



**Planning and Heritage Statement
For a Listed Building Consent Application
September 2020**

**Yew Tree Farmhouse
Ribchester
PR3 3YD**

YEW TREE FARMHOUSE, RIBCHESTER
PLANNING AND HERITAGE STATEMENT

CONTENTS	PAGE
1.0 INTRODUCTION	Page 1
2.0 LOCATION, HER CONSULTATION AND DESIGNATION	
Location	
HER Consultation	Page 2
Heritage Asset Designations	
3.0 THE PROPOSED DEVELOPMENT	Page 3
4.0 PLANNING POLICY	
National Planning Policy	
Local Planning Policy	Page 4
5.0 ASSESSING THE SITE'S SIGNIFICANCE	
Historic Value	
Evidential Value	
Communal Value	Page 6
Aesthetic Values	
6.0 HERITAGE IMPACTS	Page 10
7.0 SUMMARY	Page 11
Appendix	
Photobook	

1.0 INTRODUCTION

1.1 Jubb Clews Ltd has been instructed by Mr and Mrs Parry to prepare a heritage statement as part of an application for listed building consent for:

Repair of 8 No. traditional windows to the south elevation.

Replace the uPVC part of the rainwater disposal system with 3" painted cast iron downpipes.

1.2 The applicant proposes a development which requires listed building consent. The applicant has commissioned specialist advice from Jubb Clews Ltd. to assess the significance of the asset and the potential impact of the proposals¹.

1.3 The lead author is M A Hackling MSc, written under the supervision of K L Jubb FRICS (RICS Certified Historic Buildings Professional).

1.4 The methodology follows Historic England and RICS guidance^{2 3}.

1.5 The Parry Family is the building owner and commissioning client. This report is for use only for the purposes for which it has been commissioned. Copyright is the property of Jubb Clews Ltd. Source materials are credited in the footnotes.

¹ NPPF Para 189

² Historic England 2019. Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12, and Historic England 2016. Understanding Historic Buildings.

³ RICS Historic Building Conservation 2009. 1st ed. London. RICS.

2.0 LOCATION, HER CONSULTATION AND DESIGNATION

Location

- 2.1 OS Reference SD 63384 36853. Nearest registered postcode PR3 3YD.

Historic Environment Record Consultation

- 2.2 Previous planning applications for Yew Tree Farmhouse note the proximity of the Roman Road from Lancaster to Ribchester, Margary 704 (Lancashire Historic Environment Record PRN 26147), a non-designated heritage asset. The road is shown on the 1st Edition OC 1:10560 Map as 'visible earthwork', meaning there is potential for archaeological deposits close by.

Heritage Asset Designation

2.3 Yew Tree Farmhouse is listed grade II:

Name: Yew Tree Farmhouse⁴

List entry number: 1147480

Grade: II

Date first listed: 11th November 1966

Date of most recent amendment: 22nd November 1983

SD 63 NW RIBCHESTER PRESTON ROAD

7/146 Yew Tree Farmhouse (formerly listed 11.11.66 as Yew Tree Cottage)

II

House, late C17th, altered. Sandstone rubble, rendered at the front, with slate roof. 3-unit plan. 2 storeys. Windows double chamfered with mullions and hoods, the 1st floor hoods being made up with render. To the left of the porch are 2 3-light windows, with one of 3 lights to the right. On the 1st floor are 4 windows of 2 lights. The gabled porch is C19th with an outer chamfered door surround. The inner door is C17th with chamfered surround and 4-centred head, now partly cut back. The chimneys are on the gables and to the right of the door. The rear wall has modern windows with plain reveals. No C17th features visible inside.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal aims to maintain the building in its optimum viable use; as a family home. In order to achieve this, some repairs and alterations are required to ensure the property meets modern living standards.

Repairing corroded opening light painted metal windows. Replace modern float glass with insulated single-glazing to emulate drawn glass.

⁴ Statutory list description by DCMS

Replacing the uPVC rainwater downpipes with painted cast iron to improve the maintenance profile and aesthetics of the listed building.

- 3.2 The site comprises the main house, which is two storeys, built in sandstone and rendered to the south elevation. The roofs are weathered with natural slate on a timber frame. The windows are a mixture of timber-framed double-glazing in stone surrounds and fixed light single-glazing in stone surrounds, with 2 No. painted metal frame opening lights to the first floor. The building is constructed in four bays. The west bay is a modern 1980s extension. There is a small single-storey C19th porch to the south elevation.

4.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

- 4.1 The national planning policy is set within the National Planning Policy Framework (NPPF), which was issued in March 2012 and revised in 2018 (updated February 2019). Chapter 16 provides the policy for conserving and enhancing the historic environment.
- 4.2 Paragraphs 189 and 190 set out the national policy for proposals that affect designated heritage assets.

National Planning Practice Guidance (NPPG)

- 4.3 The NPPG sets out guidance⁵ for maintenance within the bounds of optimal viable use of heritage assets; *'Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.'*
- 4.4 The NPPG requires that harm to designated heritage assets be weighed against the public benefits of the proposal⁶. The clause states that works to a listed

⁵ National Planning Practice Guidance P.015, revised 23rd July 2019.

⁶ National Planning Practice Guidance P.020, revised 23rd July 2019.

private dwelling that secure its future as a designated heritage asset are considered to be of public value. Examples of such benefits include;

- *Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
- *Reducing or removing risk to a heritage asset.*
- *Securing optimum viable use of a heritage asset in support of its long-term conservation.*

Adopted Local Planning Policy

- 4.5 The Ribble Valley Core Strategy 2008 – 2028: A local plan for Ribble Valley was adopted in 2008.
- 4.6 Local policy EN5: Heritage Assets reiterates national guidance, stating that the best way of ensuring long-term viable use is to find a balance between economic viability and the impact on the asset's significance.
- 4.7 Local policy DME4: Protecting Heritage Assets states that the Council will make a presumption in favour of developments that protect and enhance heritage assets and their settings,

Maintenance and Repairs Policy

- 4.8 BS 7913:2013 provides guidance on the details of maintenance and repairs to heritage assets in terms of sustainability, stating that *'the most effective way of ensuring energy efficiency and sustainability is to keep historic buildings in good repair so that they last as long as possible, do not need replacement and do not suffer from avoidable decay that would require energy and carbon to rectify'*.
- 4.9 BS 7913 goes on to state that, where data indicates that conservation works are required, these should be implemented in a timely manner.

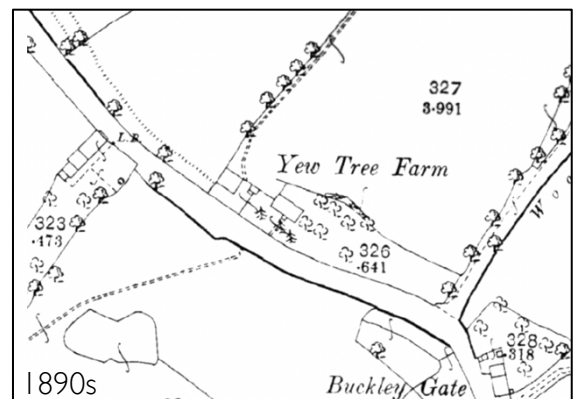
5.0 ASSESSING THE SITE'S SIGNIFICANCE

Historic Value

- 5.1 The historic value of the site is defined as the ways in which past people, events and aspects of life can be connected through a place to the present⁷. Although much of the building fabric is contemporary to the build date, there are identifiable additions and variations, which affect this building's intrinsic historic value. The materials, patterns of working and detailing in the historic fabric all have historic value, or significance and merit sensitive conservation.
- 5.2 The internal layout is much-altered from the original plan. There is evidence of the presence of a now removed external staircase to the north elevation (possibly indicating past agricultural use). The roof eaves line has been raised and the windows suggest reordering with a degree of 'forced symmetry' to the south elevation.
- 5.3 This provides the principle for the new work – to fit the new to old, respecting the existing work, and adapting new essential repairs and works to conserve and enhance it, upholding the building's historic value.

Evidential Value

- 5.4 Evidential value refers to how the physical remains, of buildings, or things on the site can tell us about the past⁸. In assessing significance, one has to consider whether there is evidence below-ground, too.

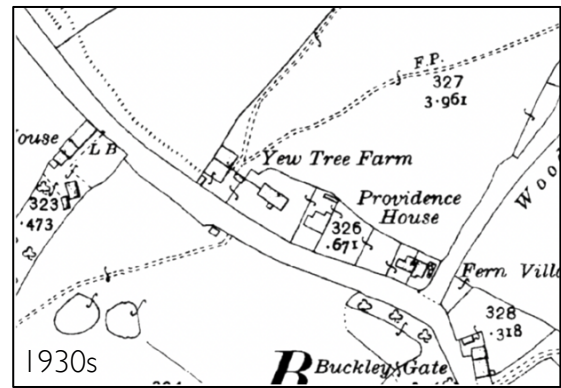
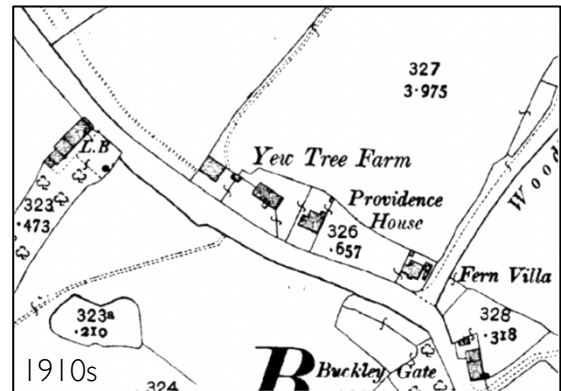


⁷ Historic England – Conservation Principles, Policies and Guidance, 2008.

⁸ *ibid*

5.5 Although the ground has been dug for drains and such, there is some possibility of below-ground archaeology on the site. There are no proposals for excavations as part of this application.

5.6 Yew Tree Farmhouse appears on the 1890s Ordnance Survey map. The dwelling's boundaries appear to be significantly larger than they are today, encompassing a large strip of land to the east. By the 1910 Ordnance Survey, the land to the east has been developed and Providence House built. The building's plan form remains unchanged throughout the historic maps, until the extension is added to the west in the 1980s.



Communal Values

5.7 Communal value is defined as the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory⁹.

5.8 Communal The site has an important connection to the surrounding farmland. It has been private residence for some time, so its communal value is assessed as relatively low, and is mainly experienced as a component of the historic landscape.

⁹ Historic England – Conservation Principles, Policies and Guidance, 2008.

Aesthetic Values

Design and Craftmanship

- 5.9 Aesthetic value is described as the ways in which people draw sensory and intellectual stimulation from a place¹⁰.
- 5.10 Desk studies have not revealed any records of an architect or designer. It is likely that the building was craftsman-designed. To the south elevation, the apparent symmetry of the windows and incised render suggest light late 18th or early 19th Century re-ordering of an earlier vernacular building. The stone mullioned windows and hood moulds are likely to pre-date this reordering (at least on the east side), and is possibly the best surviving component of the building's earlier phase. The north elevation appears to have once had an external stone staircase which has since been removed, suggesting the building's agricultural and vernacular past and later internalisation of first floor access, possibly at the same time that the roof line was raised to form habitable rooms at first floor. The date of the alterations to the roof line are unclear, but the roof frame itself is entirely modern. There is a single bay, two-storey extension to the west added in the 1980s which has emulated certain details, such as the stone window reveals and rendered finish of the south elevation.
- 5.11 The workmanship in the carved stone window reveals and render is all of a good standard and displays a sensitivity towards the natural materials. The overall aesthetic value would be harmed if new work was not of a similar quality. The patina of age (the erosion, the filled cracking and slight deformation) all provide aesthetic value, and over restoration during repairs, such as indents and redressing stone to new arisses is to be avoided during essential repairs.

¹⁰ Ibid

Streetscape and Elevations

5.12 The south-facing elevation is the principal elevation and is aligned with Preston Road. The porch and hood-moulded windows face the historic roadway and this elevation was designed as the formal point of arrival.



5.13 The 1980s extension, though somewhat emulative, is not entirely sympathetic to the original design and character of the listed building. The proposal to repair the old windows like-for-like is essential to retain the character of the principal elevation.

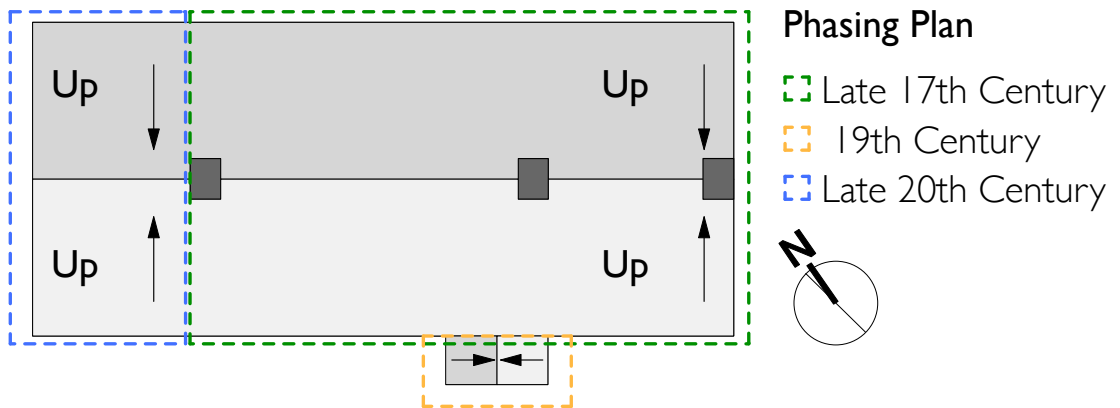
5.14 The parts of the rainwater system which are uPVC (some downpipes) harm the aesthetic value of the building and should be replaced. Some of the installation is cast iron which is better suited to a traditional building, and should be carried through to the whole rainwater disposal system.

Footprint and Massing

5.15 The footprint is well-established, with the driveway to the west and the work-a-day doors to the west and north now being used for primary access over the more formal south porch entrance. The north elevation and west extension are subordinate to the south elevation, with the north side used as private outdoor space, enjoying commanding views over the valley.

Plan Form and Phasing

- 5.16 The south elevation with incised render, carved stone window reveals and mullions, and gabled stone porch, gives status to the low-ceilinged, cellular layout of the dwelling. The building was originally constructed in three bays, now extended to four in the 1980s. (Mature Yew trees to the south now obscure views from Preston Road to the principal elevation).



6.0 HERITAGE IMPACTS

- 6.1 The impact of the proposals on the heritage value of the listed building is essentially positive.
- 6.2 The property is in use as a family home, and minor improvements to the building are essential as elements wear out or become defective, especially where these are like-for-like replacements, or active improvements to remove poor interventions, which also improve the building's maintenance profile.
- 6.3 The proposals aim to conserve as much historic fabric as possible, remove harmful additions (uPVC rainwater goods, float glass) and maintain the building in its optimum viable use as a family home.

Proposal	Impact	Justification
Bench repair or replace opening light window frames like-for-like.	Positive	The opening light windows are corroded and cannot be opened or shut, leading to poor thermal and acoustic performance and impairing user enjoyment.
Replace float glass for thermally and acoustically efficient single-glazed hand-drawn glass.	Positive	The float glass performs poorly and does not lend aesthetic value to the building. Introducing hand-drawn glass back to the principal elevation improves the aesthetic value of the listed building.
Replacing uPVC rainwater goods with painted cast iron.	Positive	uPVC is not a suitable material for listed buildings and detracts from the building's character and charm. Introducing painted cast iron rainwater goods improves maintenance profile and aesthetic value.

7.0 Summary

- 7.1 Yew Tree Farmhouse is grade II listed. The proposals aim to repair the building and secure its optimum viable use as a family home.
- 7.2 The building's significance has been assessed, and the works have been sensitively designed to uphold and enhance the identified heritage values, in accordance with the Act and national planning policy.
- 7.3 The Council's planning policies for listed buildings have been adhered to in the design of the new work.
- 7.4 The proposals are therefore offered for the Council's consideration, and subject to recommended conditions regarding samples, detailing, and archaeology, for the Council's approval.

End of Report



IMAGE 01 – SOUTH ELEVATION, VIEWED FROM SOUTH EAST

YEW TREE FARMHOUSE PHOTOBOOK

001



IMAGE 02 – FIRST FLOOR WINDOW
WITH OPENING LIGHT



IMAGE 03 – GROUND FLOOR FIXED
LIGHT WINDOW



IMAGE 04 – PORCH FIXED LIGHT WINDOW



IMAGE 05 – CRACKED FLOAT GLASS TO GROUND FLOOR WINDOW



IMAGE 06 – SOUTH ELEVATION, VIEWED FROM SOUTH WEST



IMAGE 07 – FIRST FLOOR WINDOW, VIEWED INTERNALLY



IMAGE 08 – FIRST FLOOR OPENING LIGHT WINDOW



IMAGE 09 – FIRST FLOOR WINDOW, GLASS LINE



IMAGE 010 – THICK LAYERS OF PAINT TO STONE REVEALS



IMAGE 011 – IRONMONGERY



IMAGE 012 – GROUND FLOOR WINDOW,
INTERNALLY



IMAGE 013 – GLASS LINE TO
GROUND FLOOR WINDOW



IMAGE 013 – GROUND FLOOR WINDOW



IMAGE 014 – PORCH WINDOW



IMAGE 015 – UPVC RAINWATER GOODS TO NORTH ELEVATION



IMAGE 016 – UPVC GUTTER