

HERITAGE STATEMENT
INCLUDING
STATEMENT OF SIGNIFICANCE
The Old Barn, Malt Kiln Brow, Chipping

March 2023



This Heritage Statement including a Statement of Significance, seeks to identify heritage values attributed to The Old Barn, Malt Kiln Brow, Chipping. Values, as set out in Historic England (English Heritage) Publication 'Conservation Principles, Policies and Guidance (2008) have been applied to the building and an assessment of significance developed in response to findings and further research. This has then been used as a foundation for informing proposals for change.

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Date: March 2023

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Fig 01—The Old Barn, Malt Kiln Brow (2023)

1.0 | INTRODUCTION & GENERAL INFORMATION

NAME OF BUILDING:

The Old Barn
Malt Kiln Brow
Chipping
Preston
PR3 2GP

GRID REFERENCE:

SD 62042 43589
X (Eastings) - 362042 Y (Northing) - 443589

WHAT 3 WORDS:

stores.cabbies.encoder

LISTING REFERENCES:

The Old Barn is not Listed under 'The National Heritage List for England (NHLE) but is located within the boundary of Ribble Valley Borough Council's Kirk Mill Conservation Area.

Listings: (Immediately outside of the curtilage of The Old Barn)

Grove House—1465964—Grade II

Kirk House—1147319—Grade II

Other Listings: (In the wider context of The Old Barn)

Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat—1401593—Grade II

Other Conservation Areas (outside of Kirk Mill Conservation Area)

Chipping Conservation Area –2007– 25 No Listing Buildings within the conservation area boundary

DATES OF INSPECTION:

The initial survey and inspection was carried out over the 1st week of February 2023

WEATHER ON DAY OF INSPECTION:

Over-cast, little to no wind, temperature 8 - 10 deg C. Visibility - Good



Fig 02—O.S. Map Site Location Plan—The Old Barn 2023)



Fig 03—O.S. Map—Kirk Mill (1895—1914) WIDER CONTEXT



Fig 04—O.S. Map—Kirk Mill (1895—1914) IMMEDIATE CONTEXT

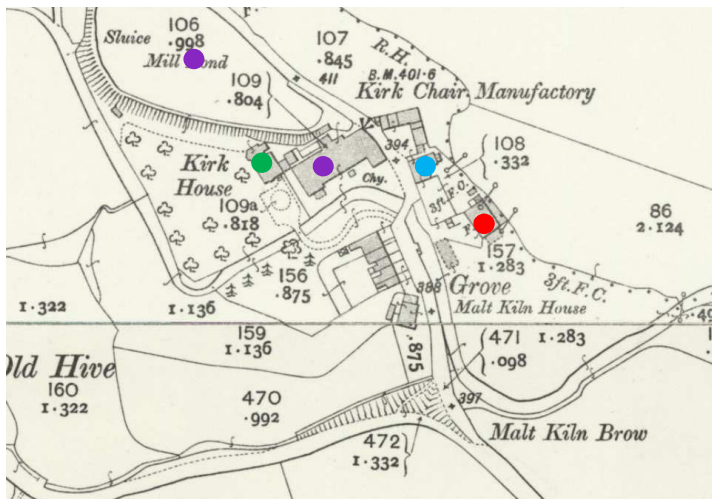


Fig 05—O.S. Map—Kirk Mill (1895—1914) IMMEDIATE CONTEXT

DOCUMENT FORMAT:

This heritage statement has been prepared to inform proposals for adaptation to The Old Barn, Malt Kiln Brow, Chipping. The statement has been produced in order to comply with policy 194 of the National Planning Policy Framework (NPPF) given in the extract below.

“194. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

This document has been prepared to supplement the design process. A building survey & historic assessment has been developed during the survey stage of the building and its surroundings and a statement of significance produced prior to developing proposals for change. The approach complies with the national planning policies associated with the conservation of the historic environment and Historic England’s advice on Managing Significance in Decision-Taking in the Historic Environment.

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process is very important to an applicant in order to conceive of and design a successful development and to the local planning authority in order to make decisions in line with legal requirements and the objectives of the development plan and the policy requirements of the NPPF.”

This statement of significance has also been guided by the criteria set out in, Historic England publications and Advice; ‘Informed Conservation’ and ‘Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment’

Conservation principles policy and guidance:

“We define conservation (under Principle 4.2) as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.”

- The Old Barn
- Grove House—Grade II
- Kirk House—Grade II
- Kirk Mill (and associated)—Grade II



Fig 06—The Old Barn (2022)



Fig 07— Grove House—Grade II (2022)



Fig 08—Grove Square (2022)

2.0 | BUILDING HISTORY & CONTEXT ASSESSMENT

WIDER CONTEXT

The Old Barn is located on Malt Kiln Brow, north of the village of Chipping, in the Ribble Valley. Chipping village is located on the periphery of the Trough of Bowland. Its historic centre is located around St Bartholomew’s Church, within the village. Chipping is located within the ‘Forest of Bowland Area of Outstanding Natural Beauty’ AONB).

IMMEDIATE CONTEXT

The Old Barn occupies a site south east of Kirk Mill on the eastern side of Malt Kiln Brow. The barn lies to the east, in close proximity to Chipping Brook a stream and mill race fed from a confluence with Dobson’s Brook. These water courses are supplied by a large mill pond that lies immediately to the north east of Kirk Mill with a further three mill ponds up stream. The Old Barn was likely part of this wider mill complex, and later became part of factory associated with a later chair works which developed the area and utilised otherwise redundant mill buildings in the area for manufacture of furniture.

THE OLD BARN

The Old Barn, which appears on the Ordnance Survey map of 1893, is of coursed red sandstone rubble construction with tooled faced sandstone quoins supporting all corners. The barn is a traditional rectangular plan form of three bays and a dual pitched slate roof. The principal barn door is positioned centrally between two smaller flanking doors. All openings have jambs and heads faced with dressed sandstone stone quoin surrounds. Internally the barn contains a mezzanine corresponding to the 3-bay plan form. The roof is a rafter and purlin construction supported on two equidistant timber trusses, of ‘queen-post’ design. The roof has two differing weathering surfaces; the west/principal pitch is natural grey slate, the east pitch is corrugated asbestos, likely a replacement of a former slate covering. The barn door is top-hung and two-part sliding, of green painted timber.

SITE & BUILDING HISTORY

The earliest recording of the Kirk Mill Site is c.1544 were its documented as the site being occupied by a Corn Mill. It is unknown when the Corn Mill was first established however, there is some evidence to suggest it was in operation during C15th.

The Corn Mill was disused by c.1785 and purchase by a partnership Messrs. Stirrup, Shakeshaft, Barrow & Salisbury. Richard Salisbury being a cotton manufacturer in Chipping. These partners erected a Cotton Mill on the site, which was based on the design and technology for spinning cotton patented by Richard Arkwright of Preston. The Mill and surrounding complex underwent a series of successive owners until finally ending in 1866. In 1871 the Mill was leased to a group of chair-



Fig 09— Kirk Mills—Grade II (2022)



Fig 10—The Old Barn—OA North image (2015)

makers, a business taken over and subsequently purchased by Henry James Berry (son of John Berry (one of the original chair-makers)) in 1903. It is during this period of chair making and furniture manufacture that we see the first evidence of the erection of 'The Old Barn'. It is during the tenure of successive sons 'Berry' that the site underwent great expansion particularly after WW2, a new factory expansion was developed east of Chipping Brook, in close proximity to 'The Old Barn'. The firm 'HJ Berry & Son' ceased trading in January 2010 and the Mill afforded Grade II Listed status in the same year. The factory expansion east of Chipping Brook was demolished following planning approval c.2016-17 leaving its earlier barn, 'The Old Barn' as seen at the time of this report.

3.0 | HERITAGE APPRAISAL & ASSESSMENT OF SIGNIFICANCE

The following appraisal has been developed using guidance published by Historic England and relates to the requirements contained in clause 194 of the NPPF. The appraisal begins by identifying the potential range of heritage values attributed to the building. These values will then be evaluated and expressed concisely within a statement of significance. This statement will then be used as a foundation from which to develop a rationale for any proposed change, ensuring the significance of tangible and intangible values are conserved and safeguarded where possible and appropriate.

Heritage values are listed under the following headings: evidential value; historic value; communal value; aesthetic value. Headings expressed in Historic England guidance 'Conservation Principles, Policies and Guidance (2008).

EVIDENTIAL VALUE

Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity".

In this context The Old Barn may be viewed as embodying the physical characteristics reminiscent of a rural barn typical of the north west. The architectural interpretation of the barn is unique to the Kirk Mill area as other examples are finite.

The setting of The Old Barn and its proximity to Kirk Mill within the Kirk Mill Conservation Area is contextually significant. It is situated east of Chipping Brook in closer proximity to the Grade II listed Grove House. The Old Barn appears isolated in its location following the demolition of the surrounding factory buildings however, if this is a reinstatement of the built landscape prior to the factory expansion, it is likely it always has been isolated. The juxtaposition of the barn is unusual as buildings of this type are normally associated with a wider farm complex or in complete isolation, rather positioned as part of



Fig 11—The Old Barn—Site Layout as Existing (2023)

the industrial settlement of Kirk Mill.

The Barn is unique to the area and surrounding built form. As such it makes a valuable contribution to the historic significance of the street scene leading through the settlement along Malt Kiln Brow and Chipping Brook. The style and characteristics of the barn are such there is one principal elevation which faces toward Malt Kiln Brow and Chipping Brook.

HISTORICAL VALUE

Historic England (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

The Old Barn has considerable associative and illustrative historic value. Its associative value is derived from strong connections with the context of Kirk Mill. The illustrative value stems from the manner in which the buildings enable interpretation of the lives of those who interacted with them. In this regard, The Old Barn adds to the understanding of place, and how it’s developed historically to present.

AESTHETIC VALUE

English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

Although an architect is unconfirmed, The Old Barn is of conscious aesthetic, technical design and construction. Although utilitarian, the barn is visually attractive in its context and provides an example of rural utility architecture that is different from other built characteristic in the Kirk Mill Area. Its juxtaposition is significant, being positioned isolated set back from Chipping Brook and Malt Kiln Brow helps add to the irregular grain of the built context. Its positioning along this linear settlement leading to Kirk Mill is aesthetically significant.

The aesthetic value of The Old Barn is mostly associated with the perimeter views. The Old Barn can be viewed from within the realm of the street. Views to the front (Malt Kiln Brow) principal elevation and side have a relatively higher aesthetic value than that of the rear and side elevations.

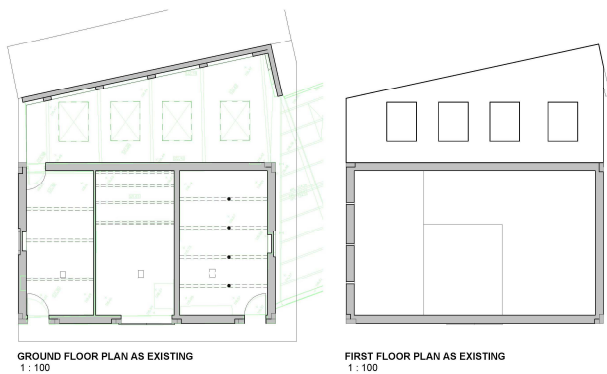


Fig 12—The Old Barn—Plans as Existing 2023)



Fig 13—The Old Barn—Elevations as Existing 2023)

COMMUNAL VALUE

English Heritage (2008) suggests that: "Communal value derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

Linked to the evidential and historical value discussed above, as the building stands today, it offers both insight into the past occupants of the building and how they would have perceived the building and their insight into examples of rural village architecture.

The Old Barn is primarily viewed from the public realm, therefore general public awareness of its presence is very high. This is of high importance because the buildings will be viewed as a symbol of shared historic pride and identity in the context of Malt Kiln Brow and Kirk Mill.

The proximity of Kirk Mill is of particularly high significance. Principally the view of the Mill and the approach along Malt Kiln Brow and Chipping Brook is highly significant when considering past, historical industrial activity and its evolution to the present.

To summarise, in terms of communal interest, The Old Barn is of great importance as a significant contributor to the local historic environment and as such possesses notable communal heritage value. Its presence in the public realm of Kirk Mill and its contribution to the street scene particularly the past industrial context.

SUMMARY OF SIGNIFICANCE

Having assessed the heritage values associated with The Old Barn, it is possible to take a more informed approach to the assessment of the buildings significance, giving specific consideration and conservation priorities in light of proposed change.

An exploration of the heritage values associated with the building, conducted through visual inspection and desktop research, has revealed a diverse range of heritage values which relate to the buildings evidential, historic, communal and aesthetic qualities. The significance of these values varies, however the greater significance being the communal and aesthetic value.

Of primary importance is the presence of The Old Barn in the public realm of Kirk Mill and its peripheral position in proximity to the Chipping Brook and neighbouring grade II listed Grove House to the north. The building is a major contributor to the historic and industrial character and continuity of Malt Kiln Brow. The significance of this is high and should be preserved. Any disruption to this external continuity could harm the significance of Malt Kiln Brow and immediate surrounding build-

ings, particularly those that are listed.

In order to conserve the building's value and significance it is important that adaptation does not unnecessarily harm the principle significant attributes of the building. Instead it should seek to safeguard significance through preservation and sensitively managed change for the future use of the building.

In summary, and mindful of the direction given by policies in the NPPF, conserving the significance of the building as a heritage asset can be readily achieved by adopting the following design principles:

Prioritise the conservation of significant elements of architecture. A sensitive scheme of repair should be adopted in accordance with policy. Contemporary principles of building conservation should also be observed. These are outlined in BS7913 (2013) 'Guide to the Conservation of Historic Buildings.

Conserve the principle elevation to maintain continuity and preserve the primary views of the building in the public realm. Fully consider any proposed external alterations. Weight should be given to preserving the significance and appearance of older aesthetic elements.

Significant external alteration should be justified against any proposed function and future uses. Creative design should not be deterred, however it must be mindful of the values and significance attributed to the building and the public realm in the context of Kirk Mill and Malt Kiln Brow.

In addition to these priorities it should be noted that interpretation of the building's evolution may alter as elements are exposed and repair works proceed.

4.0 | ANALYSIS OF PROPOSALS

In accordance with the National Planning Policy Framework here follows an objective review of the proposed scheme to verify to what extent conservation of significance has either been secured or compromised.

It is proposed to preserve and conserve the existing fabric of The Old Barn and alter the rear. Existing fabric would be conserved and preserved where possible and appropriate to bring the building back into sound condition. Proposals include an adaptation of the existing which includes changing the interior layout to facilitate a domestic plan form. The demolition of the rear flat roof outshut and its structure, would facilitate space for rear adaptation forming open living, kitchen and garden room. The desire for this has come out of a necessity to adapt the barn in a way that is more suited to modern living with better connections to the field at the rear.

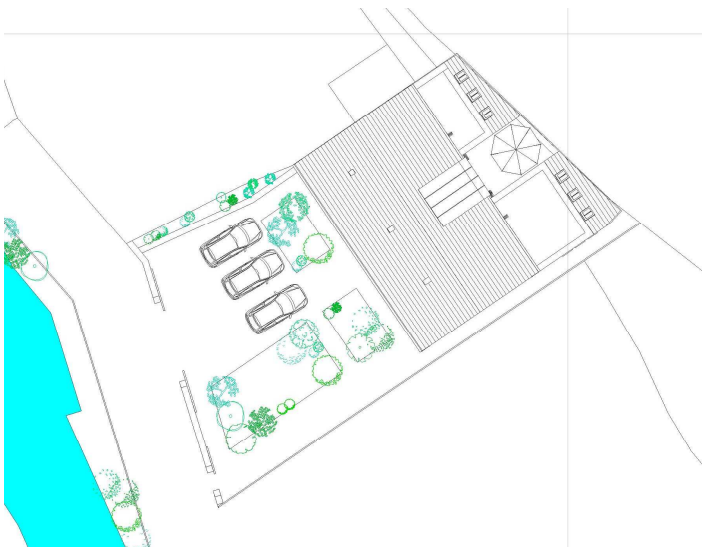


Fig 14—The Old Barn—Site Layout as Proposed (2023)

Crucial significant elements of the barn would be retained and preserved where possible. These include; existing openings, primarily its existing large barn door opening and sliding panels. Internal walls of significance and large 'queen post' trusses would be retained and proposals articulated to best correspond to their retention.

Rear adaptation would consist of two outrigger type extensions forming two independent gables. The spacing of the two would create an opening through the centre. This being a strategic method of introducing light into an otherwise deep plan of the existing barn. The rationale for this has been bred from a desire to adhere to the historic barn plan form. What would have been an open thoroughfare and threshing floor would now become a central atrium. A central atrium which corresponds to the existing roof structure, spaced in a manner which highlights the existing queen post trusses. Curtain glazing would be applied to the rear elevation of this central axis, semi obscured from the two flanking outriggers. Slot windows would be formed on the principal elevation, a necessity for introducing light to first floor bedrooms. Slot windows have been chosen to maintain the barn type appearance and mitigate against an over domesticated appearance of its frontage.

Materials would be carefully selected to compliment the existing construction. Red sandstone with dressed stone to openings. Existing slate would be utilised where possible on the significant elevation and matching slate to replace the corrugated covering and new outriggers at the rear.

The site layout would be developed in response to curtilage and site constraint. A bounding wall of 1.5m would be introduced. This would be set back from the existing Chipping Brook and contain openings for vehicle and pedestrian access. External hardstanding would be altered to accommodate a new path along the southern extent of the proposed. This hardstanding would be broken up with planters.

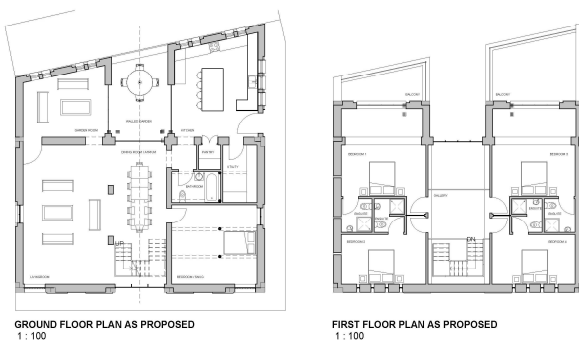


Fig 15—The Old Barn—Plans as Proposed (2023)



Fig 16—The Old Barn—Elevations as Proposed (2023)

5.0 | SUMMARY & CONCLUSION

This heritage statement has explored the significance of The Old Barn and has assessed the likely impact of the proposed adaptation works upon that significance. The overall findings of the statement are that proposals would be mostly beneficial and a re-articulation of existing internal space with sympathetic extension will enhance and preserve significance of the principal frontage and the view in the context of Malt Kiln Brow.

The alterations have an informed rationale and will not have a detrimental impact or cause harm to the more significant attributes of the building. The adaptation of the existing building at the rear to facilitate a new extension doesn't interfere with historically sensitive fabric, and intervention justified due to the diminished significance of the rear of the building.

The positioning of the proposed rear extensions would be obscured from view. Their mass would be subservient, lowered in relation to the existing ridge and eaves heights. The construction would be complementary to the existing principal elevations of The Old Barn. This should ensure the proposals are discreet and correspond to the existing when viewed from the public realm and preserve the external views The Old Barn which contribute to the significance of the street frontage.

Considering the contribution The Old Barn makes within the context of Kirk Mill and its presence in the public realm in terms of communal value, external continuity and primary significance is safeguarded.

The proposals have taken into consideration all of the above advice provided including other guidance supplied.

In summary, the proposals appear fully supportable and in accordance with the requirements of the National Planning Policy Framework.

