

Heritage Statement

in connection with

**Proposed conversion of a former barn, piggery and shippon
at Town Farm, Pendleton**

Prepared by

C.J.O'Flaherty MRICS, MSc

February 2020

Contents

1 INTRODUCTION 3

2 GENERAL DESCRIPTION 5

3 HERITAGE APPRAISAL.....14

4 ANALYSIS OF THE PROPOSALS.....18

5 SUMMARY & CONCLUSION26

1 INTRODUCTION

Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess the potential impact of proposals to convert buildings at Town Farm, Pendleton upon the heritage significances of the grade II listed farmhouse and the Pendleton Conservation Area.
- 1.2 The aim of the heritage statement is to explore the various heritage values/interests and heritage significances related to the proposals site in its spatial context, plus consideration of how the development proposals might impact upon the significances of nearby heritage assets, most specifically the house, as derived from the contribution the setting of the house makes to its significance.
- 1.3 The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
 - Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
 - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
 - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
 - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
 - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.4 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2019). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
 - GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
 - GPA3 - Setting and Views

- Historic England Advice Notes (HEAN) 1-12

The Author

1.5 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.6 Inspections of the site were carried out in January 2020 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.7 In terms the site's potential for buried archaeology a desk-based assessment has not been conducted beyond scrutiny of Ordnance Survey mapping.

2 GENERAL DESCRIPTION

Location

2.1 Town Farm is situated towards the eastern end of Pendleton and on the northern side of Pendleton Brook. A location pan is given in figure 1.



Figure 1) Site location

Outline Description & Historical Background

2.2 The proposals site comprises a former farmstead of buildings including a detached house, a former combination barn, a piggery and a modern shippon. These are accessed via a driveway from the west. The site frontage to the road (south) has a substantial stone boundary wall with grade II listed gate piers serving an entry pathway leading to the main house entrance. There is an open field flanking the western boundary and further fields to the north. The road lies to the south. The layout of the site is shown in figure 2.

2.3 The various buildings on the site are built of local sandstone with slated gabled roofs, the exception being the modern shippon to the north. The house, which has a double-pile rectangular plan, has simple neo-classical styling with a symmetrical ashlar-faced main façade, with central entrance door enriched by flanking Tuscan pilasters, a broken fluted entablature and semi-circular fanlight. There are upright sash windows to the front and rear and a tall stair window also to the rear.

- 2.4 The combination barn is rectangular in plan with ground and loft levels, four bays in length. It has random rubble walls with a slated gabled roof. There is a tall cart entry door to the yard-facing western elevation, three shippon doors (serving feed and drain passages and typical of the 'Lancashire barn' typology) to the northern gable, an inserted door to the southern gable, inserted windows to the east and brick extension to the west. Inside, the building has a shippon with loft above to the north, an inserted free standing playroom enclosure centrally and lofts above. The roof has king post trusses with butted purlins. The building exhibits strong evidence of having been enlarged and raised in height in the past, which was not untypical for combination barns in the C19th in order to raise loft levels above shippons thereby improving daylighting and ventilation for cattle. The piggery is a small rectangular two storey stone building with slated roof, ground floor enclosure and upper loft. It has an adjoined enclosed fold area with surrounding stone wall.
- 2.5 Photographs of the site are shown later in figures 3-10.
- 2.6 The listing description dates the farmhouse as late C18th. This date ties in with architectural features of the building, including the neo-classical styling and double-pile plan. Map evidence (figure 11) shows that the barn to the north side of the house was not built until the second half of the C19th. Prior to this, the map of 1848 (figure 11) depicts Town Farm as 'Pendleton House' with the main house and another adjacent building to the north west of irregular plan. This adjacent building, the purpose of which is unclear but it was possibly an older barn or barn and cottage combination, was partially demolished by 1895 with a retained element, that closest to the house, remaining in-situ until at least until the 1960s (see figure 12). Mapping shows that the piggery was built c.1900 and various other structures, possibly temporary sheds, are shown on the site by the 1960s, however by this time the shippon now present to the north had yet to be built.
- 2.7 Between the 1960s and present day various ancillary buildings have been removed including the remaining part of the older building west of the house. The date at which Pendleton House became known as Town Farm (a name possibly derived from 'Town End' to the south) is unclear, and the site is no longer used for farming. Proposals are therefore being put forward to convert the redundant barn, piggery and modern shippon, as described later in section 4.



Figure 2) Site layout



Figure 3) Entrance drive from the road



Figure 4) Main southern frontage of the house with listed gate piers



Figure 5) The western gable of the house (right) and barn (left)



Figure 6) The rear of the house with stair window



Figure 7) The barn with altered southern gable (inserted door)



Figure 8) The northern gable of the barn with three door shippon entry



Figure 9) Inserted loft floor over shippon in main barn with steel posts



Figure 10) Kingpost roof truss with butted purlins in main barn



Figure 11) Piggery with upper loft

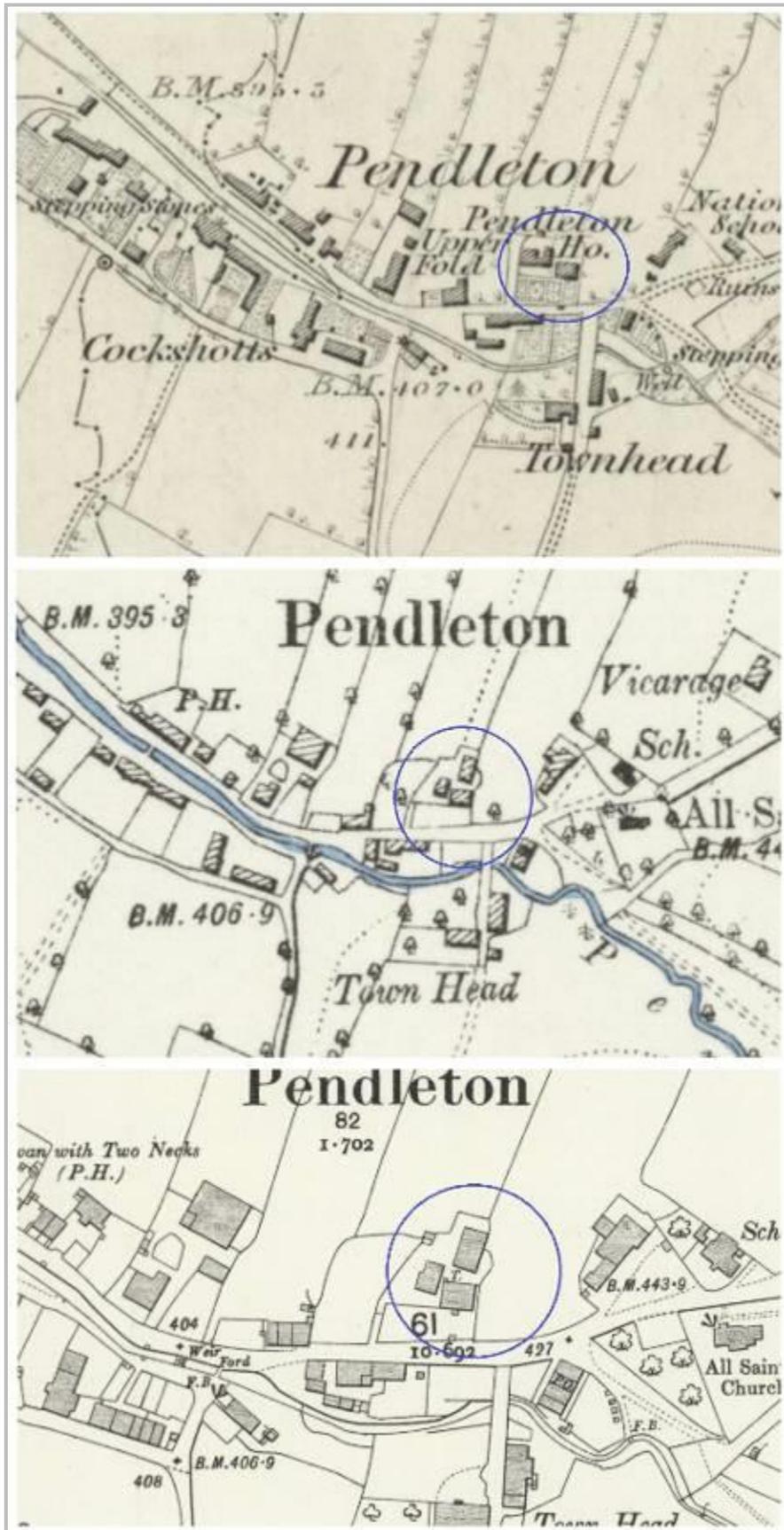


Figure 12) OS maps from 1848, 1895 and 1910 showing development of the site

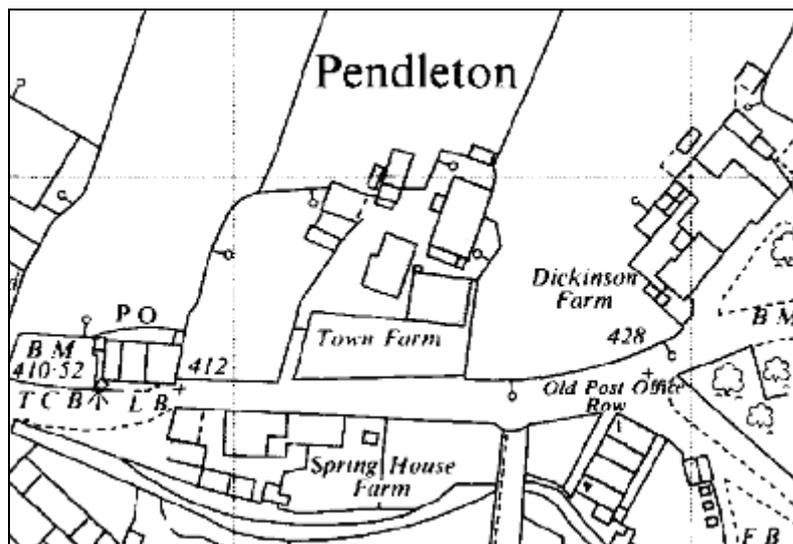


Figure 13) 1960s OS showing building west of the house and various other structures

Heritage Asset Designations

2.8 The farmhouse at Town Farm is grade II listed, likewise the gate piers to the south. Owing to its historic relationship and close proximity to the listed building, the combination barn may be deemed curtilage listed, likewise the piggery. The listing description for the house given below.

2.9 *11/123 Town Farmhouse 13.2.1967 GV II*

House, late C18th. Sandstone ashlar with slate roof. Double-pile plan with gable chimneys. A symmetrical composition of 2 storeys and 3 bays having outer pilaster strips, a string course, and a bracketed cornice. The windows are sashed, with plain ashlar reveals except for the central one on the 1st floor, which has an architrave. The doorway has Tuscan pilasters, a broken fluted entablature, and a semi-circular fanlight with radiating glazing bars under an open pediment. The gables have copings with kneelers.

2.10 Town Farm lies within the Pendleton Conservation Area. A Conservation Area Appraisal (the Conservation Studio 2005) is available on the RVBC website which gives a summary of special interest and significance. This will be referred to later.

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)^{iii,iv} and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2019), given in extract below:
- 3.2 *"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals, with specific interest in the avoidance of harm.

Heritage Interests

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008^v.

Archaeological Interest

- 3.5 Historic England (2019) suggests that *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*
- 3.6 Historic mapping shows various previous buildings on the site, the large building immediately west of the house, part of which remained until the later C20th, being the most interesting of these since it predates 1848. Here some buried archaeology of interest may exist. Otherwise, the barn and piggery retain a degree of archaeological interest linked to their farming use. Given that the buildings are quite typical (and altered) examples of later C19th farm buildings their archaeological interest is generally low.

3.7 As mentioned previously, a full desk-based assessment of archaeological potential has not been conducted in the preparation of this heritage statement.

Historical Interest

3.8 Historic England (2019) suggests this to be - *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity"*.

3.9 The house retains notable illustrative historic interest through the manner in which it portrays the lifestyles of some of Pendleton's more wealthy occupants from the C19th. Census returns show that Pendleton throughout this period was mainly populated by handloom weavers, agricultural labourers and craft and tradesman, therefore Pendleton House (as it was previously known) was doubtless a dwelling of notable prestige within the village.

3.10 The barn and piggery retain illustrative historic interest through the manner in which they depict farming practises and lifestyles from the later C19th and early C20th. This interest is relatively low as the buildings are typical and lacking in rarity, there being many such farm buildings and farmsteads across the country.

3.11 As features of the listed building's setting, the barn and piggery do not add historical interest and are generally experienced as incidental additions to the site, which arrived long after the house was built. As a whole though, the farm makes a positive contribution to historical interests of the Conservation Area, particularly the history of farming in the village.

Architectural and Artistic Interest

3.12 Historic England (2019) suggests that: *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*

3.13 Without doubt the elegant classical façade of the house presents the farmstead's most interesting and impressive feature of architectural interest, illustrating the status of the dwelling and presenting a prominent contrast to many of the simpler vernacular buildings of the village. The sides and rear of the house are also well composed and include further

architectural features, most notably the tall stair window and upright sashes. The composition of the rear has, however, been slightly undermined by the insertion of a small window top right and views of the rear are impeded by the adjacent barn.

3.14 The juxtaposition of house and barn is both notable and peculiar. The barn impedes views of the house and the close proximity of the two buildings suggests that whoever built the barn had little interest in the architectural grandeur of the dwelling. Herein the architectural interest of the house is diminished by the barn, most specifically in the context of setting.

3.15 The barn has its own simple character which, although being positioned too close to the house, does at least share a material harmony through the use of local stone (possibly stone reclaimed when the former western building was part demolished?). The building also retains features, notably the cart entry and three door shippon arrangement to the north, which enable clear interpretation of its original use. Herein the architectural interest of the building relates to its materiality and its functional composition. The piggery likewise shares these traits, but owing to its scale it lacks the visual impact of the barn and house.

Statement of Significance

3.16 Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation, in light of the proposals for change. In this context, a statement of significance is given below.

3.17 An appraisal of heritage interests has been conducted to explore the significances of the site and the contribution the various buildings make to one another. Most importantly in this instance, the possible contribution the barn and piggery make to the heritage interest of the house and conservation area have been explored. The overall findings of the appraisal are that the house possesses the greatest architectural and historical interest, with primary views of the neo-classical main façade from the south, where the listed gate piers make a very notable contribution, being of most significance (externally). The sides and rear of the house retain period features of lesser significance, and views of the house at the rear are compromised by the nearby barn which was built in an unusually close position in the later C19th. Herein the barn undermines the significance of the listed house as a feature of the house's setting. Otherwise the primary and most notable significances associated with the site relate specifically to the listed house and gate piers.

3.18 The barn possesses comparatively minimal architectural and historic interest, being a very typical later C19th farm building which was built for the combined functions of cow

housing and hay storage. Features such as the large cart entry and three shippon doors to the north are notable characteristics of the building, being typical of the Lancashire barn typology, and the material qualities and simple massing of the building are also worthy of note.

3.19 The piggery is a simple building built c.1900, which has some historic interest relating to its function, and some architectural interest relating to its complimentary use of local tradition materials. Both it and the barn make a positive contribution to the architectural and historic interest of the conservation area.

3.20 In terms of a focus for conservation of significance as it relates to listed house and adjacent farm buildings, the following priorities are suggested:

- Conserve primary views of the main house façade and gate piers from the south
- Conserve the exterior features of the house and avoid any new development that would inhibit or dominate views of the building
- Conserve the simple form of the barn and exterior features such as the cart entry and shippon doors to the north
- Conserve the overall appearance of the piggery
- Conserve the simple non-domestic character of the site

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2019). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

- 4.3 The proposals involve conversion of the barn to a dwelling, conversion of the modern shippon to a dwelling and the repair/renovation of the piggery to form ancillary utility space. The land surrounding the buildings will be reconfigured to provide access and parking space with some simple enclosures forming garden areas. A new access drive will be formed linked to the existing drive at the west side of the farmstead.
- 4.4 The scheme has been designed with reference to the significances of the site and the conservation priorities set out earlier in section 3. With specific reference to the various buildings and spaces, the manner in which conservation has been achieved is described below:
- The barn conversion – the main aim in this regard, mindful that the original function of the building is now longer viable, is to conserve the overall agricultural character of the building and avoid the formation of too many new openings. Accordingly, the main cart entry door and three door shippon arrangement have been retained and used as windows and doors, and only a limited number of new openings (four in total), necessary for daylight inside the building, have been inserted, plus conservation style rooflights serving the upper floor and narrow glazed inserts within existing breather vents. In addition, an unattractive brick addition to the front has been removed to the left of the cart entry. The overall visual impact externally is very subtle, with the agricultural character sustained and the original function of the building remaining readily interpretable. Inside the building has been divided into various rooms, retaining a tall double height space open to the roof in the central portion with loft level rooms and exposed trusses either side. The interior conversion will inevitably remove some

evidence of original use, but the exposed trusses and full height entry space will conserve a sense of the building former composition. Herein the design of the scheme adheres to guidance provided by Historic England in its publication 'Adapting Traditional Farm Buildings' (2017), which in essence prioritises the retention of original farming character.

- The piggery – this has been essentially retained in its current form except for external repair and sufficient internal improvements to make the space dry and habitable. The building will thus retain its extant character.
- The modern shippon – whereas this building stands some distance from the house and has no real bearing on the views of the house, it is a visible modern feature of the conservation area. The conversion has been designed to retain the simple character of the building and to avoid too many changes that could assert a domestic character. As such, the converted building retains the appearance of a modern farm building rather than a house, with new exterior cladding that visually enhances the appearance of the building and site.
- The outside land/spaces – care has been taken not to overly develop the outside spaces in a manner which would introduce a domestic appearance. New hedgerow planting has been chosen to soften the appearance of property boundaries and gravelled hardstanding (drives and carparking) retain a simple rural character. The most important feature of the site, the setting of the house, remains unchanged to the front, with a new hedge and paved area at the rear complimenting the dwelling.
- The house – aside from minor changes to the exterior space between the house and barn and access drive, no changes are proposed for the house. This means the primary source of heritage significance remains unaltered, whilst the setting of the building towards the north (the farmstead) undergoes only subtle complimentary changes.

4.5 Illustrative drawings of the scheme are shown below.

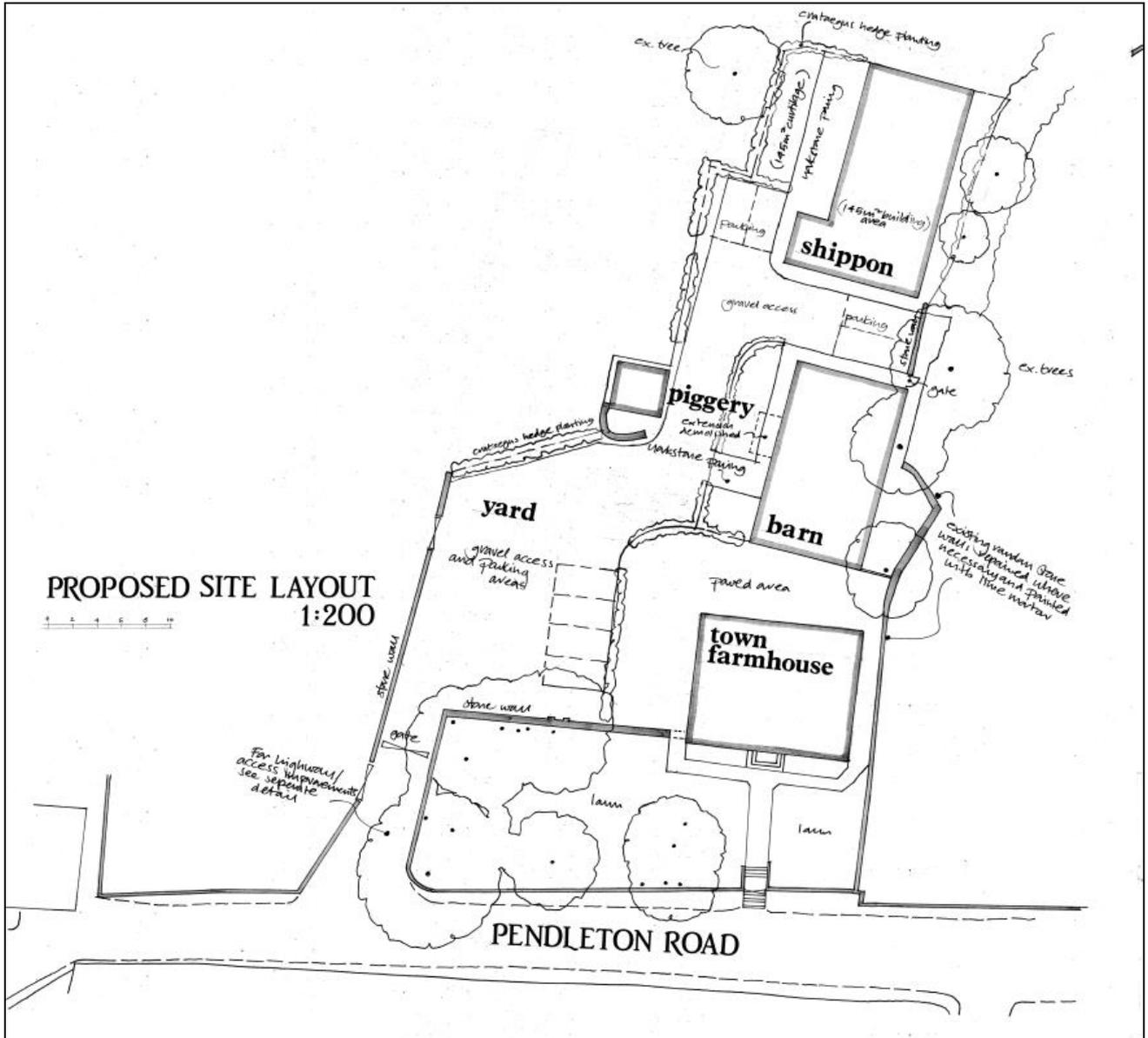


Figure 14) Site layout

Analysis of the Proposals: National Planning Policy Framework

4.6 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2019) considers heritage planning and identifies the following key drivers in the decision making process:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.7 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 193

4.8 Paragraph 193 of the NPPF states:

“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.”

4.9 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

NPPF Paragraph 195

4.10 Paragraph 195 of the NPPF states:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

4.11 Paragraph 195 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, as the proposals have no direct physical impact on the listed building and the proposals involve sensitive conversion of curtilage listed structures, there would appear no reasonable or appreciable risk of substantial harm or total loss of significance.

NPPF Paragraph 196

4.12 Paragraph 196 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

4.13 The potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 196 of the NPPF, could theoretically arise in this case should the proposals have a direct harmful impact on the significance of the listed building and/or the conservation area. The risk in the context of the listed building relates to changes that could alter the setting of the house in a manner that could harm significance. The risk in the context of the conservation area relates to visual changes that would fail to preserve the special architectural and historic interests of the conservation area.

4.14 With regards to the impact on the house, there is a subtle visual change to the spatial setting of the building through the conversion of the nearby farm buildings, however the change imparts no harm.

4.15 As established in section 3 earlier, the farm buildings present the historical context of the listed building in a functional sense, but do not provide a notable visual enhancement in an architectural sense, partly because of the close proximity of the barn to the house. In this regard it is very clear that the architectural qualities of the neo-classical house would have been better conserved had the later C19th barn been built much further away.

4.16 Because the visual changes to the barn are subtle, particularly to those parts closest to the house, there would appear no demonstrable risk of harm, and any concerns relating to

potential harm can be adequately mitigated by securing a new and sustainable use for the redundant farm building. This is equally true for the piggery, albeit it is acknowledged changes to this building will be barely visible from the exterior. Owing to its position, the modern shippon presents much less of a risk, and the enhanced agricultural character of the building following conversion will ensure no risk of harm accrues.

4.17 In ideal circumstances the significances of the barn and piggery would be ensured by avoiding the changes brought about by conversion. However, since these buildings are now redundant and given that redundancy brings the notable risk of deterioration, it is now accepted practise to secure conservation through adaptation to a sustainable long term use. Adaptation is therefore advocated and supported by policy and as such it is viewed as beneficial rather than harmful, with the precursor that the process of adaptation does not result in major physical changes which could otherwise threaten architectural interest. In this case, since the proposed changes are subtle and sympathetic, the potential harm to historic interest brought about by a change of use is adequately mitigated by the sensitive nature of the change and the viable functional future the proposals bring to the site. As a result, no harm to the heritage significances of the listed building or the conservation area should accrue.

NPPF Paragraph 197

4.18 Paragraph 197 of the NPPF states:

“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.”

4.19 The barn and piggery could be dealt with as non-designated heritage assets. As such the proposed conversion of the buildings would be a material consideration of the planning process. As already discussed, the proposals bring about a change of use in a sensitive and low key manner, and through securing a viable new use the overall impact on significance is neutral.

Analysis of the Proposals: Local Heritage Planning Policy

4.20 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement explores the impact upon heritage significance of the proposed conversion of buildings at Town Farm, Pendleton. The Farm lies within the Pendleton Conservation Area and includes a grade II listed farmhouse with separately listed gate piers.
- 5.2 The overall findings of the statement are that the conversion of redundant former buildings at Town Farm secures a viable future for buildings, which otherwise make a marginal contribution to the significances of the conservation area and listed building. The subtle and sympathetic conversions will be done in a manner which preserves the special interests of the conservation area and the listed building. The scheme has been well designed to respect heritage significance and should secure a visually harmonious and complimentary future for the former farmstead of buildings. In this context, the scheme should bring about some long term enhancement, particularly to the conservation, and no net risk of harm to significance accrues.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{iv} Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

^v Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008