

HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION

AT

HOUGHER FALL,

OLD CLITHEROE ROAD

DUTTON

PRESTON

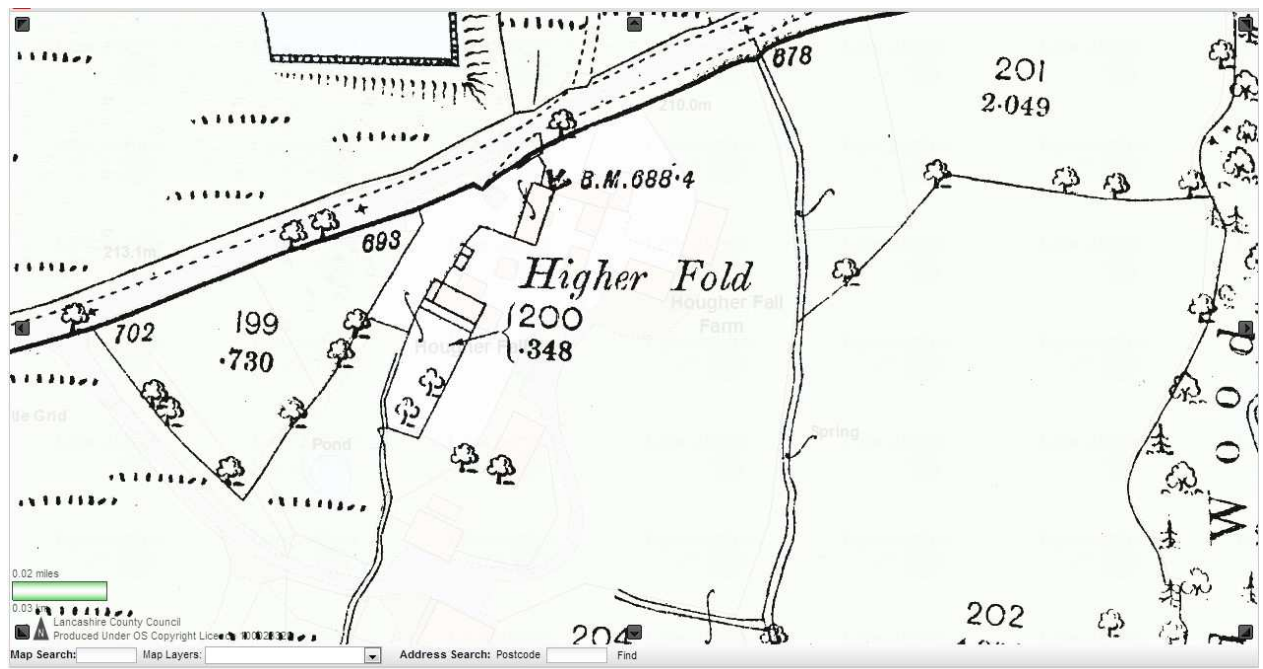
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INTRODUCTION

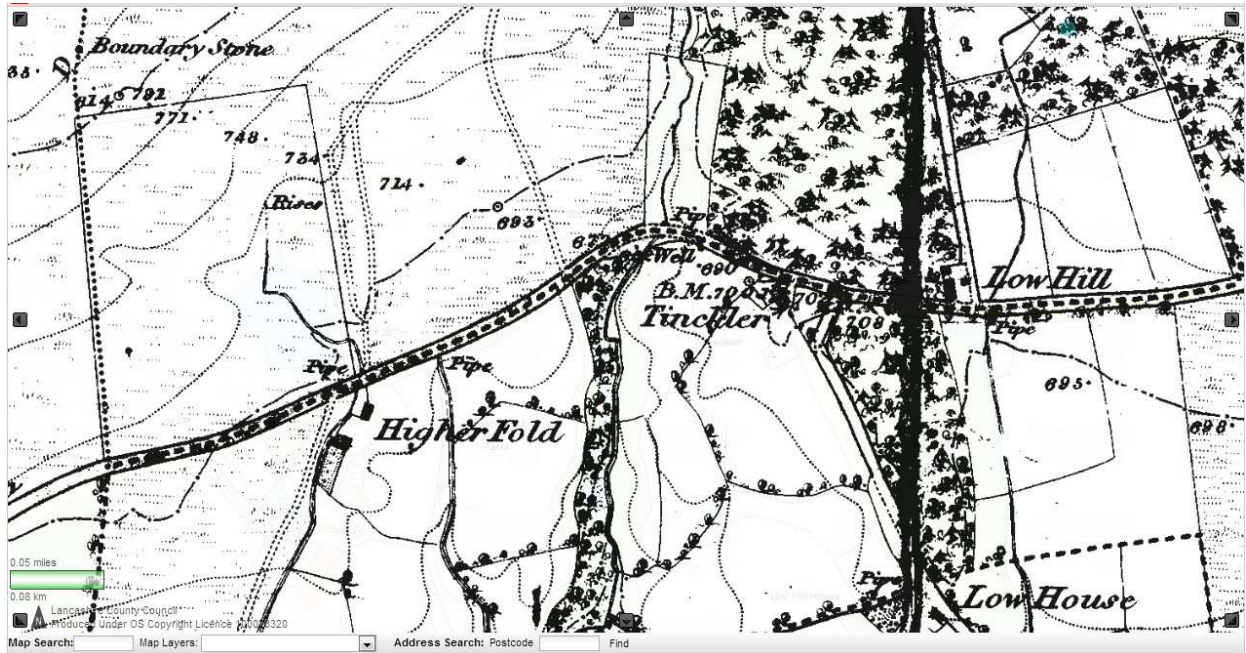
This document is in support of the planning application at Hougher Fall, to demolish a single storey garage and replace with a 2 storey garage. The existing garage is located next to a barn whose internal cruck structure is listed. (list entry 1404130) The barn belongs to the neighbouring property, Hougher Fall Farm, but the external west wall is a boundary to Hougher Fall. The garage is to west of the cruck barn, as shown in the List Entry location plan.

SITE HISTORY

Hougher Fall and Hougher Fall Farm were known previously as Higher Fold in 1847 and was part of the formerly extensive Dutton Estate; which was sold off in 1947.



Extract taken from Lancashire County Council, Mario. OS First Edition 1:2500. First Edition surveyed 1884 – 92 (published 1881-1894)



Extract taken from Lancashire County Council, Mario.
 OS Map, First Edition 1:10000
 First surveyed 1844- 1850. (published 1847-1853)

In 1947 the property was split into separate ownerships, Hougher Fall and Hougher Fall Farm. The listed cruck barn (list entry number 1404130) became part of Hougher Fall Farm.

The farmhouse (Hougher Fall) was extended and renovated in 1995-97 and is not listed. The garage was added in the 20th century when the property was divided into separate ownership.

The listed entry, attached with the planning application, gives a more detailed account of the structure of the cruck barn. The cruck barn at Hougher Fall Farm is designated at Grade 2 for the following reasons as stated in the List Entry:

“The barn dates to between the late medieval and the late 17th century, a period in which any buildings that retain a significant proportion of their original material are listed. The survival of the internal crucks and other timbers within the building is unusual and of special interest. “

The outer walls are later replacement, it is only the internal structure of the barn that is of interest.

The barn was identified to be listed as a result of planning application 3/2011/0448; Proposed conversion of existing barn and outbuildings into 2no. dwellings including new detached double garage and a new vehicular/pedestrian access. This was

withdrawn but there has been subsequent planning applications submitted by Hougher Fall Farm regarding the listed barn

Application 3/2016/0581

Discharge of Condition(s) 5 (windows and doors), 7 (landscaping), 8 (glass encasement), and 9 (proposed openings) of planning permission 3/2014/0201.

Application 3/2014/0200

Proposed conversion of existing barn and outbuildings into 2no. dwellings including new detached double garage and a new vehicular/pedestrian access. Resubmission of planning application 3/2011/0448

Application 3/2014/0201

Proposed conversion of existing barn and outbuildings into 2no. dwellings including new detached double garage and a new vehicular/pedestrian access.

Application 3/2013/0673

Proposed demolition of existing garage to be replaced with an annex ancillary to the main dwelling.

All of these applications have been approved. So in summary the cruck barn has been granted planning approval to convert into a residential property, planning application 3/2014/0201, therefore the barn is no longer used for agricultural purposes.

The Building record document attached to planning application 3/2014/200 and the Heritage statement with planning application 3/2013/0673 give more detailed historic accounts of cruck barns. But the consensus is that the only significant part of the listed building is the internal wooden structure of the barn. Any of the surrounding buildings are not significant to the listed status. The proposed garage replacement should have no impact on the internal listed structure.

In 2011 RVBC was consulted on the replacement of the garage at Hougher Fall. The initial thoughts were there would be no issues, but after the barn was initially listed in 2011, RVBC thought the new structure could possibly dominate the barn and would not fit with the agricultural usage. Subsequently,

- Planning has been approved for the barn to change from agricultural to residential use, as stated above.
- The internal cruck barn structure has been identified as being the item of interest in the listed property and the external buildings and walls of the barn are of no real significance.

- The Historic Environment Plan has been updated since 2011.
- The proposed garage footprint is less than the initially thoughts discussed with the planning officer. The proposed height of the garage is less than the height of the barn (6638mm)

Application

The application seeks to demolish the existing single storey timber garage and erect a two storey timber garage. The current garage is in a state of disrepair and requires more than 2/3 of the building to be renovated and therefore must be admitted for planning approval. The proposed garage plan footprint is increasing from 550 cm² to 600cm². The first storey addition has been included to create a space for extra storage and a workshop for private use. The foundation will be a concrete raft so no footings will be required.

The existing garage asbestos roof tiles are now in a position that could cause some harm if the building collapses, due to the state of the garage walls, and some of the tiles have become loose.



Example of garage disrepair

Site and Surroundings

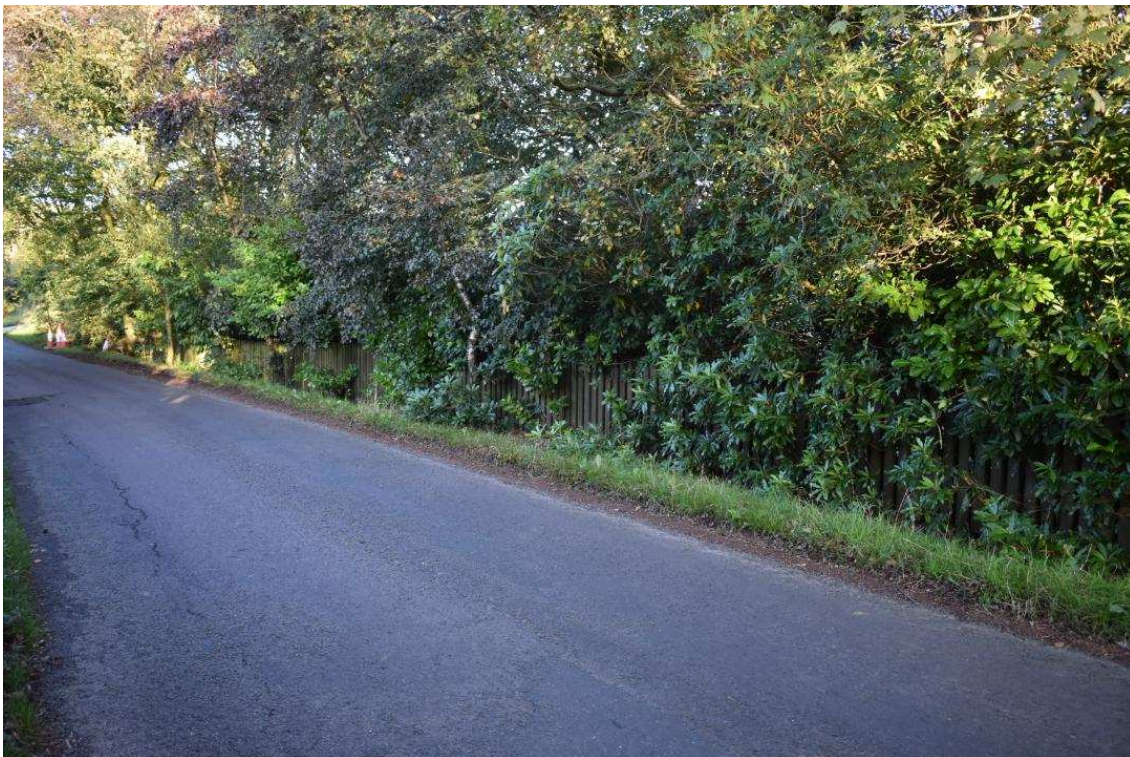
Dutton is a small hamlet village in undulating lowland farmland beside Longridge, Ribchester and Clitheroe. The area is within the Forest of Bowland Area of Outstanding Natural Beauty. Dutton is the nearest settlement to Hougher Fall Farm. The village is a mix of old and new developments, many listed, especially in the nearby village of Ribchester.

Hougher Fall Farm is accessed from Old Clitheroe Road. From the B6243 Longridge to Hurst Green road.

The garage is in a lower elevated position from Old Clitheroe Road and is only visible to the public from the drive way. As shown by the images below



View from driveway into Hougher Fall



Side view of garage from roadside



Back view of garage from roadside

The proposed/current garage is to the west of the listed cruck barn, whilst access to the barn is from the east side, via Hougher Fall Farm. The garage is not clearly visible via the barn access.

IMPACT ON THE AONB.

The proposal will not have any impact on the AONB as it is replacing an existing building with one of only a slightly larger footprint. Even though the proposed garage is a two storey building it will not be easily visible from the roadside as shown by the above images and being located in a lower elevated position from Old Clitheroe Road. The tree survey, attached to the planning application, also confirms the vegetation provides screening from the road. The materials used will be sympathetic to the area therefore the landscape and character of the AONB will be protected and conserved. There are no plans to cut down any of the existing hedges and trees.

JUSTIFICATION

The current garage has no significance to the listed cruck barn structure and conservation of said structure.

The proposed garage has no detriment to the siting of the listed building and the buildings surrounding the cruck barn do not have any historical merit. However by replacing the current dilapidated garage on the footprint of the existing timber garage we will ensure that the appearance of buildings around the cruck barn remain in good repair. The proposal is considered to create an attractive garage within an existing residential environment that will integrate seamlessly into its surroundings whilst being sympathetic at all times to the historical importance of the listed building.