with plain stone surround.

- 3.2 There are no other heritage assets to consider in relation to the proposals.

4 Proposed development

- 4.1 There are a number of elements to the proposals:
- the insertion of glazing across the front of the existing open passage through the building;
 - the amalgamation of two garage doorways to one, in the front elevation;
 - a new, enlarged window to the front elevation of the lounge;
 - a single storey extension to the rear elevation, forming a predominantly glazed, narrow link across the through-passage, to create an entrance hall;
 - the conversion of the existing “barn/workshop” room to a family room, with re-sited doorway and new window to its south-east elevation.

5 Planning policies

National Planning Policy Framework

- 5.1 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.”*

- 5.2 Paragraph 193 of the NPPF reads: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Local policy – Ribble Valley Core Strategy

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

6 Historical background

- 6.1 The origins of settlement at Great Dudland are likely to be ancient and to date back to the medieval period, but the present (listed) farmhouse to the north of Beechwood Barn is believed to be 18th century.
- 6.2 The date at which the barn was established is uncertain, but it was evidently extant in some form by the 1840s, according to the Ordnance Survey.

7 Recent planning history

- 7.1 There was considerable change to the barn at the end of the 20th century, as indicated by its recent planning history, which the current planning officer summarises: *“The barn was granted planning permission and Listed Building Consent (LBC) during the 1990s for numerous residential conversion schemes. The final applications for conversion, 3/1998/0028 and 3/1998/0029 (LBC), were approved but during the conversion works it appears that large sections of the barn collapsed. The Council considered that this resulted in the loss of the permission given that the extent of re-build would constitute the erection of a new dwelling and, when the owner continued with work at the site, they issued an enforcement notice. This was later withdrawn as it was served erroneously and a further planning application for a new dwelling (3/1999/0278) was thereafter refused.”*

8 The existing building (Beechwood Barn)

- 8.1 Beechwood Barn is, very evidently, predominantly a product of the conversion of the late 1990s, which appears to have been undertaken with minimal reference to the building’s historic agricultural origins. While the building footprint is

² <https://historicengland.org.uk/listing/the-list/list-entry/1362316>

thought to have been preserved, and walls are of exposed stone rubble throughout, and include areas of masonry surviving from the barn prior to conversion, dressings around openings are overwhelmingly of new, sawn stone, and the windows have uPVC frames.

- 8.2 Visually, the dwelling consists of two parts, and when viewed from the front, these comprise the slightly taller, right-hand part, with a very domestic façade, which includes central doorway, large void-to-solid ratio (for a barn conversion), and stone chimney stacks. A wide, open passage on the ground floor runs through the building, effectively forming a division between these parts, and the slightly lower, left-hand end. This latter retains some historic agricultural fabric in the north-west gable and to the rear outshut, but otherwise its outer walls appear entirely rebuilt. The tripartite entrance to the garage is entirely modern in construction and form, and the first floor windows above it are modern domestic openings.
- 8.3 These observations also apply in part to the rear, where the south-east end has a high density of modern openings, and the entrance to the through-passage is similarly modern in appearance. Beyond this, the outshut does appear to survive relatively unscathed by conversion or rebuilding, and retains its doorway with traditional stone dressings.
- 8.4 The interior of the dwelling is entirely modern in character and materials.

9 Statement of heritage significance

- 9.1 Beechwood Barn's origins as a traditional, agricultural barn are only evident in a few aspects of its exterior, principally in its overall form, size, and general construction, and in the elements which have survived the 20th century conversion, which appear to be the gables and the rear outshut (the current "barn" on the proposal drawings). Weighing against these aspects, and detracting from the barn's appearance as a former traditional agricultural building, are the large number of domestic windows and doorways with modern dressings, the unusual through-passage (not a traditional feature of agricultural buildings locally), and the modern tripartite garage front.
- 9.2 The significance of the farmhouse Great Dudlands is largely confined to the building itself, which appears to survive as an 18th century farmhouse, with a good number of individual features externally (nothing is published regarding its interior). The farmhouse has been extended to the south-east by a modern car port, and also has a further, stone-built, single-storey, modern extension to the south, which creates an L-shaped plan without historical precedent at the site.

This extension provides a clear visual barrier between the south-east front of the farmhouse, and Beechwood Barn.

- 9.3 The form of the extended farmhouse, and the substantial property boundary between the two, create a very clear physical separation between the farmhouse and Beechwood Barn, so that there is very little intervisibility between them, and their historical association is largely obscured. While the barn would at one time have served the farmhouse and the two would have functioned together as an economic unit, the two properties now appear as distinct entities of equal status, each with its own access, grounds and setting. There is some group value adhering to the site, but this is degraded, and should not prove an obstacle to minor works at the barn.
- 9.4 As a consequence of late 20th century change, the special interest of the listed building has become very much confined to the farmhouse itself, and while it is accepted at the present time that Beechwood Barn does form part of its curtilage, the contribution which the latter makes to the site as a whole is minor, and mainly confined to its overall form and scale, and as a former agricultural building juxtaposed with the nearby farmhouse (ie they have group value). Only a few structural components within the converted barn are demonstrably of historic fabric, namely the north-west gable and rear outshut, and the south-east gable.

10 Assessment of impact

- 10.1 Overall, given the extent and character of recent conversion work, and the lack of intervisibility, it is considered that the proposals **would not harm** the significance of the designated heritage asset (ie the special interest either of the listed farmhouse, nor of Beechwood Barn as a curtilage structure)³. The individual proposals are assessed below. In all cases however, these are contingent upon further details being provided, to ensure that frames and glazing will be appropriately sympathetic to adjoining stonework and the overall appearance of the building.

³ Historic England advice, concerning curtilage structures: “*Listed building consent is only required if works affect the special interest in the relevant structure. It may be unclear whether a structure is*

Proposal	Impact
Insertion of glazing across the front of the existing open passage	No negative impact, as the existing opening is modern
Amalgamation of two garage doorways to one, front elevation	No negative impact, as the existing arrangement is entirely modern
New floor to ceiling window to the front elevation of the lounge	Very minor negative impact. Replaces two existing modern windows, with accompanying slight loss of stonework
Single storey extension to the rear elevation	No negative impact, as the existing wide opening is modern. The predominantly glazed construction would contrast with and permit views of the existing stone building
Conversion of existing "barn" to family room, with new window to its south-east elevation	No negative impact. The existing external door surround could be re-sited to stand within the new glazed extension. The internal space is of modern character.

11 Conclusion

- 11.1 In conclusion, it is recommended that the proposals include the re-siting of the existing door surround within the proposals for the rear outshut, and submission of satisfactory details regarding frames and glazing. The proposals would then have an acceptable level of impact on the historic environment, both within the terms of Section 16 of the NPPF, and local planning policies.

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photographs below

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protected, but it may be clear it holds no special interest even if it is."
<https://historicengland.org.uk/advice/hpg/has/listed-buildings>



Photo 1: Front elevation. Obvious domestic character, with no historic openings.



Photo 2: Detail of garage doorways to be amalgamated.



Photo 3: Detail of front opening to passage, proposed for new window.



Photo 4: Front elevation with windows (lower right) proposed for replacement by single, floor to ceiling window.



Photo 5: Rear elevation. Some historic fabric evident, but all visible openings are modern.



Photo 6: Rear, showing site of proposed extension.



Photo 7: Rear outshot. New window proposed at left. It is recommended that the existing door surround be re-used, for the new opening proposed further left.



Photo 8: View across rear garden towards Great Dudlands Farmhouse. Note modern farmhouse extension in foreground.