

HERITAGE STATEMENT

PROPOSED REFURBISHMENT OF EXISTING HOUSE AND CONVERSION OF EXISTING BARN
AT
LOWER REAPS FARM
WHINNEY LANE
MELLOR
LANCASHIRE
BB2 7EL
NGR: SD 66119 30211

Project Ref- 6590 Document Ref- HS-1.01



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Appendix A - Lower Reaps Farmhouse: List Entry

SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for listed building consent and planning permission for;

- the repair and refurbishment of the grade II listed farmhouse.
- the conversion of the adjoining former stable to provide 1no. dwelling.
- the conversion of the existing barn to form 2no dwellings.
- The conversion of the existing outbuilding to form a new office / playroom.

The farmhouse is of 17th century origins and is of multiple phases of historical development and is a grade II listed building. The barn opposite the farmhouse is assumed to be a curtilage listed structure along with the nearby outbuildings.

1.2 PURPOSE

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 listed buildings will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 which 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.¹

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 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

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.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

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of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service

¹ 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 (Accessed on 5th September 2019)

² 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 24th January 2020)

³ 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/conservation-principles-policies-and-guidance-april08web/> (Accessed on 31st March 2020)

⁴ 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 31st March 2020)

⁵ 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/ClfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

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 building.

1.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) 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.

1.5 ACKNOWLEDGEMENTS

We would like to thank our client, The Woodfold Park Estate, for this commission.

1.6 HEALTH AND SAFETY

Whilst it is important to assess every possible area of a building, health and safety requirements were adhered to and take priority over the ability to undertake a complete assessment. As a result, the additions to the north elevation of the barn were not assessed internally due to the collapsed roofs.

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

The small village of Mellor is located on the south fringe of the Ribble valley Borough in Lancashire and is approximately 3.5 miles to the north west of the Lancashire town of Blackburn. The buildings at Lower Reaps Farm are located outside the confines of the village, some 750m to the south west and are some 300m to the north of the nearby Yew Tree Drive dual carriageway, which forms the boundary between the Ribble Valley and Blackburn Boroughs. The buildings are accessed via an access road leading from Whinney Lane, located to the east, which is accessed via Yew Tree Drive to the south and Mellor Lane to the North. Middle Reaps Farm is situated on the north

side of the track on the approach to Lower Reaps Farm. The site currently forms part of the Woodfold Park Estate.

The farmhouse occupies an elevated position as the access road sweeps around the front of the building from the east and is flanked at the entrance to the site by a small number of trees. The former barn lies directly opposite the house to the south approximately 20m away. A further two outbuildings lie to the west edge of the site. The immediate surroundings are rural in nature consisting of open countryside, presumed to be farmland. However, the built up sub-urban fringe of Blackburn lies approximately 300m to the south and is primarily characterised by large semi-detached dwellings dating from the 1930's and 1940's.

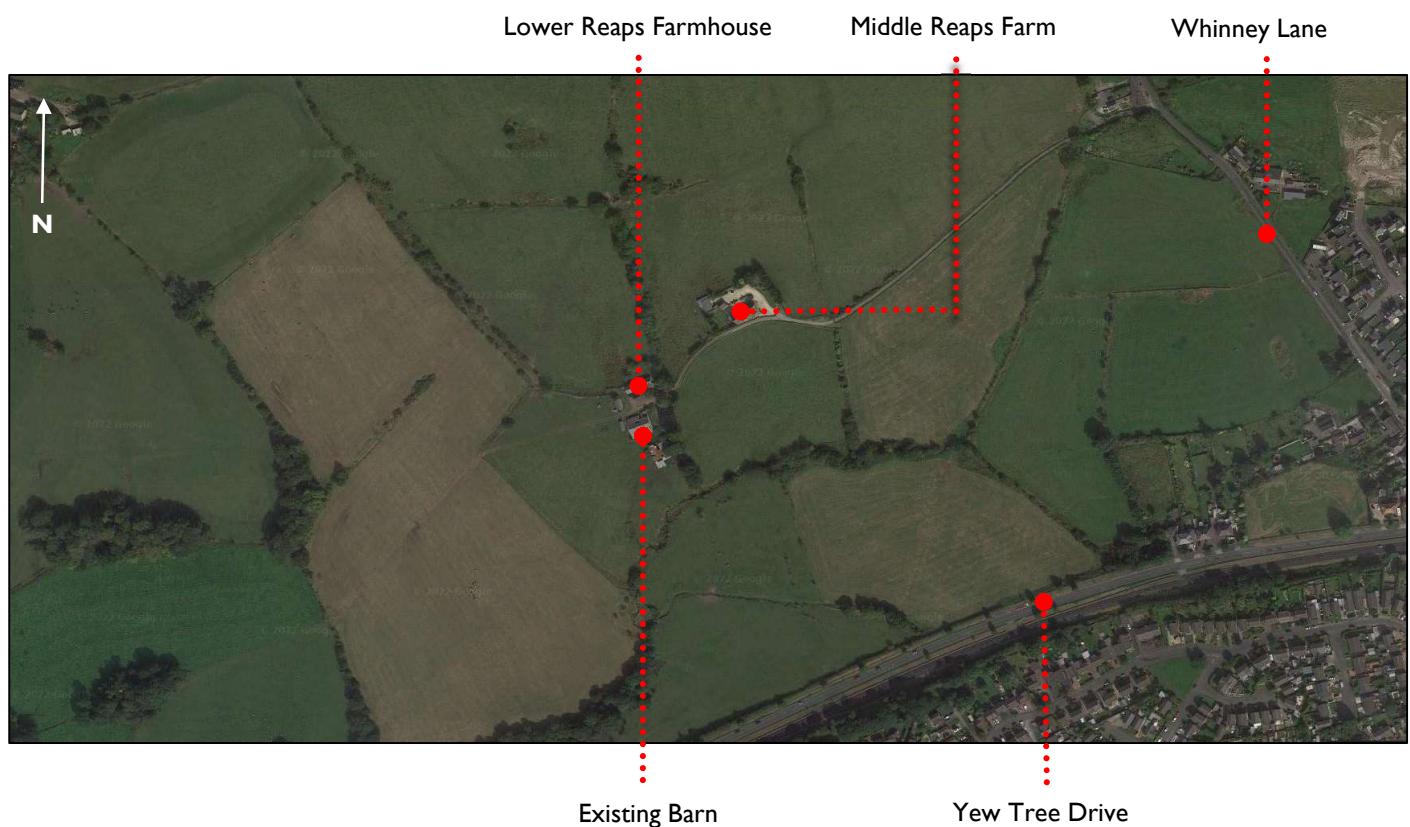


Fig 01: Plan Showing Location of Lower Reaps Farm (Plan taken from Google Maps 2022 ©)

2.2 BUILT FORM ANALYSIS

Farmhouse: Exterior

The farmhouse is three units in length and is one unit deep, including a projecting cross wing to the east end of the building. A stable provides a fourth unit to the building to the west end. The building is constructed from local sandstone, which has been roughly dressed and the roof covering is of profiled sheet roofing. A full height brickwork gable stack is located to the east gable end, with a further stack located centrally along the length of the building at ridge level and denotes the extent of the original small 17th century farmhouse, which is of two storeys in height but was slightly lower in height than the present eaves. The west unit of the house and the former stable are later additions, probably dating from the 19th century, with the stable being later than the west unit. Lines of dichotomy, formed by stone quoins, to both the front and rear elevations, denote the phases of construction. The front porch to the 17th century house is likely an early 19th century addition and the front south elevation of the porch has been rebuilt in the 20th century in facing brickwork. The roof structure to the farmhouse and stable has been entirely replaced in the 20th century, an alteration which was accompanied by the raising of the eaves using facing brickwork.

The 19th century porch to the front of the farmhouse encloses the likely original entrance into the building, however no particular features exist which denote this i.e., datestone or stone surrounds. The porch is likely to have been added to provide an element of protection from the weather to the principal entrance with the plan being direct entry into the house body. Adjacent to the doorway is a blocked 17th century, 3-light, mullioned window. The porch is of stone construction, to the west elevation and mostly of brick construction to the south elevation, albeit with a stone plinth at low level. The window is a fixed 8-light window, with glazing bars. The door is modern.

The projecting gable end to the cross wing has a 17th century 4-light mullioned window to the ground floor and a similar 3-light mullioned window to the first floor, both with hollowed chamfered mullions, surrounds, with outer chamfer and stone hoods over. Adjacent to the porch, are three boarded up windows to the ground floor. Past photographs of the building show that the eastern window once had a 6-light sash window, probably early 19th century in date and likely formed following the erection of the porch and blocking up of the mullioned window within. The remaining two windows once had 4-light sash windows. These historic windows have been removed and replaced with modern timber casement windows. A modern 4-light timber casement window is situated above the lean-to porch, with a further window, also of four lights, is present to the first floor to the west end of the farmhouse's front

south facing elevation and this particular window appears to be formed from an earlier opening as an infilled section of walling can be seen below the sill to the window. A small, blocked up, 17th century window is present to the cross wing reveal, over the lean-to porch and has a chamfered stone surround. The front elevation, of the stable has a door way to ground floor, with plain stone jambs and head and a block up doorway, again with plain stone jambs and head and has been partially blocked up with brickwork to form a window opening, likely 20th century. The stonework to the front of the stable is distinctly different to the rest of the building, in that it is coursed, dressed stonework, with a tooled finish. To the hayloft is a rectangular forking hole.

The west gable end elevation, is plain in appearance, with no distinct features of interest with the exception of the raised roofline which is clear within the wall fabric. The east elevation has a little more interest and the raised roofline also remains visible. A 20th century, full height, brick chimney stack has been constructed probably to suit the adopted kitchen use of the ground floor unit at this location. A door opening has been inserted adjacent to the north side of the chimney. A stone built 19th century, lean-to outhouse / earth closet is adjacent to the south side of the brickwork stack. A modern 4-light timber casement window has been inserted over the earth closet. A 19th century window is present to the north side of the first floor with plain stone surround and blocked up window is present below at ground floor level, with a plain stone head and sill.

The rear elevation has a series of windows of varying sizes, styles and ages, the majority of which appear to be later or modern insertions. The most interesting is the small 17th century window opening with chamfered stone surrounds to first floor level and may provide an indication as to the location of the original staircase position. The window directly below to the ground floor has a large and disproportionate stone head, which is of interest and lines of dichotomy are present to each side of the stone head, suggesting a larger opening was once present, the exact nature and purpose of which has not been elucidated. A blocked opening is present to the ground floor the west unit addition, with evidence of a further blocked window noted to the west side of the stable addition.

Farmhouse Interior

The 17th century three-unit farmhouse had a direct entry plan comprising of the main house body to the west and the parlour and service room to the east. The likely original front door leading straight into the house body, which is comprised of a 19th century timber plank and batten door, is contained within the porch. However, this arrangement has been altered by the addition of a partition to create the existing passageway, at the opposite end of which is entry into the rear unit to the ground floor of the

cross wing, again is a plank and batten door. The passageway possibly dates from the mid-20th century. A 17th century chamfered and stopped floor beam is present beneath ceiling level to the house body and runs parallel to the partition. There is no evidence that the beam accommodated a passage screen. A further timber beam is present to the ceiling however this is only of roughly converted timber, with no chamfers or stops. The house body would likely have been the only heated room in the farmhouse and a chimney breast is present within to the west wall and is likely to be original. The house body provides access into the west unit, through an inserted door opening, the chimney breast is likely to be contemporary with the building of the west addition, however the fireplace is from the 1930's. The former parlour, now a kitchen, contains the staircase which is enclosed, within a plank partition, with a plank and batten door, all of which date from the late 19th or early 20th century. The service room, adjacent to the rear of the kitchen, has a timber lintel set into the east wall denoting the location of a now blocked up window opening. The window to the rear of the service room is later.

The staircase provides access to the first-floor landing, and although not original. The staircase may be in similar location to the original which is suggested by the small, blocked 17th century window to the existing landing which may be an original landing window. The first-floor unit to the cross wing has been subdivided to form a bedroom and bathroom likely undertaken in the second half of the 20th century. The exposed floor boards to the cross wing bedroom appear to be later. The first-floor level steps down from the cross wing into the landing of the main house body and could suggest that the floor structure to the cross wing has been raised, likely at the time the staircase was added. At first floor level, the main house body has been divided to form an additional bedroom, likely in the late 19th / early 20th century. The bedroom has a timber plank and batten door and later floor boards. The remains of the chimney breast to the 17th century farmhouse can be seen to the west end of the landing. Adjacent to the chimney breast is a further inserted doorway, with steps down into the first floor of the west addition. Again, this has been sub-divided to form two rooms. Two recesses appear to have been formed to the west side of each room, with a projecting section of walling centrally between, on which adjoins the dividing partition. The exact nature and purpose of this arrangement is unknown. Each bedroom is entered through a doorway with late 19th / early 20th century plank and batten doors. A fireplace is present to the chimney breast within the front bedroom; however, this is concealed.

The former stable contains 3 stalls, divided by timber boskins. The first-floor structure is exposed and is comprised of sawn timber joists and beams, with evidence of a former lath and plaster ceiling beneath the joists. The

first floor is accessed by a timber ladder and there is evidence of rebuilding having been undertaken to the gable end. The stable also provides access into the unit located to the rear of the ground floor west unit and appears to have been used as a workshop in the past. The position of the fireplace within the ground floor west unit, would suggest that wall between the west unit and workshop is contemporary with the building of this particular addition.

Barn: Exterior

The barn is constructed from local sandstone with a mixture of coursed and random rubble walling. The roof coverings to the barn are a mixture of sandstone roofing slates and profiled roofing sheets as a result of piecemeal construction and re-roofing.

The earliest part of the barn forms its main core and is a two storey, five-bay former combination barn, with an off centre (to the east) cart entry porch and an integral outshut and whose exterior is largely concealed by later additions. The main entrance to the barn is comprised of a large cart entry doorway to the north elevation, with a timber lintel over, however the original arched entry doors have been lost to this opening. Opposite, the cart entry, now internal, is a characteristic winnowing door, with timber lintel internally and a segmental arched head externally (now within rear shippon) however the doorway has been infilled to form a smaller door opening. The west elevation of the barn, has a single doorway, with furrowed stone jambs and head. Centrally at first floor level, is a former forking hole, with plain stone jambs, head and cill, and with iron pintles indicating the former shutter to the hole. The east elevation of the barn has a blocked doorway to the east side and the lines of dichotomy between the barn and its adjoining outshuts are clearly visible.

The south outshut to the barn formerly served as a shippon and is built from rubble stonework. Opposing single leaf doorways to the east and west elevation denote the cattle passageway and each side has two window openings, with plain stone cills and heads. Three inserted window openings are present to the rear south elevation, with brickwork jambs and furrowed stone heads and cills. The roof to the north east outshut collapsed with the roof to the north west outshut having only partially collapsed at the abutment with the earliest phase of the barn. The windows and doors to the front of the north east outshut appear to be modern formed openings, whereas the openings to the north west outshut appear to be contemporary with its construction and have furrowed stone heads and cills.

Barn: Interior

The original five bay combination barn, now forms one single space. The presence of a forking hole present to the west gable end would suggest that a hayloft would be present to the west end of the barn, however none is present and there is no physical evidence, i.e., joist sockets, to suggest one was ever here which might mean that the sockets could have been blocked in, likely in the 20th century. A blocked window and door are present to the west side of the north wall of the barn (seen internally), with two opposing blocked up windows noted to the south wall opposite. A brick recess lies adjacent to the blocked windows in the south wall and appears to be an inserted door opening, with brick jambs which was also subsequently blocked-up. The roof structure is comprised of 4no kingpost roof trusses of sawn timber and of 19th century date and bear carpenters' assembly marks. The roof structure to the rear south roof slope is somewhat piecemeal, comprising of varying rows of sawn timber purlins onto which the profiled sheet roofing is fixed to. The north slope has a central row of sawn timber purlins, with common timber rafters and battens over, with a sandstone slate roof covering.

The south shippon, has a row of concrete boskins along the north side, with the cattle passage behind to the south. The roof structure is comprised of a number of mono-pitch roof trusses, with 4 rows of staggered and trenched purlins.

The interior of the north elevation outshuts were not inspected due to health and safety concerns regarding the collapsed roofs.



PL01: View of Lower Reaps Farmhouse from the south west.



PL02: View of the former stables from the south.



PL03: View of Lower Reaps Farmhouse from the south east.



PL04: View of blocked window to the first floor of the west elevation of the cross wing.



PL05: View of the lean-to to the front south elevation of the farmhouse.



PL06: View of the four-light, stone mullioned window to the ground floor of the cross wing.



PL07: View of the three-light, stone mullioned window to the first floor of the cross wing.



PL08: View of Lower Reaps Farmhouse from the south east.



PL09: View of Lower Reaps Farmhouse from the east.



PL10: View of raised roof and old roofline to the east gable end.



PL 11: Former outbuilding to the east elevation of the farmhouse.



PL 12: View of Lower Reaps Farmhouse from the North.



PL 13: View of the eastern half of the rear elevation from the north.



PL 14: View of the western half of the rear elevation from the north.



PL15: View of blocked up former staircase window to the first floor of the rear north elevation.



PL16: View of Lower Reaps Farmhouse from the west.



PL17: View of raised roof and old roofline to the west gable end elevation.



PL18: View north within the ground floor of the former stables.



PL19: View south within the ground floor of the former stables.



PL20: View south within the first floor of the former stables.



PL21: View west within the first floor of the former stables.



PL22: View south within the ground floor unit of the cross wing.



PL22: View north within the ground floor unit of the cross wing.



PL23: View south within the internal hallway to the ground floor between the cross wing and house body.



PL24: View north within the within the internal hallway to the ground floor between the cross wing and house body.



PL25: View of blocked former mullioned window from within the front south elevation lean-to.



PL26: View east within the rear ground floor unit to the cross wing (note the timber lintel to the blocked window).



PL27: View west within the rear ground floor unit to the cross wing.



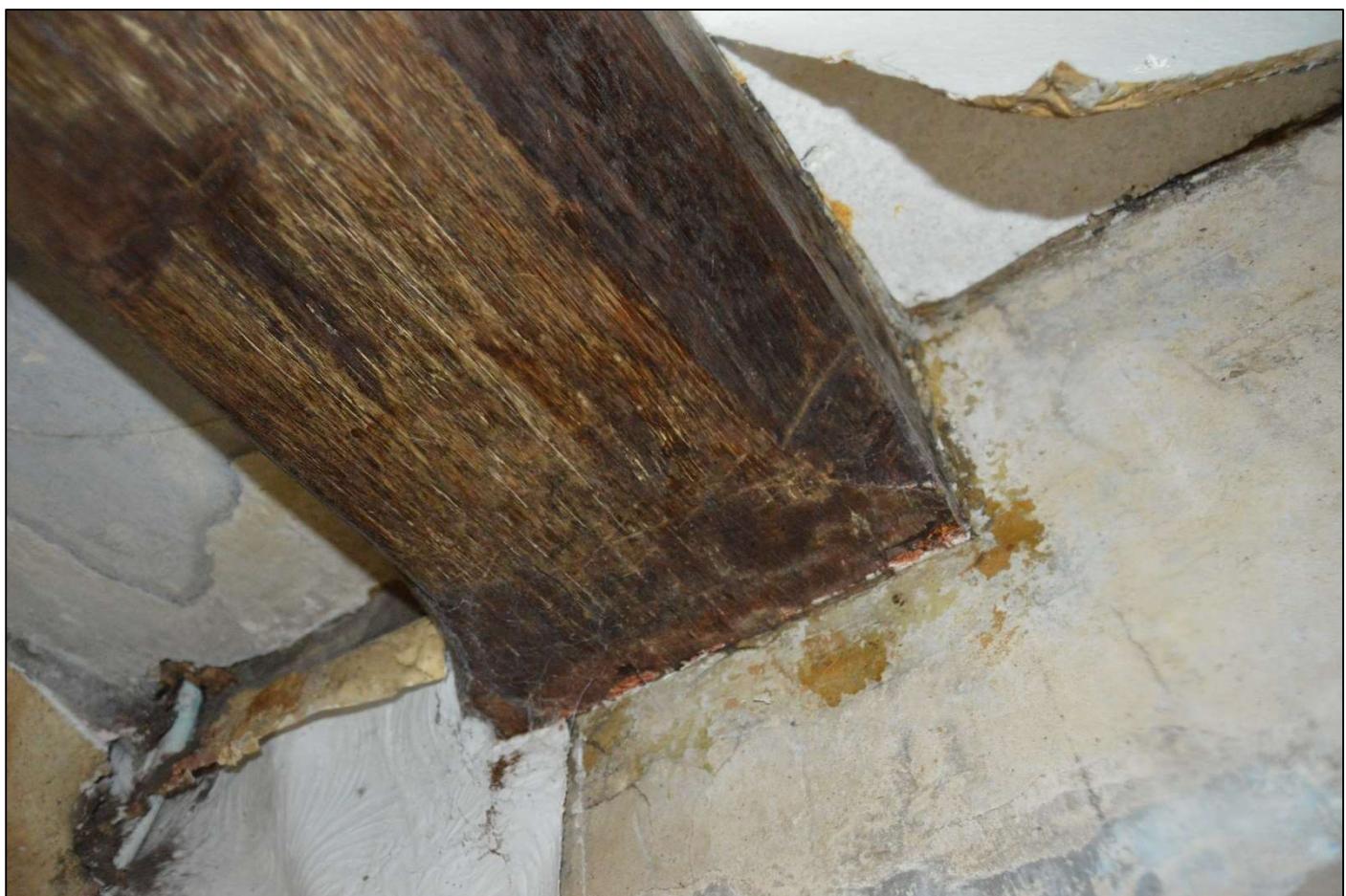
PL28: View south within the central ground floor unit.



PL29: View south east within the central ground floor unit.



PL30: View north within the central ground floor unit.



PL31: View of 17th century floor beam within the central ground floor unit, with chamfers and stops.



PL32: View east within the west ground floor unit.



PL33: View south within the west ground floor unit.



PL34: View north within the first-floor south unit of the cross wing.



PL34: View south within the first-floor south unit of the cross wing.



PL35: View north within the first floor landing to the rear of the cross wing.



PL36: View of blocked possible former staircase window to the first-floor landing to the rear of the cross wing.



PL37: View west along the first-floor corridor / landing to the rear of the building.



PL38: View of the timber floorboards to the corridor / landing to the rear of the building.



PL39: View south within the first-floor south bedroom to the main house body,



PL40: View east within the first-floor central bedroom.



PL41: View south within the central landing space.



PL42: View north within the central landing space.



PL43: View west within the first floor south west bedroom.



PL44: View south west within the first floor south west bedroom.



PL45: View east within the first floor south west bedroom.



PL46: View west within the first floor north west bedroom.



PL47: View east within the first floor north west bedroom.



PL48: View south west within the cross-wing roof void.



PL49: View west within the cross wing roof void.



PL50: View east along the roof void over the west end of the farmhouse.



PL5 I: View of the front north elevation of the barn from the north east.



PL5 I: View of the front north elevation of the barn from the north east.



PL53: View of side east elevation of the barn from the north east.



PL54: View of side west elevation of the barn from the north west.



PL55: View east within the barn core.



PL56: View south west within the barn core.



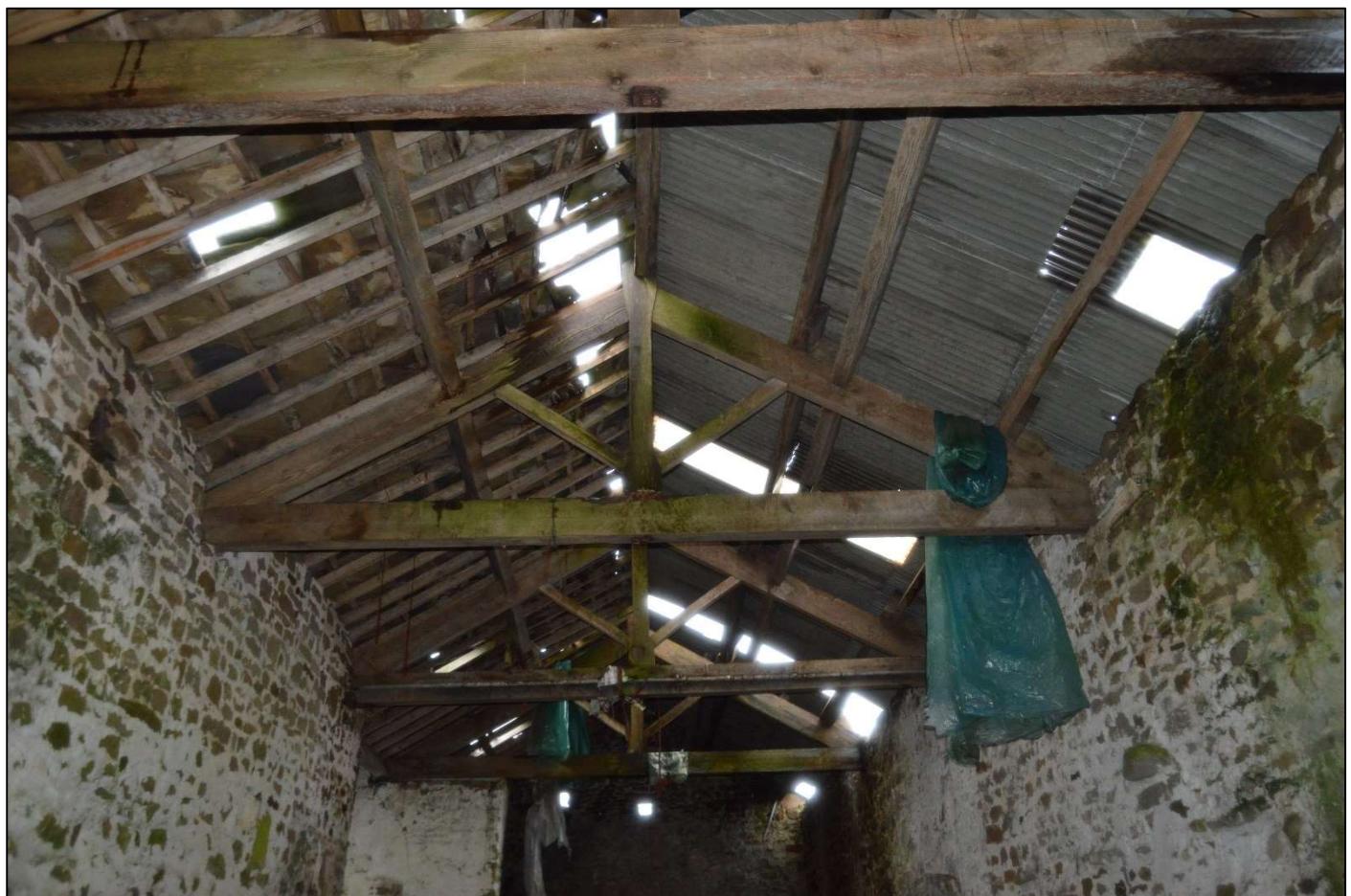
PL57: View north west within the barn core.



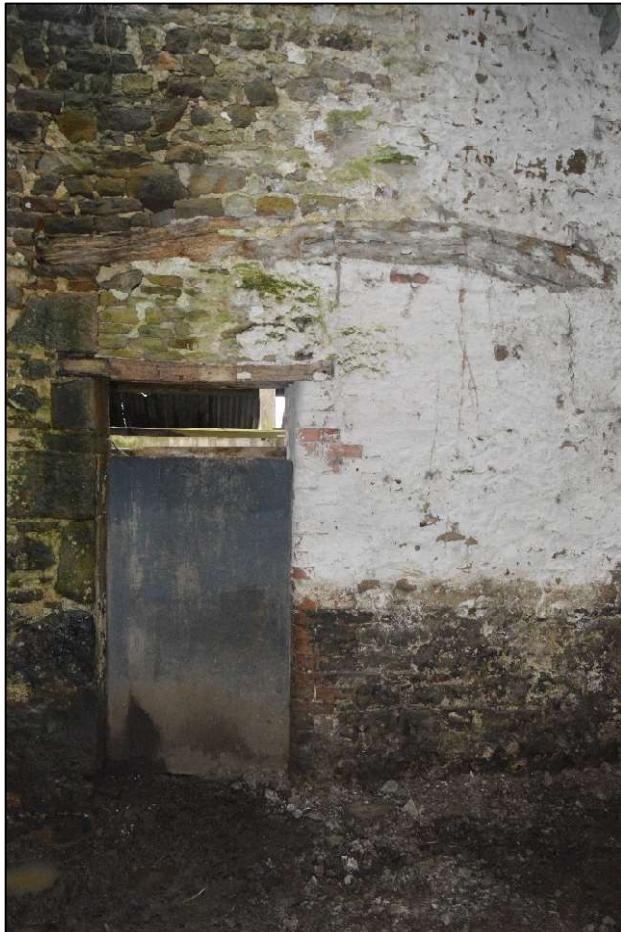
PL58: View west within the barn core.



PL59: Internal view of the cart entry porch to the north elevation of the barn.



PL60: View of the roof structure over the main core of the barn.



PL61: View of the opposing doorway (now blocked up) opposite the cart entry porch.



PL62: View of stone voussoirs to the blocked-up opening viewed from within the south shippion.



PL63: View east within the rear shippon.



PL64: View west within the rear shippon.



PL65: View of the stone outbuilding from the south east.



PL66: View north within the stone outbuilding.



PL67: View south within the stone outbuilding.



PL67: View of the roof structure to the stone outbuilding.

2.3 HERITAGE ASSET DESIGNATIONS

The farmhouse at Lower Reaps Farm 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 for its special architectural and historical interest. Please refer to Appendix A of this report for the historic England List Entry.

It is assumed that the detached barn and outbuilding are curtilage listed structures also of grade II status.

2.4 HISTORICAL DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

Very little appears to be known of the history of Lower Reaps Farm as the history and development of the farm does not appear to be well documented amongst published and unpublished documentary resources and much of what can be found out about the history of the building has to be deduced from the physical fabric of the building but the building does not benefit from the presence of a visible datestone which would have provided an indication of the building's origins,

The building has 17th century origins and was likely constructed in the first half of the 1600's. The farmhouse was the seat of the Walmsley family who were of both 'Whitecroft' and 'the Reaps' and the family had the status of that of Yeomen or lesser gentry. The branch of the family seated at Reaps included James Walmsley and his wife Ann (who died a widow in December 1684) and their son Giles, born in 1658. Giles, a yeoman, died in 1711 and fathered ten children between 1681 and 1700.

The farm first appears on Yates map of Lancashire from 1786 but is shown only as 'Reaps' and does not provide sufficient detail to identify individual buildings. The same circumstances also apply to the later maps produced by Greenwood in 1818 and no new information can be deduced from these particular maps. The farm is not shown on Hennet's map of 1829 and may have been overlooked during the production of the mapping and may have lacked the importance to be included on the map.

The farm next appears on OS mapping from the 1840's and is shown in sufficient detail to identify both the farmhouse and barn. The farmhouse, with its cross wing can be identified and it is also thought that the farmhouse has been extended westwards to its current length by this time. The barn is shown with only having been extended to the west end of the front north facing elevation by this time. Two further structures are shown on the site, one to the south

east of the farmhouse. And a second to the south east of the barn, neither of which are still standing and their purpose has not been deduced.



Fig 02: Extract of Yates Map of Lancashire 1786.



Fig 03: Extract of Greenwoods Map of Lancashire 1818.

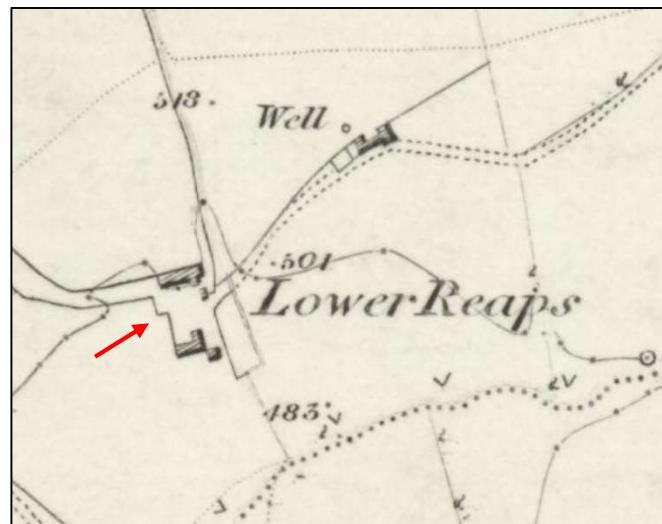


Fig 04: Extract from OS 1:10560 map, 1848

By the 1890's the barn had been enlarged to its current size and the farmhouse remained virtually unchanged since the 1840's with the exception of the small outbuilding adjoining the east side of the building, possibly a privy / earth closet. It is unknown if the small porch to the front of the building was added between 1848 and 1890 or if it was added prior to 1848 but had been built by 1890. A small building appears to be adjoining the rear shippon of the barn to the south east corner, again a structure that is no longer present. No other discernable changes appear to have occurred to the building based on later OS mapping for the site.

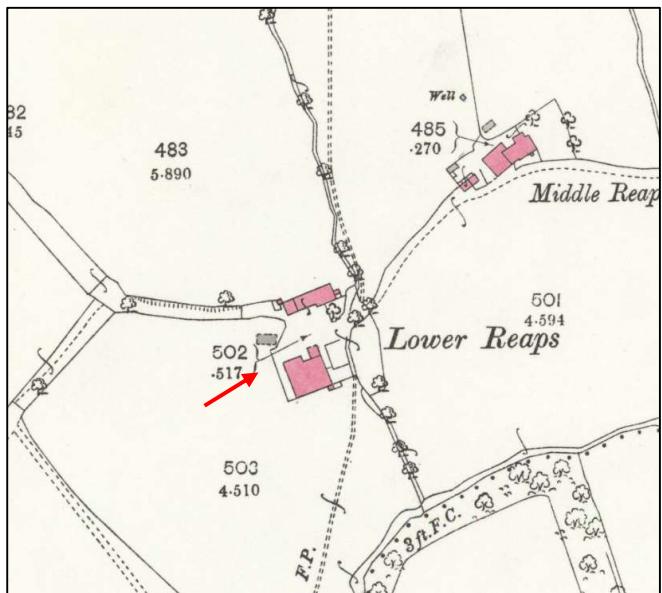


Fig 05: Extract from OS 1:2500 map, 1892

2.5 PLANNING HISTORY

A search of the Ribble Valley Borough Council online planning application database has yielded no results regarding past planning applications for the site. However, this search was not exhaustive and older planning application may exist which are only searchable at the council offices.

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”⁷ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the farmhouse and barn so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both the farmhouse and barn as well as the contribution made by their setting.

For each building, the following heritage interests have been described as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice;

Archaeological interest: “*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.*”⁸

Architectural and Artistic Interest: *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.”*⁹

Historic Interest: “*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.”*¹⁰

3.2 ARCHAEOLOGICAL INTEREST

The farmhouse provides physical evidence of settlement on the site dating back to at least the 17th century with the agricultural function of the site also having likely been established by this time with this function being denoted by the existence of the barn and outbuildings.

Both buildings have been significantly enlarged and altered since their construction and the various historical phases of development are very evident in their appearance and is of great interest. However, the past and rather unsympathetic alteration of the farmhouse has left it but a shell of its former existence and is extremely lacking in 17th century features, fixtures and fittings, with very few now remaining that are of interest, namely the 17th century mullioned windows and the internal chamfered and stopped floor beam. The archaeological interest of the building is largely limited to its exterior, the same also being said of the barn, although former openings are present internally within the main central barn, as well of the king post roof trusses which are of interest. The plan form of both buildings is of interest and although altered remains interpretable.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

Both the barn and farmhouse possess more in the way of architectural value than artistic value given their appearance, construction and historic function.

⁷ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic.](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic.) (Accessed on 22nd June 2022)

⁸ 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 16th September 2020)

⁹ 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 16th September 2020)

The farmhouse and barn are the product of local vernacular building tradition which is prevalent amongst such building within the region and would have been constructed using locally sourced materials and skilled craftsmen.

The farmhouse possesses few features of interest, with the primary interest being derived from remaining 17th century fabric i.e., the stone mullioned windows to the cross wing, which is enhanced by later fabric and evidence of historical development including such features as the irregular pattern of historic fenestration and the clear lines of stone quoins denoting each phase of construction all of which illustrates the evolution of the farmhouse. However, both are limited due to the harm caused by unsympathetic changes, some of which are significant including the entire replacement of the roof structure and coverings and the loss of historic windows paired by the unsympathetic introduction of modern window openings and stylings. The internal and external condition of the farmhouse requires addressing, the building itself appears very tired and is in need of significant yet sympathetic rejuvenation in order for it to be of the standard expected of a dwelling.

The barn would have been a highly functional and practical building with little use for architectural embellishment which is evidenced by its plain appearance and lack of architectural and design merit. This being said, the building is not without any conscious design. The building would have been designed in a very specific way in order to satisfy certain requirements and functions and so is not without any thought in terms of design and appearance. The appearance of the barn is relatively plain which is not unusual.

Although in poor condition, the farmhouse and barn retain a strong agricultural character due to their rustic vernacular appearance and have an imposing presence within the site and local landscape given their size and their contribution to the rural and agricultural character of the countryside has been sustained.

3.4 HISTORIC INTEREST

Historic Interest can be illustrative or associative. The historic interest of the farmhouse and barn lies in their survival as examples of traditional vernacular architecture evidenced in their construction and appearance as well as being illustrative of their respective building types and of the areas current and past agricultural function. The evolution of the buildings also contributes to the historic interest of the farm in that it illustrates how both the farmhouse and barn have evolved since the 17th century in order to adapt to the changing needs of the occupants and changes in farming practices. However, the farmhouse has been subject to alteration, both historically and in more recent times, which has resulted in the erosion of the

internal character of the building, of which is very lacking in original 17th century features, fixtures and fittings, as well as the building's exterior, which has undermined the authenticity original domestic living environment to some extent, however to the trained eye this can be interpreted.

Such 17th century farmhouses are not widespread within this area of Lancashire when compared with other local areas i.e., the Pendle Area of east Lancashire and the Lancashire / Yorkshire Pennines, where they survive in larger numbers.

The historic interest of Lower Reaps Farm also lies in its associative historic value for its known associations with the yeoman or lesser gentry Walmsley Family of Mellor, although this association is not manifested within the physical fabric of the farmhouse or barn, along with any other known associations. Archival research has not yielded any well-known persons or events associated with Lower Reaps Farm.

3.5 STATEMENT OF SIGNIFICANCE

The grade II listed status of Lower Reaps Farmhouse, the principal heritage asset on the site, suggests that it is a building of importance from a national perspective in terms of its architectural and historic significance. The building appears to be of 17th century origins but has been significantly enlarged and altered during the 18th, 19th and 20th centuries.

The significance of the building is derived from its archaeological interest with its historic and architectural interest being secondary to this, and is embodied within extant historic fabric, internal plan form layout and the discernible evolution of the farmhouse which has occurred through the centuries. The extant 17th century fabric appears to be largely confined to the external walls of the building with limited internal fabric present. Later fabric also remains to the building, both internally and externally, but is of a lesser degree of importance but makes a contribution to significance nonetheless as part of the building's evolution.

However, the past alterations, coupled with the loss of historic fabric to the roof, fenestration and interior, have eroded the quality and authenticity of the original building. As a result, the building is poorly preserved with better examples of similar buildings existing within the wider region.

The barn, although not listed on its own individual merit, is likely to be considered as a curtilage listed building, also at grade II, but does not appear to be of a quality that would be deserving of individual listed status. The fact that it is not listed suggests at the limited level of significance that it possesses.

The significance of the barn is derived from its extant historic fabric, mainly limited to the existing external walling and roof structure and features of interest such as former door and window openings. The barn has suffered from the loss of historic fabric, plan form and features due to past alterations which have been detrimental to its significance.

The significance of the barn is also derived from its relationship with the barn, where one would appear to be anomalous within the landscape without the other. The buildings retain a strong agricultural character, regardless of condition and appearance and the survival of all buildings is paramount to the safeguarding of this small farmstead, its contribution to the setting of the listed farmhouse and the significance of the site overall.

Again, the barn is poorly preserved in terms of its condition, which has resulted in the loss of historic fabric, with better examples present within the locality and wider region.

SECTION 04

DEVELOPMENT PROPOSALS

4.1 DEVELOPMENT PROPOSALS SUMMARY

Farmhouse: The existing farmhouse is to be repaired and refurbished to make it once again fit for purpose as a dwelling. Externally, the existing unsympathetic roof covering and roof structure are to be removed and replaced with a new timber roof structure and a natural slate roof covering, with the inclusion of one conservation roof light to the south roof slope and will be flush fitting conservation roof light, with central vertical glazing bar and black paint finish to reduce visual impact. The roof light omits the need to form a new wall opening to the external wall to serve the proposed first floor shower room. Existing windows are to be repaired and new windows installed where required with historic styles being replicated to the now lost ground floor windows to the front south elevation of the house body and west unit.

Several interventions are proposed externally and include.

- Careful removal of cement render wall finishes where present.
- Repointing using lime mortar.
- The existing roof structure is to be retained where possible and reinforced / strengthened to take load of new rafters and slate roof covering.

Internally at ground floor level, the existing porch is to remain as a porch but will also incorporate the use of a utility room and is to be lined out to form a cavity wall with insulation internally. The existing kitchen is to be stripped out and renewed. The internal wall between the west unit and former workshop (accessed from the stable) is to be removed to form a larger living space. At first floor level, the existing bathroom is to be incorporated to serve as an ensuite for the proposed master bedroom to the first floor of the cross wing, which is to be done through the installation of a new partition and door to the landing and the removal of the bedroom door. The existing partition walls and door to the central house body are to be removed and new installed to form a new bedroom and house bathroom. New internal finishes are expected.

Internally, the building will be refurbished in the following.

- Existing internal paper finishes to be removed and any impermeable finishes are to be removed and renewed using lime.
- Internal joinery is to be overhauled and retained throughout.
- Existing tiled ceiling finishes are to be removed and underlying substrate investigated. Any

impermeable finishes will be removed and renewed in lime.

- All timber floor structures and boards are to be retained and repaired where required. The floor to the proposed snug is to be investigated by removal of isolated floorboards in order to confirm the condition of the underlying floor structure with appropriate repairs undertaken as required.

Stable: The former stable is to be converted for use as a separate one bedroom dwelling. At ground floor level, the existing timber boskins are to be removed and the space is to be divided to form a new entrance vestibule, with sliding doors leading to a small utility room and WC, located to the front of the ground floor. The rear of the ground floor is to be a combined, living, kitchen and dining space, with staircase up to the first floor. The existing door opening into the former house workshop is to be closed off. At first floor level a double bedroom and a separate shower room is to be provided. One new window opening is to be formed to the rear of the proposed bedroom to provide both natural lighting and ventilation and will match existing window styles. The external walls are to be lined out to form a new cavity wall with insulation. The roof structure and roof covering to the stable is to be renewed with the inclusion of insulation and internal linings and finishes.

The following repairs are also to be undertaken.

- Removal of cement render wall finishes where present.
- Repairs to the roof as per the house.
- Construction of internal insulated cavity wall to improve energy efficiency and provide a comfortable internal living environment.

Outbuilding: The former outbuilding is proposed for use as an office / playroom and will be ancillary to the proposed conversion of the former stable. The exterior of the outbuilding is to remain unaltered with the exception of a new window and door within the existing openings to the east elevation. Four new roof lights are proposed, two to each roof slope, and will be flush fitting conservation roof lights, with central vertical glazing bar and black paint finish to reduce visual impact. The roof lights omit the need to form new wall openings to the external walls and are needed as only one window opening is present, with the addition of the new glazed side light to the door. Internally, the concrete and timber boskins are to be removed and a new cavity wall is to be formed including insulation. The

existing roof structure and coverings are to be retained; however, insulation is to be added as well as new internal ceiling linings and finishes.

Barn: The existing barn is to be converted into two dwellings, with the main barn and outshuts forming a dwelling and the south shippon forming a second dwelling. This will avoid the subdivision of the barn perpendicular to its orientation, as was previously proposed. The overall external form and appearance of the barn is to remain relatively unchanged except for a new window opening to the ground floor of the west elevation, which is to match the style of the existing windows, and a small number of rooflights to the north and south roof slopes, which will be flush fitting conservation roof lights. The existing roofs are to be stripped of the profiled roofing sheets and is to be re-roofed with new roofing slates.

Internally, the main dwelling to the core of the barn is to be open plan at ground floor level which will maintain a sense of openness and retain the large spaces within the barn, however some sub-division is proposed to the north-west outshut to form two bedrooms and a WC. At first floor level, two bedrooms are proposed, each with ensuite shower rooms and a separate family bathroom. A void is to be formed over the proposed staircase and entrance hall, again maintaining a sense of openness internally. The rooms at the first floor are to be open to the roof, with the roof structure exposed, again maintaining a sense of openness. The subdivision of the barn through the insertion of a first-floor structure and walls is inevitable and is required to form the spaces required from a family home and a degree of compromise is required in order to safeguard the existence of the building as part of the rural landscape.

The dwelling to the shippon is also to be open plan to the kitchen, dining and living spaces, whilst some sub-division is required to form a bedroom with ensuite and a utility room with WC. The existing shippon roof structure is to be kept visible as an internal feature. An internal blockwork skin is to be built, with insulation, to form an insulated cavity wall to the external walls of the barn to improve its energy efficiency and provide a comfortable internal living environment.

Several repairs are proposed, which include.

- Rebuilding of collapsed area of external wall to the south elevation.
- Repairs to cracking to the internal face of the north elevation at the junction with the west gable.
- Repointing works using lime mortar.
- Repairs to existing timber roof structure to ensure retention.

External Works: The existing site structures are to be retained and will be supplemented by additional landscape features. New stone retaining walls are proposed to accommodate parking areas to the south of the farmhouse, with stepped accesses. The existing wall opening to the east of the farmhouse is to be infilled with walling and a new gate access and the rear fence line is to be altered to provide access to the land at the rear of the farmhouse. The proposed farmhouse parking is to be located adjacent to the extant stone walling to the front of the house, with the ground graded and a fence separating it from the adjacent stable unit parking. The existing wall to the east of the barn is to be extended southwards with a new stone wall enclosing the rear external areas to the proposed dwellings to the barn. The existing modern agricultural building to the south of the barn is to be demolished. The proposed surface treatment for the parking areas is to be gravel with stone paving to pathways.

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

The farmhouse at Lower Reaps Farm is a grade II listed building and the farm buildings are assumed to be grade II curtilage listed given their relationship with the farmhouse. As such, these buildings benefit from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Government's economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development'.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the

central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following:

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset.

Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.

Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the

area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

Farmhouse Exterior: The external elevations of the farmhouse, will remain largely unaffected by the development proposals, however they will be substantially enhanced through the removal of the profiled roofing sheets and the use of a new and sympathetic slate roof covering and the re-introduction of historic window styles to the ground floor of the front elevation. New windows, where required, of sympathetic style and appearance are also proposed for the front and rear elevation where they will replace windows of poor quality and condition. A new roof light is proposed to the front roof slope which will service the proposed first floor bathroom in terms of providing both natural lighting and ventilation. The roof light will be positioned in a similar location to where a translucent roofing panel is currently located and will replicate this arrangement. The roof light is to be a flush fitting conservation roof light, with central vertical glazing bar and will have a black finish to reduce visual impact. The external wall fabric will also be enhanced through the removal of any areas of cement render and pointing and the reintroduction of lime pointing which will improve its performance regarding moisture permeability.

Farmhouse Interior: The interior of the farmhouse, will benefit from a sympathetic refurbishment and one that will make the farmhouse once again fit for purpose as a family dwelling and moderate intervention is proposed is to be undertaken to the ground floor and first floor of the farmhouse in order to facilitate this. The exiting kitchen is to be renewed and the entrance porch is to serve as a new utility / boot room therefore keeping a similar function. A new cavity wall is to be formed to the former porch in order to improve its thermal energy efficiency and make a contribution to a comfortable internal environment. The existing internal dividing wall to the west unit / former workshop is to be removed to form a larger living space with the closing up of the opening between the former workshop unit and stable. The wall is part of a later phase of development and possesses a lesser degree of interest and significance. At first floor level, a small degree of re-ordering is proposed concerning the partitions within the main room units. The extant first floor landing is to be divided off so that the existing house bathroom can become an ensuite to the new master bedroom. No historic fabric required to be removed to facilitate this. The existing bedroom door is to be removed but is mid – late 20th century in date and possesses no heritage value. The partitions to the main house body at first floor level are to be removed and new partitions installed to form a new bedroom and house bathroom. The partitions and door are

likely to be late 19th / early 20th century in date and are of a lesser degree of interest and significance. The interior of the house will again benefit from the removal of harmful cementitious materials and the reintroduction of lime-based materials.

The proposals are a sensitive response to the condition of the house and will use traditional materials where required. Internal joinery is to be retained and the loss of historic fabric is minimal. The works aim to safeguard the significance of the building through sensitive repair and refurbishment and through the retention of significant fabric.

Farm buildings (inc. stables barn and outbuilding)

Exterior: At present, the buildings are at risk of dilapidation due to redundancy which would eventually lead to their eventual loss if not addressed. The proposals to repair and convert these buildings will halt their deterioration and provide a new optimum viable use that will be consistent with their conservation. The historic and agricultural character of the buildings will be preserved with the minimal loss of historic fabric and through repair / intervention. Where a building is proposed to be converted for use other than what it was originally built for, it is inevitable that alterations will be required to accommodate the functions within. However, it is considered that any harm caused, considering that the buildings are currently vacant and unused, is likely to be limited and outweighed by the public benefits of the proposals and the overall survival of the buildings, through sensitive repair and conversion.

The general external appearance of the barn, stables and outbuilding are to remain largely unaltered albeit with some minor alterations. The most significant alteration proposed are the re-roofing of both the stables and barn using a more sympathetic slate roof covering as per the farmhouse resulting in substantial enhancement to external appearances. The existing roof structures to the original barn and to the outbuilding are to be retained as features of interest and are to be repaired accordingly. The remainder of external alterations consist of a small number of new window openings to provide both natural lighting and ventilation and the replacement of existing windows and doors with new. New windows and doors will contribute to the thermal energy efficiency of the buildings and will ensure a comfortable living environment and will be agricultural in style to help maintain the character of the buildings. Existing window and door openings are to be retained and new windows and doors should be set back at least 150mm to 200mm to reduce visual impact.

Proposed roof lights are to be flush fitting conservation roof lights, with central glazing bar and black paint finish to reduce their visual impact.

The works to the barn, stables and outbuilding will significantly enhance the setting of the farmhouse due to their improved condition and appearance.

Farm buildings (inc. stables barn and outbuilding)

Interior: As per the exterior of the agricultural buildings, it is again inevitable that, as part of their proposed conversion, alterations to internal layouts i.e., new wall openings and internal sub-division of spaces, will be required to suit the new functions of the buildings and are required to introduce a new optimum viable use and safeguard the existence of the buildings.

New cavity walls will be formed internally so as to improve the energy efficiency of the building and ensure a comfortable internal living environment. A new first floor structure is to be installed to the barn and stables, with void spaces provided at stairwells in order to provide a sense of full height openness within the barn.

Again, the harm caused by the conversion of the farm buildings is not expected to outweigh the public benefits of the development proposals which will safeguard these buildings.

External Works: The proposed external works will have a negligible impact on the significance of the farmhouse and barn given their minor scale and will not harm the physical and visual relationship between the buildings, with the central area of the site remaining open and undivided as at present. New wall and stepped accesses will be in matching stonework in order to reduce their visual impact and be sympathetic to the appearance of the farmhouse and barn. The demolition of the existing modern agricultural building should be welcomed and will provide a positive enhancement to the setting of the buildings.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- A programme of historic building recording and analysis should first be implemented prior to the commencement of any development works and which should be carried out in compliance with current recording best practice and guidance.
- Where significant intervention is proposed i.e., repair, replacement, or introduction of building elements, detailed method statements, details and specifications can be submitted to and agreed by the planning officer prior to commencement by way of a planning

condition. This would include; the formation of new wall openings, door and window details, details of new roof structures and coverings and details of proposed internal alterations.

- The use of heritage builders and craftsmen should be considered, who have extensive knowledge of the construction of historic buildings and have a strong background in their successful repair and alteration.
- Archaeological monitoring and supervision should be considered as part of any below ground excavation works such as landscaping, floor installation and repairs and service trenches.
- Archaeological monitoring should be considered as part of any sensitive opening up works or significant works, to the building i.e., removal of the existing roof to the building and works to other building elements such as opening up of floors and walls.
- The buildings should be 'tented' as part of re-roofing works in order to safeguard extant historic fabric.

Consultation with statutory consultees as part of the planning application process is likely to identify where the buildings would benefit from additional controls and how these could be justifiably applied by way of planning conditions.

6.3 SUMMARY OF PUBLIC BENEFITS

The National Planning Policy Framework (NPPF) requires that harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable Development – The re-use of existing buildings through the implementation of a new optimum viable use to the former farm buildings (environmental benefit).
- The safeguarding of the historic farmhouse and farm buildings which contribute to the agricultural and rural character of the local landscape (heritage and social benefit).
- The enhancement of the existing buildings through the use of traditional materials and significantly improved condition and structural integrity resulting from the development proposals. This will also result in the enhancement of the setting and the wider setting of the heritage assets.
- A net increase in housing provision on site (social and economic benefit).
- The employment of building consultants and contractors to facilitate the implementation of the development proposals (economic benefit).

It is considered that these benefits will considerably outweigh the harm caused, which is considered to be less than substantial and accordingly the development proposals satisfy the test that is laid down by the NPPF and that the development proposals should be welcomed by Ribble Valley Borough Council and their statutory consultees. Therefore, planning permission and listed building consent should be granted.

APPENDIX A

LOWER REAPS FARMHOUSE: LIST ENTRY

House, probably c.1600, altered. Slobbered rubble with eaves height raised in brick and roof replaced by asbestos sheets mid C20. Main part of facade has a 6-pane sash with plain reveals on the ground floor, with a lean-to porch to its right covering a blocked mullioned window. On the 1st floor is a modern window with plain reveals. At the left, beyond a straight joint, is an addition which has 2 sashed windows with plain reveals on the ground floor and a modern window with plain reveals above. At the right of the facade is a one-bay cross-wing which has mullioned windows with hollow chamfer, outer chamfer, and hoods. The ground-floor one is of 4 lights, the 1st floor of 3 lights. Chimney in line with straight joint. Chimney cap removed from cross-wing. Inside, the room to the left of the door has one exposed original chamfered beam.