

# HERITAGE APPRAISAL

FOR  
RETROSPECTIVE APPROVAL FOR PARTIAL RESIDENTIAL CONVERSION  
UNDERTAKEN TO EXISTING BARN  
AT  
PARKER PLACE FARM  
PENDLETON ROAD  
WISWELL  
LANCASHIRE  
BB7 9B



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## **I.0 INTRODUCTION**

### **I.1 OVERVIEW**

- I.1.1 This Heritage Appraisal has been produced in support of an application for planning approval for the retrospective approval of the conversion works undertaken to a section of the existing barn at Parker Place Farm, Wiswell, to form a single residential dwelling.
- I.1.2 The extant barn is not listed on its own merit; however, the adjacent farmhouse is grade II listed, making it a designated heritage asset. The application site is located within the Forest of Pendle, an outlier of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

### **I.2 PURPOSE**

- I.2.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the affected heritage assets.
- I.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

*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.<sup>1</sup>*

- I.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21<sup>st</sup> October 2019 and considered to be current best practice.<sup>2</sup>

### **I.3 METHODOLOGY**

- I.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;
- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.<sup>3</sup>
  - Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>4</sup>

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<sup>1</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

<sup>2</sup> Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24<sup>th</sup> January 2020)

<sup>3</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31<sup>st</sup> March 2020)

<sup>4</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31<sup>st</sup> March 2020)

- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures. <sup>5</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. <sup>6</sup>

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

1.3.4 Due to the Covid-19 Pandemic, historic research into the site has been limited due to the closure of archival and library facilities.

## 1.4 AUTHOR

1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

## 2.0 UNDERSTANDING THE SITE

### 2.1 SITE LOCATION

2.1.1 Parker Place Farm stands at NGR SD 75416 38008 and is approximately 630m to the north west northern edge of the village of Wiswell, in the Ribble Valley district of Lancashire. It is located at the foot of the west side of Wiswell Moor, which raises to the east of the site.

<sup>5</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIAS%26GBuildings\\_2.pdf](https://www.archaeologists.net/sites/default/files/CIAS%26GBuildings_2.pdf) (Accessed on 31<sup>st</sup> March 2020)

<sup>6</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIAS%26GDBA_3.pdf) (Accessed on 31<sup>st</sup> March 2020)

## **2.2 SITE DESCRIPTION**

- 2.2.1 Parker Place Farm consists of a Farmhouse and a large barn, with smaller outbuildings present to the north and west. The site is typically agricultural and rural in appearance and is surrounded by open fields presumed to be for grazing. The site is accessed from the west of the site, from Pendleton Road, via a track orientated east to west and lined with trees and hedges.

## **3.0 BUILDING DESCRIPTION**

### **3.1 EXTERNAL DESCRIPTION**

- 3.1.1 The eastern section of the barn is two storeys in height with and constructed from rubble sandstone and roughly dressed stone quoins. The roof is of gable form with a sandstone slate roof covering a single conservation roof light is present to both the south and north roof slopes. The roof structure consists of two rows of sawn timber purlins and a central ridge purlin with sawn timber common rafters above and is likely to be late 19<sup>th</sup> century / early 20<sup>th</sup> century in origin. Externally the eaves and verges are finished with oak fascia and barge boards.

- 3.1.2 The south elevation comprises of a single leaf door opening, with plain, squared stone jambs and head and an oak door with oak frames. A small section of stone setts is located directly outside this particular door. The door is flanked by a single window opening, with plain, squared stone head and cill. The gable end elevation is comprised of a central former door opening (now a window), with plain, square jambs and head. The door is flanked on both sides with a window opening with plain and square heads and stone cills. The first-floor window to this elevation has a stone cill with plain and squared stone jambs and re-used late 17<sup>th</sup> / early 18<sup>th</sup> century chamfered stone window head, with central ovolo moulded mullion head. The rear of this particular section of the barn contains only a single window with plain stone cill and plain and squared stone head.

### **3.2 INTERNAL DESCRIPTION**

- 3.2.1 Internally, the ground is comprised of a single unit with a small partitioned enclosure to the front entrance door. A modern timber staircase is present to the north corner providing access to the first floor. First floor level comprises of a single unit with the addition of a further partitioned unit to the south side of the first floor.
- 3.2.2 Internally, the building has been insulated and drylined and no obvious historical features appeared to be present internally at the time of inspection.



*PL01: View of the Barn from the South.*



*PL02: View of the south east gable end of the barn.*





*PL03: View of the barn from the north east.*



*PL04: View of re-used widow head from the late 17<sup>th</sup> / early 18<sup>th</sup> century.*



*PL05: View of the north west elevation of the barn.*



*PL06: View of Parker Place Farmhouse from the North East.*



*PL07: View of Parker Place Farmhouse from the North West.*



*PL08: View South West at ground floor level.*



*PL09: View North East at ground floor level*



*PL09: View South West at first floor*

## **4.0 HERITAGE ASSET DESIGNATIONS**

### **4.1 DESIGNATIONS**

- 4.1.1 Parker Place Farmhouse is a grade II listed building and is designated as such under section 1(3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was formerly designated on the 13<sup>th</sup> February 1967 and the list entry for the building is as follows;

*“House, mid C18. Watershot sandstone with stone slate roof. Double-depth plan. 2 storeys with attic, 2 bays. Windows of 3 lights with plain reveals and with mullions repaired with cement. All have glazing bars and have the middle lights sashed. Between bays is a blocked doorway with plain reveals and chamfered lintel. Gable chimneys. At the rear a cross window lights the stair. Interior has chamfered axial beams.”*

- 4.1.2 The grade II listed designation for the farmhouse does not include the detached barn, located adjacent to the farmhouse, and which is the main focus of this application and the barn is not listed on its own individual merits. Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a listed building also includes any ancillary object or structure within the curtilage of the listed building, which forms part of the land and has done so since before 1<sup>st</sup> July 1948, unless it is otherwise explicitly excluded from the list entry.
- 4.1.3 It is in our opinion that the detached barn is not a curtilage listed structure. This by virtue of the fact that the barn is not in the same planning unit as the listed farmhouse. The primary use of the farmhouse is first and foremost as a dwelling and therefore falls within use class C3 along with the land within its domestic curtilage, which is not an agricultural use. As the listed farmhouse is exclusively for a residential purpose, and the barn is used for agricultural purposes, neither can be ancillary or incidental to the use of the other. This would prevent the barn, being of its own agricultural planning unit, from being within the curtilage of a building within a different, though adjoining, planning unit i.e., the listed residential farmhouse.<sup>7</sup>
- 4.1.4 It would be reasonable for this view to be confirmed by the local planning authority or they should confirm as to why they do not concur with this opinion and provide their reasoning as to why they disagree.

### **4.2 HISTORIC ENVIRONMENT RECORD CONSULTATION**

- 4.2.1 An enquiry was submitted to the Lancashire Historic Environment Record on the 5<sup>th</sup> March 2021 in order to determine if any entry was present for the site. A response was received indicating that a record was present for the Farmhouse under record No. PRN18216 but only includes the list entry for the building.

## **5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT**

### **5.1 HISTORICAL BACKGROUND**

- 5.1.1 The barn forms part of a small group of only two buildings, the other being the extant farmhouse, established at Parker Place Farm by the mid-19<sup>th</sup> century. The central section is the earliest part of the building and dates from the 1790's, possibly with the inclusion of the rear, single storey outshut to the north corner of the building. OS mapping from the mid-19<sup>th</sup> century shows the original extent of the barn as built in the late 18<sup>th</sup> century and included a central projecting structure to the front south west elevation, likely to be a central wagon entry porch.

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<sup>7</sup> Goodhall, M. H (2020) *The Essential Guide To The Use Of Land And Buildings Under The Planning Acts Including The Use Classes Order Revised Edition With 2020 Supplement*, Bath, Bath Publishing.

- 5.1.2 OS mapping from 1894 shows that the south east wagon entry porch has been demolished by this time and a new single storey extension has been added to the rear north east elevation as a continuation of the existing rear outshut, although slightly recessed. A further outshut had also been erected by this time at the west corner of the front south west elevation.
- 5.1.3 OS mapping from 1912 shows that the barn has been further enlarged through the addition of a full-length extension to the north west elevation of the building, with a smaller projecting extension added to the north side of the north west elevation to this particular addition. A further addition has been added to the south east elevation.

## **6.0 ASSESSMENT OF SIGNIFICANCE**

### **6.1 ARCHAEOLOGICAL INTEREST**

- 6.1.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states 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.”*<sup>8</sup>
- 6.1.2 The farmhouse and barn provide physical evidence of settlement and agriculture, and likely originate from the late 18<sup>th</sup> century. The owner of the site indicated that they were built in the 1790’s however no firm date is manifested in the physical fabric of the building, with no further evidence having been found to confirm this. The barn in particular consists of multiple phases of construction, with the affected section of the barn likely dating from the late 19<sup>th</sup> / early 20<sup>th</sup> century, and suggests the possible success and prosperity of the farm.

### **6.2 ARCHITECTURAL AND ARTISTIC INTEREST**

- 6.2.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states 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.”*<sup>9</sup>
- 6.2.2 The farmhouse and barn are the product of local vernacular building tradition which is prevalent amongst such buildings within the region and would have been constructed using locally sourced materials and skilled craftsmen. Barns in particular display very little conscious design given that their construction was primarily focused on the intended function of the building and architectural merit was considered to be of little importance. This can be said the barn at Parker Place Farm as it has little in the way of architectural embellishment. However, the simple stone-built appearance of the barn does have a level of attractiveness.
- 6.4.4 The setting of the farm remains relatively unchanged with the exception of a number of modern outbuildings located to the north which detracts from the agricultural and rural character of the site.

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<sup>8</sup> Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

<sup>9</sup> Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

## **6.3 HISTORIC INTEREST**

- 6.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“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.”*<sup>10</sup>
- 6.3.2 In terms of associative historic interest, the patron of the barn and its subsequent additions have not been elucidated and no known association appears to have been physically manifested in the external fabric of the barn. As a result, the conversion of the barn would not impact on the associative historic interest of the barn.
- 6.3.3 In terms of illustrative historic interest, the buildings are evidence of a modest late 18<sup>th</sup> century farmstead, likely belonging to a tenant farmer or yeoman farmer, and provide a limited insight into the domestic and agricultural use of the site.

## **6.5 STATEMENT OF SIGNIFICANCE**

- 6.5.1 The farmhouse is the primary heritage asset to the site as being statutorily listed building and therefore a designated heritage asset, however the barn itself is not listed on its own individual merits. This suggests at the limited level of significance that the barn possesses. This assessment has demonstrated that the barn possesses limited intrinsic interest and that this interest is insufficient to be able to establish the building as being of national importance on its own merit, therefore it is not of a standard suitable for statutory listing and should be considered to be of local interest as part of the local agricultural landscape as a component part of Parker Place Farm.
- 6.5.2 The significance of the barn is derived from its extant historic fabric and its evidence of historical development through enlargement as indicated by a number of additions to the building, likely having occurred throughout the 19<sup>th</sup> century and possibly into the early 20<sup>th</sup> century. The building, having likely been built in the late 18<sup>th</sup> century, belongs to the 1750 – 1880 period in which many of the nation’s agricultural building stock was constructed. As a result, the barn is not of any particular rarity as many other examples of barns exist within the Ribble Valley and the wider Lancashire region.
- 6.5.3 Its significance is also derived from its exterior appearance which is vernacular in character but typical of this type of building. The interior contains little of interest due to past adaptation and changes to farming methods, perhaps with the exception of the existing roof structure to the central section of the barn, although this is of minor interest only and is of no particular uniqueness.

## **7.0 DEVELOPMENT PROPOSALS**

### **7.1 SUMMARY OF WORKS UNDERTAKEN**

- 7.1.1 The conversion of the relevant section of the barn has already commenced with the following works having been undertaken;

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<sup>10</sup> Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

- Repointing of external stonework
- Replacement of rainwater goods
- Re-roofing using existing stone slates and ridge tiles. The existing timber roof structure has been retained.
- Installation of oak fascia and barge boards.
- Installation of timber effect double glazed windows.
- Installation of oak external doors.
- Installation of 2no flush fitting conservation roof lights to the north and south roof slopes to replace pre-existing glass slates.
- Internal refurbishment and drylining.

## **8.0 HERITAGE IMPACT ASSESSMENT**

### **8.1 IMPACT ON THE BARN**

8.1.1 At present, the barn is at risk of dilapidation which could lead to the eventual loss of the building, should this not be addressed. The proposals to partially convert the barn will halt the deterioration of the building and provide a new optimum viable use that will be consistent with its conservation and the local area. The works undertaken have been done so sympathetically and without the need for the formation of new openings as well as additions will appear as overtly residential. As a result, the agricultural character and appearance of the barn will be maintained. The repair works undertaken should be welcomed and have safeguarded existing walling and roofing fabric as well as the existence of the building. The internal plan form has remained unchanged and no further subdivision is proposed as part of the partial conversion. The affected section of the barn is a later phase of the barn historical development and is likely to date from the late 19<sup>th</sup> / early 20<sup>th</sup> century and as such harm to significance is low.

8.1.3 Through the barn's partial conversion, there will be a net increase in the number of dwellings on the site and the relevant section of the barn will benefit from a sympathetic rejuvenation and the enhancement of the barn's appearance.

### **8.2 IMPACT ON THE SETTING OF PARKER PLACE FARMHOUSE**

8.2.1 The setting of the listed building is to remain unchanged as no new buildings are to be erected and the external character of the barn is to remain unchanged. As a result, there is expected to be no significant undue harm caused to the setting of the listed building. Due to the enhancement of the external appearance of the barn, the setting of the listed building will also be enhanced.