

HERITAGE STATEMENT

Oxenhurst Farm
 Back Lane
 Newton in Bowland
 Clitheroe
 BB7 3EE



Project Number: 101560 - LBC

Author with date	Reviewer code, with date
Iain Salkeld 13 th June 2022	

Contents

1.	<u>Introduction</u>	2
2.	<u>Report Structure</u>	5
3.	<u>The Existing Building & Site</u>	6
4.	<u>History</u>	7
5.	<u>Statement of Significance</u>	7
6.	<u>Conclusions</u>	9

Appendices

App. 1 **Scale of Harm table (Heritage Collective, 2019)**

App. 2 **Standard Sources**

Figures

Fig. 1 **Site Location**

Fig. 2 **Front elevation of Hold Farmhouse**

Fig. 3 **Site Plan**

Fig. 4 **Foundation and rebuild Layout**

1. Introduction

This Heritage and Archaeological Statement has been prepared by Gateley Vinden on behalf of the owner of Oxenhurst Farm Back Lane, Newton in Bowland, within the district of Ribble Valley (District Authority).

Oxenhurst Farm is a Grade II listed property in a row of three properties, the other two being formed from converted agricultural buildings previously in use as part of the farm. Oxenhurst farm is the left hand (Southwest) of the three properties when viewed from the front of the building.

The property is accessed via a track located off Back Lane and passes other residences and agricultural buildings.

1.1

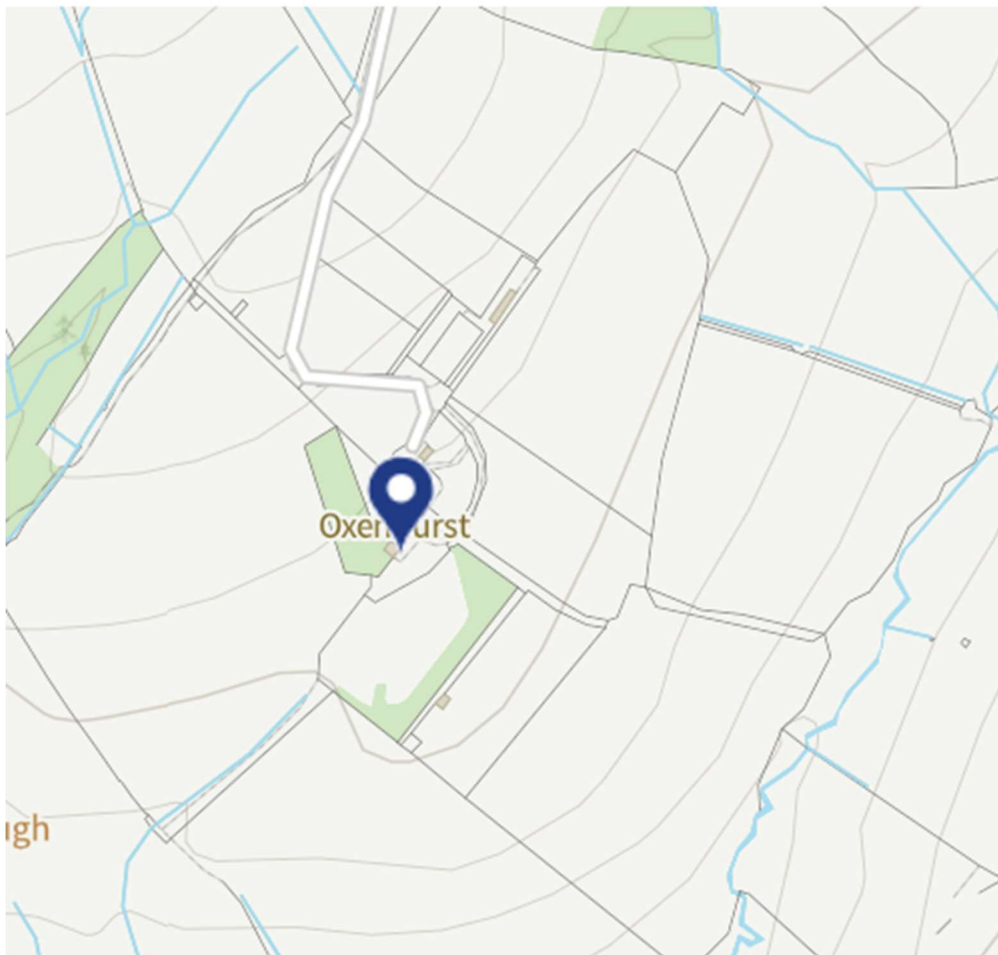


Figure 1 - Site Location Plan – 1:200 Site plan appended at the end of the Statement

- 1.2** Oxenhurst Farmhouse was listed on 16th November 1983 at grade II:
Listing Entry Number: 1072212



Figure 2 - Front elevation of Oxenhurst Farmhouse

- 1.3** This report should be read in conjunction with the Design and Access Statement and drawings prepared by Gateley Vinden.

1. Report Structure

- 1.1** The report consists of a survey, including advice for the respected structure of historic fabric and setting. This has then been used to notify the proposed rebuilding works.
- 1.2** For the purposes of this statement, preservation equates to an absence of harm. Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.
- 1.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest, and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF. Setting can contribute to heritage significance.
- 1.4** The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm”. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a highest, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
- 1.5** Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a- 018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 195 or 196 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”
- 1.6** Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2. The Existing Building & Site

2.1 Oxenhurst Farm is dated C18th with two storeys, sandstone rubble walls and concrete tiled roof over traditional cut timbers. The property is a double-pile plan with central entry and two chimney stacks. Windows have plain stone surrounds and square mullions. To the rear is a rear off shoot containing the kitchen, the bathroom has been incorporated to the rear roof pitch with two Velux style windows providing natural light.

2.2 The property is accessed via a long track located off Back Lane.



Figure 3 - Site Plan

2.3 The statement relates to the main house which has been damaged by a chimney fire and subsequent efforts to extinguish the fire. The owner unfortunately died during his efforts to extinguish the fire and time is off the essence to return his partner to normal living conditions. Oxenhurst Farm is one of three adjoining properties and is located to the Southwest end. The other two properties have

been converted to residential use from previous agricultural use.

- 2.4** The front elevation faces down the fell with views along the valley and largely unbroken countryside. The rear of the property is facing Northward up the side of the fell and is not overlooked by other property. A copse of mature trees runs along the Southwest side elevation and wraps around the rear.
- 2.5** The directly adjoining property is set back slightly from the building line to the front elevation and has a slate roof covering. The rear roof runs in-line with Oxenhurst Farm with a concrete tiled covering extending across both properties.
- 2.6** The statement relates to fire damage and physical damage caused during the extinguishing of the fire. A fire started in the chimney servicing the open fireplace in the front living room.
- 2.7** Fire and smoke have damaged decorations and soot has stained the floorboards (circa 12sm floor) to the front right hand bedroom. The chimney pot appears to be cracked and mortar to the chimney is also cracked or missing (less than 1sm). Smoke has spread throughout the property leaving a smell behind.
- 2.8** Water has been used to extinguish the fire causing damage to plastered walls in the front right bedroom, landing and living room (ground floor front righthand room), circa 5sm in total.
- 2.9** The rear pitch of the roof was accessed by the owner in his attempts to extinguish the fire prior to the fire service attending. This has caused physical damage to the concrete roof tiles which has subsequently allowed water ingress during the fire service efforts and subsequently during periods of rainfall. The water ingress has damaged plasterboard ceilings in the bathroom at first floor and kitchen at the ground floor.

3. History

- 3.1** The property currently provides residence having been constructed in the C18th. Adjoining farm buildings have subsequently been converted into two residences, these buildings are not understood to be Listed.

4. Statement of Significance

- 4.1** We believe the main building structure contains the main area of significance on site.
- 4.2** The original external features including solid masonry walls and stone mullioned windows are not affected by the proposed works.
- 4.3** Externally the roof has previously been recovered with concrete tiles. On the rear pitch the tiles also serve the adjoining property. The roof has been damaged by the owners personal efforts to extinguish the chimney fire and those of the fire service. The roof has had an emergency repair carried out but continues to suffer water ingress during periods of rainfall. Given the general condition of the roof and difficulty in affecting a repair the proposed works allow for the rear pitch and ridge tiles to be removed and replaced in the same material as the existing one. It may also be necessary to replace the front pitch given the deterioration of the tiles and permission to do so is requested if required. This is necessary to match the existing covering which is to be retained on the adjoining property.
- 4.4** Repointing of the chimney stack on the Northeastern (right hand side) end of the roof is proposed with the chimney flaunching to be replaced. New lead flashing at the junction with the tiles is to be installed. Repointing and flaunching are to be in lime-based mortar as this will retain the existing character of the property.
- 4.5** Internally, exposed original timbers and stone flags to the floor are significant features. Walls have a painted plaster finish with an uneven "rustic" finish. Intrusive (very minor) investigation of water damaged plaster shows a mixture of gypsum and cement based plasters are present.
- 4.6** Exposed timbers generally are not affected, however the floorboards in the front right hand bedroom are soot stained. The timber appears to be structurally sound and the damage thought to be surface staining only. A sympathetic repair to lightly abraid the soot from the surface with hand washing prior to refinishing the floor with oil is proposed. A small section of floorboards are to be lifted to inspect supporting joists to ensure there is no structural damage. Boards are to be retained and relaid.
- 4.7** Stone flags to the living room floor have been soot stained and have salt deposits following drying of the property. A sympathetic repair of light abrasion of the stone flags with soda is proposed to remove salts and soot deposits.
- 4.8** Plaster walls in three locations (front right bedroom, landing and living room chimney

breast) have been damaged by water during the efforts of the fire service and debonded from the underlying wall. Isolated removal of the affected areas is recommended with limelite renovating plaster used to reinstate and retain the existing appearance.

- 4.9** The bathroom and kitchen ceilings are modern plasterboard with multi-finish skim coat which is painted. Both have been damaged by water ingress through the damaged rear roof pitch. The proposed repair to a like for like replacement.

5. Conclusion

- 5.1** It is proposed to replace the covering to the rear roof pitch on a like for like basis, repoint the chimney on the north end of the roof and re-flaunch the chimney. Internal works are to be carried out in a sympathetic fashion being faithful to original materials and retaining original features. Given the state of the roof it may be necessary to replace the covering to both pitches and permission to replace both is requested. The Design and Access Statement provides full details.
- 5.2** Failure to carry out the works will lead to ongoing water ingress and further deterioration of the property as well as having a negative impact on the occupants ability to maintain and live in the house.
- 5.3** The scheme seeks to reinstate Oxenhurst Farm so that it might once again be used and enjoyed in a suitable manner. This will preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.
- 5.4** This proposed method has the advantage of ensuring the dimensions and character of the property are retained for the future and the historic niches are recreated.
- 5.5** No harm will be caused to the special interest of the listed building and so paragraphs 194-196 of the NPPF are not engaged by the proposal. The works are in line with local plan policy and in keeping with the aims of the Planning (Listed Buildings and Conservation Areas) Act, 1990.
- 5.6** The works will be carefully executed so as not to minimise disruption to the existing structure. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.

Appendix 1

Scale of Harm (HCUK, 2019)

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

Heritage Collective, 2019

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk