

## **HERITAGE STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR THE ERECTION OF A NEW AGRICULTURAL BUILDING**

**SITE AT : PILLINGS FARM, GRINDLETON ROAD, WEST BRADFORD, CLITHEROE. BB7 4TB.**

### **1. Introduction.**

- 1.1. This heritage statement is submitted in support of a planning application for the removal of an existing farm building used for farm animals and its replacement by a cattle shed.
- 1.2. The site of the proposed building lies to the east of a Grade II Listed Building, 'Pillings', which is the former farm house to this land. This is therefore a designated heritage asset and this statement deals with how these proposals will impact on the its setting.
- 1.3. In summary, this statement finds that there would be no harm to the setting of the listed building because it already has a farm location and this would not be disturbed by the proposals and because the proposals maintain physical separation distance for the listed building to continue to be experienced as a farmhouse.

### **2. Location**

- 2.1. The site is an agricultural farm unit located to the north of Grindleton Roads close to its junction with Clitheroe Road and Waddington Road (NGR 374226 444517). It comprises several farm buildings, both modern and old to the west of which is located Pillings House. Pillings House is accessed separately from Waddington Road. To the front of Pillings House is a further detached house of modern era.

### **3. Planning Context**

- 3.1. Pillings House is listed Grade II under the Planning (Listed Building and Conservation Areas) Act 1990, as amended, for their special architectural or historic merit. A copy of the statutory listing description for Pillings is attached.

#### **4. Proposed Development**

- 4.1. The development proposes to demolish an existing farm building and replace it with a portal frame cattle building. Access to the building is via the existing track that leads through the farm. The proposed building is to tie into an existing modern portal frame building immediately to the south. The building to be demolished is separated from that building to the south by an access track. That track is to be relocated to the north of the proposed building.

#### **5. Relevant Heritage Assets**

- 5.1. Pillings appears to have been the farmhouse to this farm but it was sold off some time ago and is now separately occupied distinctly from the operating farm. It dates from around 1722. It is built of local rubble stone and has vernacular stone detailing to windows and doors. It is square shaped and that floor plan does appear to have been altered. The entry in the National Heritage List reads:

*House, 1722. Squared rubble with sandstone dressings and modern imitation stone slate roof. 2 storeys, 3 bays, with projecting quoins and string course, Windows mullioned and transomed with inner cyma moulding and outer architrave. Those to the outer bays of 6 lights, the middle bay 8 lights. The door, between the 1st and 2nd bays, has an architrave with pulvinated frieze and a moulded pediment on console brackets which have acanthus leaf decoration. Above is a 1st floor plaque with acanthus leaf border, inscribed 'ATA 1722'. Chimney to left of door. Gable copings. The left-hand (west) gable has a door with chamfered surround. At the rear are double-chamfered mullioned windows with hoods, and a cross stair window. Interior. The middle room has a wide moulded fireplace with segmental arch and moulded imposts. Set into its rear corner is a bread oven. Beside the fireplace, towards the front, is a doorway with moulded segmental stone head.*

#### **6. Statement of Heritage Significance.**

- 6.1. Pillings is a historic farmhouse which dates from the early C18th. It is a substantial building which suggests it was constructed by a landowner of some means at that time. The house is no longer associated with farming and is separately occupied from Pillings Farm. It is situated close to the farm building group however and evidently has done so from the two storey stone barn within this group and the smaller stone barn, both of which are well related to and of a similar age to Pillings.
- 6.2. Pillings maintains an essentially rural setting with some new buildings around it, including Pillings Cottage to the south, a recent building and newer dwellings further along

Grindleton Road, Waddington Road and Clitheroe Road as the village developed to the form it is in now, most of the village having grown since Pillings was built. Historic maps show Pillings and stone barns adjacent from at least 1840 onwards in a much more rural setting than is the case now, with new housing having expanded along Grindleton Road, Clitheroe Road and Waddington Road from the end of the C19th onwards.

1 : 10,000 first edition os map circa 1845



1: 2500 first edition os map circa 1890.



## 7. Assessment of Impact

7.1. The proposed barn would be positioned over the siting of an existing barn building and in

that sense, the setting of Pillings House remains the same as it is now, albeit that the new barn building will have a more modern appearance and it is large in scale. The physical separation of the listed building and the proposed barn therefore remains by an established boundary, existing buildings and farm track between the two. The current setting of the listed building remains that of a farmyard setting within a village as opposed to standing out in open countryside. This observation is supported as Pillings House lies with the development boundary of West Bradford as outlined in the Local Plan Proposals Map. As well as maintaining the existing farm grouping, the proposed barn would not be physically closer than the barn it replaces and so Pillings House would not be further encroached upon by this proposal. Pillings House would therefore continue to maintain its identity as the former farmhouse at this farm yard location.

- 7.2. It is concluded that the development has a level of impact on the historic environment which would not amount to harm, and so is acceptable within the terms of the NPPF and local planning policies.

