

# HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION

AT

HOUGHER FALL,

OLD CLITHEROE ROAD

DUTTON

PRESTON

PR3 2YU

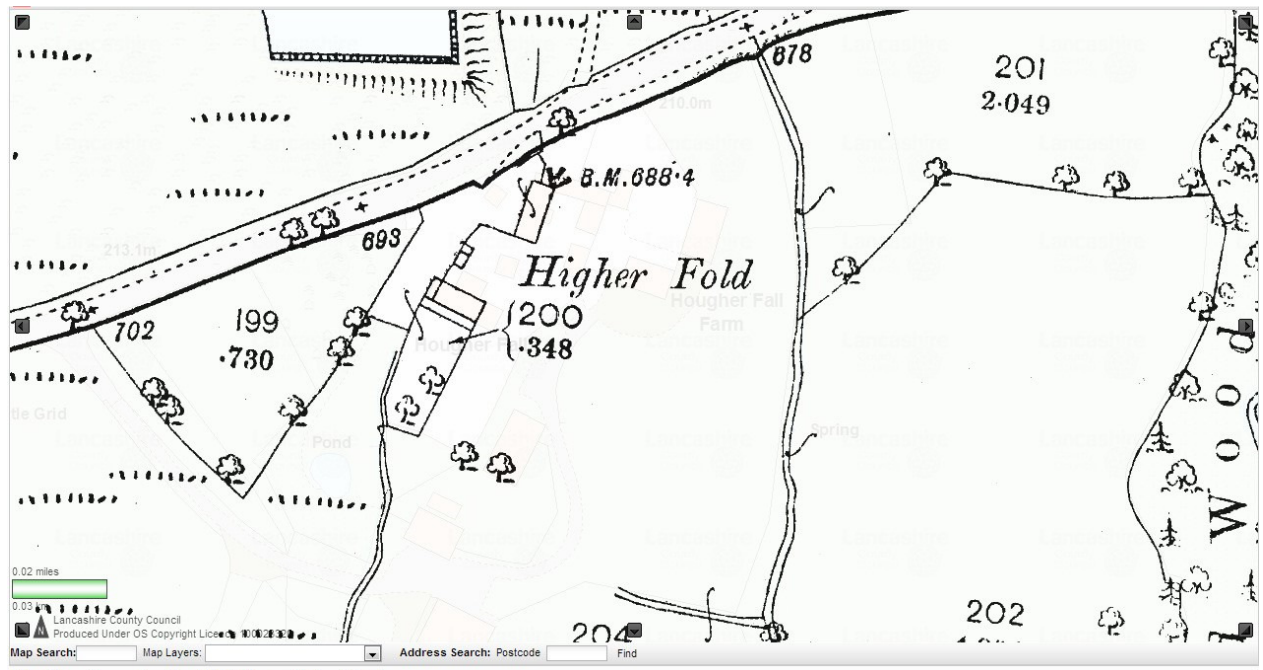
REVISION A

## INTRODUCTION

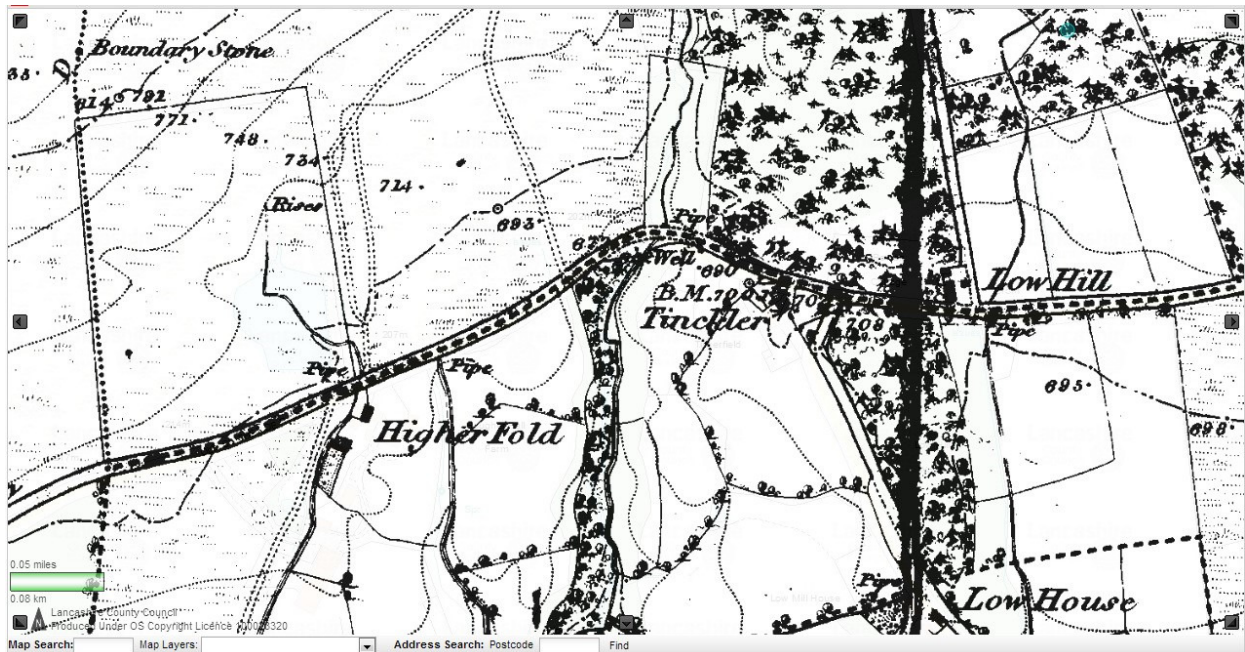
This document is in support of the planning application at Hougher Fall, to demolish a single storey garage and replace with a new storey garage and workshop. The existing garage is located next to a barn whose internal cruck structure is listed (list entry 1404130). The barn belongs to the neighbouring property, Hougher Fall Farm, and 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 20<sup>th</sup> century when the property was divided into separate ownership.

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 This was withdrawn but there has been subsequent planning applications submitted by Hougher Fall Farm regarding the listed barn: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 3/2013/0673**

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

### **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 3/2016/0581**

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

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) and 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 none of the surrounding buildings are of significance to the listed status.

The proposed replacement garage has been revised to accommodate the same footprint as existing and the new materials will be an improvement of the deteriorating existing cladding and roof.

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 Historic Environment Plan has been updated since 2011.
- The proposed garage footprint is less than the initial proposals discussed with the planning officer.

## Application

The application seeks to demolish the existing single storey timber garage and erect a new single storey timber garage with workshop. 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 as existing.

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

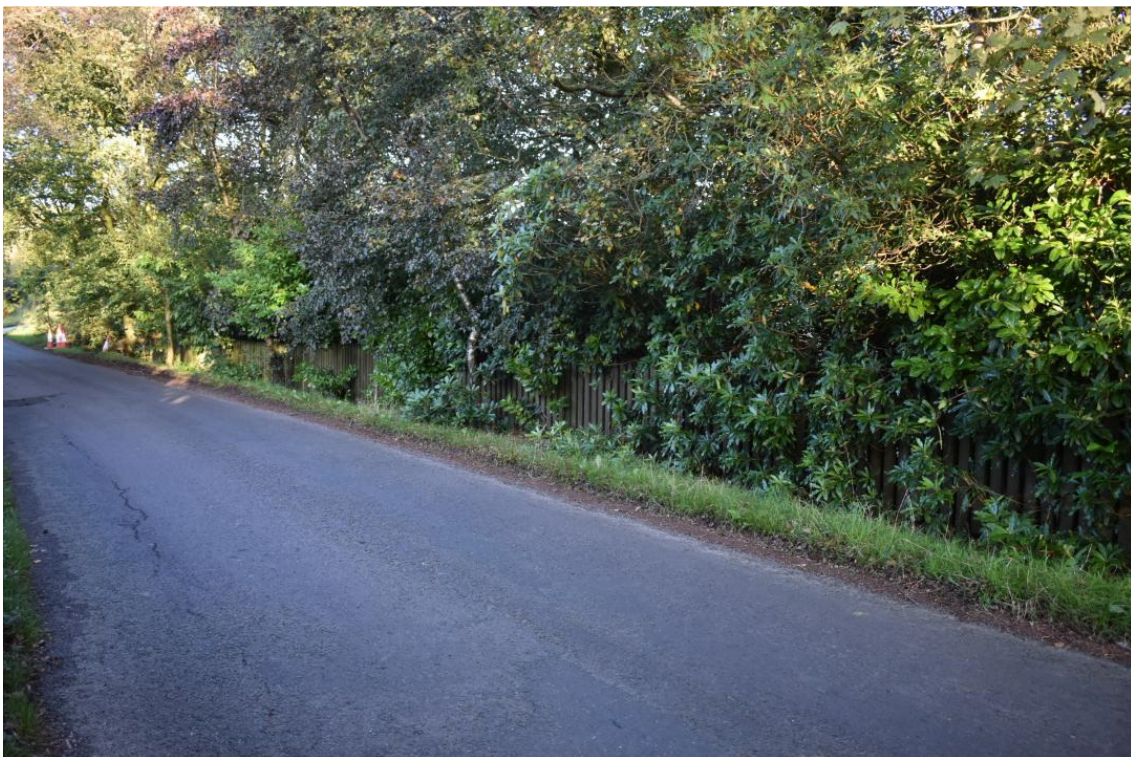
## Site and Surroundings

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 the same size. The materials used will be sympathetic to the area with the landscape and character of the AONB being 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 does not have any historical merit and by replacing the current dilapidated garage we can help to ensure that the appearance of buildings around the cruck barn remain in good repair. The proposal is considered to create an attractive garage which will integrate seamlessly into its surroundings whilst being sympathetic at all times to the historical importance of the listed building.