

Cockshotts Barn, Wesley Street, Sabden

Heritage Impact Assessment



Blue Willow Heritage
Historic Environment Consultancy

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Executive Summary

Blue Willow Heritage was commissioned by Helen Vickery of Ingham and Yorke to provide an assessment of the potential heritage impact of a proposed development at Cockshotts Barn, Wesley Street, Sabden [SD 78066 37671]. Cockshotts Barn comprises a substantial, detached barn located in Sabden, a small village and civil parish in the Ribble Valley, Lancashire. Much of the village of Sabden is included in the Sabden Conservation Area. Within the conservation area, there are two listed buildings – the Grade II listed St Nicholas’s Church, and the former parsonage, now known as Sabden House, which is also listed at Grade II. Both assets date to around 1846 and have been constructed using local sandstone. In addition to these listed buildings are several non-designated heritage assets which have been recognised as making positive contributions to the character and appearance of the conservation area.

Sabden is a picturesque village nestled in a steep sided valley at the foot of White Hill and Pendle Hill. The village lies in open countryside within the southern outlier of the Forest of Bowland Outstanding Natural Beauty (AONB) which includes Barley Moor, Pendleton Moor and Pendle Hill. Cockshotts Barn itself represents an important surviving example of an agricultural building forming part of the character areas of the Lancashire Valleys and the Bowland Fringe & Pendle Hill. The structure is visible on the earliest historic mapping from the 19th century and features several phases of development which are intrinsically related to periods of agricultural improvement and intensification during the 19th and 20th centuries. As such, there is good surviving evidence both internally and externally of how the building has developed over time in response to the changing needs of previous occupiers.

Given that Cockshotts Barn’s primary function was housing cattle, the site is particularly illustrative of the dominance of the dairy industry in the character areas of the Lancashire Valleys and the Bowland Fringe & Pendle Hill. This allowed extensive quantities of mutton, butter and milk to be exported to urban markets. Various historic features still survive in the barn which serve as vivid testaments to these former functions and uses, including ventilation slits, drainage channels, stalling, pitching holes, and feeding passages. One of three former historic cottages also survives within the study site pertaining to the Heyhouses Cottages – albeit in a much-altered state which retains almost none of its original features beyond a chimney breast on its northern extent. Very little historic information is known about these cottages, although archival photographs were found and have been included as part of this assessment.

The site has faced significant levels of change, including the demolition of the majority of these former cottages, as well as that of an attached west-facing agricultural extension to the main barn. The largest barn is also considered to survive in a severely dilapidated condition – including the collapse of some of the roof structures which has left certain rooms exposed to the elements.

As such, this non-designated heritage asset is considered to be at risk of dereliction which would have substantial impacts on its heritage significance – as well as its contribution to the Sabden Conservation Area and the Forest of Bowland AONB. Whilst the use of materials reminiscent of the local vernacular makes a positive contribution to these designated areas, it can be considered that the dilapidated appearance of Cockshotts Barn detracts from the aesthetic value and experience of these settings. Based on these findings, it is considered that a sensitive scheme of adaptive reuse – as proposed within this application – is essential to maintaining the site’s contribution to the Sabden Conservation Area and the Forest of Bowland AONB.

This assessment finds that, whilst all aspects of setting and many elements of the physical fabric contribute to the significance of the non-designated barn, it is considered that the physical impacts resulting from the proposed development are outweighed by the positive gains in better revealing the most significant elements and ensuring their sustainable and sympathetic long-term conversion. The proposed development’s design has taken into account the main contributory factors to the significance of the building and its setting, and it takes considerable care to not only preserve but, where possible, enhance them.

Elements of the proposed scheme will result in some minor negative impacts, in particular the loss or covering of some limited historic fabric. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts of the conversion and conservation gains of the proposed scheme, both in terms of achieving a long-term viable use for the listed building and in the retention (and in some cases, enhancement) of those elements of the historic fabric which contribute meaningfully to its overall character and significance. The most significant positive heritage gains derived from the development include the reinstatement of traditional timber-framed windows, scheme of external repair (including re-pointing with a lime-based mortar mix), and reinstatement of blocked openings, enabling the building to be brought back into use.

Representing a balanced judgement, the proposed development is considered to have a minor to moderate positive impact on the significance of the farmstead and as such, fulfils the heritage criterion and environmental objectives of ‘sustainable development’ as defined in NPPF (MHCLG 2023, 5). The development seeks to adapt the building in a mode sympathetic with its understood significance and overall character in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place.

The proposed development is also considered to be in line with local planning policy (Ribble Valley Borough Council, 2006, 2014) in that it seeks to preserve and, in several cases, enhance those elements which contribute most to the special architectural and historic interest of the building and its setting, better revealing its overall significance and minimising unavoidable adverse impacts as far as possible.

In terms of wider setting impacts, the development has been designed with due consideration and care so that it conserves and, where possible, enhances the setting and therefore, the significance, of the surrounding heritage assets, specifically the Sabden Conservation Area in which it sits. Finally, the proposed development is considered to be appropriate in terms of scale, massing, sympathetic design, and the use of high-quality, traditional materials.

1. Introduction

1.1 Project Background

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential impact of a proposed development at Cockshotts Barn, Wesley Street, Sabden (hereafter referred to as the 'study site'). The study site is situated in the Sabden Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty. For the purposes of this assessment, Cockshotts Barn is considered to be a non-designated heritage asset.

The purpose of this HIA is to provide baseline information on the cultural heritage resource in the study site and surrounding area, and to assess any potential effects of the proposed development on that resource. The conclusions reached in this report are informed by detailed historic research, a site visit and the application of professional judgement based on historic, archaeological, architectural, or artistic interest. A more detailed methodology can be found in the appendices and any conclusions made in this report should be viewed in the context of our approach (i.e., an overall 'neutral impact' of a scheme does not constitute 'no change', but rather a careful balance of positive and negative impacts).

As part of the design process, a comprehensive pre-application advice enquiry was undertaken with both Ribble Valley Council and the National Amenity Societies. Of those societies consulted, the Council for British Archaeology (CBA) responded positively, requesting only minor alterations to the fenestration pattern. This, along with other recommendations made by the pre-application enquiry case officer, have been incorporated into the final proposals being submitted as part of this application.

1.2 Site Location and Description

The study site is located in Sabden, a small village and civil parish in the Ribble Valley, Lancashire [centred at SD 78066 37671]. Sabden is situated south of Pendle Hill, around 3 miles north-west of Padiham. It also lies in the Forest of Pendle section of the Forest of Bowland Area of Outstanding Natural Beauty. The study site is situated within the north-eastern extent of Sabden. This area represents a key extension to the village, with the predominate built form comprising terraced houses, interspersed with larger detached dwellings, religious and civic buildings as well as open farmland. The study site occupies a prominent position within this area, despite being set back c. 200 m from the main road and sheltered to an extent by mature vegetation. The study site can be accessed via a trackway leading off Stubbins Lane; this trackway also serves neighbouring dwellings as well as a small-scale commercial business - 'The Milking Parlour' - which is located to the north east of the study site.

The study site is roughly rectangular in shape and comprises a substantial, detached historic barn, together with a smaller open-fronted structure which pertains to the former Heyhouses Cottages. Both structures are of sandstone construction, with slate roofs. Notable features include attractive stone detailing such as return quoins. The study site has been altered consistently over time to suit continued use as an agricultural building.

1.3 Description of Proposed Development

The proposed development comprises planning and listed building consent applications for renovation and alteration to convert the barn and open fronted structure, which are currently derelict, into three residential dwellings – specifically, two three-bedroom dwellings and one four-bedroom dwelling. The scheme involves several internal and external alterations to accommodate this change of use, as well as associated landscaping. The scheme is explored in more detail in section 4. Details of the application should be consulted for further information.

The design of this scheme has been carefully considered and has involved input from Blue Willow Heritage since the inception of this project. Specifically, this has included the preparation of a detailed Historic Building Appraisal (Snowden, Pearson, and Bailey 2023), to identify and provide baseline information on the cultural heritage resource within the study site and the surrounding area, including details of the development over time. The Historic Building Appraisal outlined constraints and opportunities as well as incorporating historic documents. The resulting scheme is therefore an amalgamation of the independent advice of heritage professionals, as well as planners and architectural designers which have been balanced to meet the clients' requirements. The design has sought to limit impacts to the setting of the study site, whilst also ensuring appropriate design in terms of massing,



Figure 1 Site Location

materials, and form.

1.4 Aims of the Study

The focus of this document relates principally to the fabric and setting of the non-designated Cockshotts Barn within both the Sabden Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty, and the potential impact of the proposed development on this fabric and setting.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and the wider study area
- To assess the potential effects of the proposed development upon the known and potential cultural heritage resource
- Make recommendations based upon this assessment as to any potential requirement for evaluation and/or mitigation and off-setting which may be required.

2. Site Survey Description

A site visit was undertaken in overcast conditions on 24th August 2023. A description of the buildings and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1 Heyhouses Cottages

Within the western extent of the plot, there is an open-fronted building. As previously noted, this pertains to the Heyhouses Cottages, a row of three terraced cottages formerly located in this area. The Cottages fronted onto Stubbins Lane, which formed part of a horse trail leading to the wider Heyhouses area. Although the Cottages will not be discussed in detail here it is important nonetheless, for contextual purposes, to note that they were of two storeys and of sandstone construction, likely with slate roofs dominated by brick/stone chimney stacks.

The enduring open fronted structure is roughly rectangular in shape and is considered to have formed part of the eastern end of the terrace. Indeed, the two further cottages which formed part of the original terrace on the southern end of the remaining structure have been demolished. However, the legibility of the former structure is still partially visible on site as the lower part of the Cottages has been incorporated into the boundary wall of the structure. A later stone wall abuts both this boundary wall and the southern elevation of the remaining building. Notable features on the open fronted structure include an extant chimney stack, which references historic use of this building as a cottage. Other notable features expressed externally include attractive return quoins which frame the building. Internal features of note include a blocked opening and historic roof timbers.

It is understood that the structure has been used most recently for storage, but that it could have been used as a cart shed or even as a shelter shed from as early as the second half of the 20th century. Consequently, the majority of the east-facing elevation of the building has been removed to form a large entrance with a timber lintel. The placement of this building has resulted in the farmstead displaying a courtyard layout or 'U' shape at some points in its history, even if this was not the original intended plan form of the farm.

2.2 Cockshotts Barn

2.2.1 Exterior



Figure 2 East facing elevation of the open fronted structure.



Figure 3 East facing elevation of the open fronted structure.



Figure 4 Interior of the open fronted structure.



Figure 5 Interior of the open fronted structure.



Figure 6 West facing elevation of the open fronted structure.



Figure 7 Interior of the open fronted structure.

North Elevation

The north facing elevation of the main barn comprises the gable end of the structure; this is dominated by various historic openings, including later inserted windows on the ground floor which facilitated increased provision of light into the cattle housing. At first floor level, a pitching door (including an earlier stone lintel and sill) and ventilation slits which presumably served the hay loft are evident. A partially infilled pitching door is also visible; this served the room above the smaller cattle housing zones in what was presumably another hayloft space. The western extent of this elevation includes the boundary wall of the historic extension which formerly pertained to a further livestock housing space. The exact use of this now demolished range is unclear. However, given the context of the barn, it is not unreasonable to assume that it either served as a piggery or as a loosebox for cattle. The presence of raggie in this area denotes the profile of the original single-storey structure.

East Elevation

Although views of the east facing elevation were almost entirely obscured by modern agricultural hay storage during the time of the survey, a cursory inspection of this façade was still possible. Much like the north elevation, the east facing elevation is dominated by a variety of openings – mostly pitching holes and ventilation slits – which serve the hay loft on the first floor. One of these pitching holes is framed by red-brick which may provide evidence that it is a later addition, or has at least been altered. Openings for glazed roof tiles are also present, which allow light into the hayloft space. At least six flues have been inserted into the roof space which potentially evidences the later use of mechanised processing equipment. A large cart entrance door has been blocked with breezeblock – an entrance which was originally framed by a former porch canopy. Of this structure, only the stone walls and a single timber beam still survive. Some later windows have also been inserted on the ground floor of the space – something which likely represents improvements to cattle housing standards from the 19th century in allowing more light to flood into the space.

South Elevation

The south-facing elevation comprises the other gable end of the structure; this is characterised predominantly by entrance doors into the cattle housing, including various feeding passages. Unlike traditional Lancashire Barns which usually featured three doors, there is evidence for at least five openings on this elevation. One of these doorways has since been blocked which rendered access to the feeding passage of the smaller livestock area redundant from the outside. Two of the other doorways into the feeding passages have also been converted into windows, whilst a large cart entrance door has since been added; this aligns with the drainage channel and mucking out passages of the main cowhouse area. It is possible that the blockage of the feeding passages corresponded to automations relating to livestock feed and / or water supplies. Alternatively, it could have indicated some other form of use of the space which at this stage is unknown but could potentially be identified through further study. Additional windows were also added above two of the doors which likely related to increasing standards and provisions of light within cattle housing introduced from the 19th century onwards. Their later date is embodied by the corresponding lintels which are not stone but instead, timber. Several ventilation slits are also evident, alongside a pitching hole at the top of the gable corresponding to the hay loft.

West Elevation

The west facing elevation is dominated by a staggered roofline formed in part by the collapse of the roof at the north-western end of the building, and the addition of an outshot extension on the southern side. Notable features at ground floor level include an opening, with a corresponding stone lintel and sill. This window is in part framed by a section of attractive quoin stones that mark the extent of the original building – the majority of which is obscured by the later west-facing extension. However, the far eastern extent can be glimpsed, and includes a large window to the ground floor and smaller ventilation slit above – both with stone lintels, although with an additional stone sill to the ground floor. The original construction break between the northern and southern sides of the building has been obscured by stone infilling which is situated above a large cart entrance door. The infilling represents a reduction in the height of a former cart entrance door as evidenced by the inclusion of a second timber lintel below the guttering. The northern side of this elevation also features various notable construction breaks which correspond to the former linear structure which once attached to this elevation. As such, the original access door between these two rooms has been blocked, leaving a singular door and window featuring timber lintels – something which further evidences their later date. The stonework on both sides of the building is also markedly different in character.



Figure 8 View of the west facing elevation of the main barn.



Figure 9 South facing elevation of the main barn.



Figure 10 East facing elevation of the main barn.



Figure 11 East facing elevation of the main barn.



Figure 12 North facing elevation of the main barn.



Figure 13 North facing elevation of the main barn.



Figure 14 General view of the interior of the main cowhouse section of the barn.



Figure 15 View of the concrete stalling in the main cowhouse.



Figure 16 View of the concrete stalling in the main cowhouse.



Figure 17 View of the central passageway.



Figure 18 View of an opening in the central passageway.



Figure 19 View of a blocked openings in the central passageway.



Figure 20 View of the central passageway.



Figure 21 View of an opening in the central passageway.



Figure 22 View of an additional room used for housing livestock.



Figure 23 View of an additional room used for housing livestock.



Figure 24 View of an additional room used for housing livestock.



Figure 25 View of an additional room used for housing livestock.



Figure 26 View of the first floor.



Figure 27 View of the first floor.



Figure 28 View of the first floor.

2.2.2 Interior

The main cowhouse section of the barn consists of a central linear manure passage. Concrete stalling runs along both sides of the room including metal bars that allowed the cows to be tethered. A feeding passage is also evident at one end. The walls of the room have been lined with plaster. Inspection of the floor in this area of the barn was precluded during the time of the survey. Surviving machinery in the space included a straw cutter used to chop animal feed. Hand-driven machines like this were commonly used until the end of the 19th century before the advent of mechanised equipment (Blandford 1976, 159). Metal RSJ lintels have also been inserted into the ceiling space – most likely providing additional support for great volumes of hay or any machinery in the hayloft, as evidenced by the addition of flues to the roof space. The blocked cart entrance door suggests that at least one of the concrete stalling partitions constitutes a later addition, if not the entire row. Unlike the row on the western side of the room which features a feeding passage, these cows were likely fed and watered from behind. The floor of the room is also sloped which provided efficient drainage channels within the space to facilitate the movement of animal waste. The stepping of these floors would have further facilitated the collection of manure.

A second blocked cart entrance door is evident on the western wall which is in line with that to the east, reminiscent of a single linear passage which may have once run through the space. Although some elements of the style and arrangement of the stone within this entrance mimics the cart entrance on the eastern wall, the stone is notably cleaner cut on the western wall, and features distinctive stone tooling, suggesting this was inserted at a later date. This cart entrance door has also been partially blocked, using modern breeze blocks.

The western cart entrance provides access into a central passage separating two additional rooms to the north and south. The floor of this space retains some of its historic cobbles. Single doors are provided on both the northern and southern walls which facilitate access into the feeding channels of the further livestock spaces. A second blocked door is also present on the northern wall – this likely occurred when the new concrete stalling was inserted. The current door therefore represents improvements to cowhouses embodied by the addition of the feeding passage whereby cattle were no longer fed from behind. Various pitching holes are also evident pertaining to the first-floor hayloft or granary spaces.

It is possible that the northern room may have served as a loose box at some point in its history, given its small size with only three partitions which could have only accommodated a small number of cows. However, it likely represented simple desires to increase the number of livestock housed in the available space already provided by the building. The room contains a feeding passage and mucking out passage to the rear. A window at the end of the mucking out passage could have acted as a mucking hole whilst allowing further light into the space. The walls have been partially lined with plaster. The stalling is again constructed out of concrete with metal bars for tethering.

The room at the southern end of the corridor also represents an additional section of livestock housing including for cattle. It contains earlier timber partitions – again, with metal bars for tethering, alongside later water troughs throughout. It also features a feeding passage combined with a mucking out passage. As with the other rooms, the walls have been partially lined with plaster. Windows are again situated along the mucking out passage which could be utilised as mucking out holes.

2.3 Extension

2.3.1 Exterior

The western elevation of the extension features a single centrally-placed window framed by long-and-short quoins alongside a stone lintel and sill. The elevation itself is also framed by stone quoins. Decorative moulded corbels are visible beneath the eaves, which constitutes an unusual level of architectural detail for such a utilitarian space, highlighting the status of this estate farm. The northern elevation features a single door and window – complete with quoins, stone lintels and a stone sill. The south-facing elevation features another window and door – again, complete with quoin stones, stone lintels and a stone sill. A triangular wall projection channels access into the external door.

2.3.2 Interior

The extension is single-storey and lacks stalling and livestock drainage channels. Its main features include a pair

of windows and doors. As such, there is no evidence of the presence of livestock in this space. Therefore, it is perhaps more likely that the space could have served as storage or for some other historic function. The concrete floor and stud wall are entirely modern and are therefore of limited historic interest.

2.4 Views

As noted above, Cockshotts Barn fronts directly onto Stubbins Lane and is therefore best viewed from this location where it is afforded inherent prominence – especially the smaller barn. However, views of the main barn from the western portion of this road are generally limited due to screening by a high stone boundary wall and intervening topography. Views from the church yard are also heavily screened by mature treelines. It is therefore considered that clear views from this location would only be possible at certain times of the year in the autumn and winter months. Meaningful views are also not considered possible from the majority of Wesley Street due to the topography which shields the site from view. The only portion of the site which is visible from this location is the roof of the main barn. Overall, it can therefore be considered that views of the main elevations of the study site are generally limited to sections of Stubbins Lane, the immediate grounds of the structure, surrounding access roads to the north and east, or from the upper floors of the surrounding buildings. No other meaningful views are considered possible to and from the study site.



Figure 29 External view of a probable storage room.



Figure 30 External view of a probable storage room.



Figure 31 External view of a probable storage room.



Figure 32 Internal view of a probable storage room.



Figure 33 Internal view of a probable storage room.

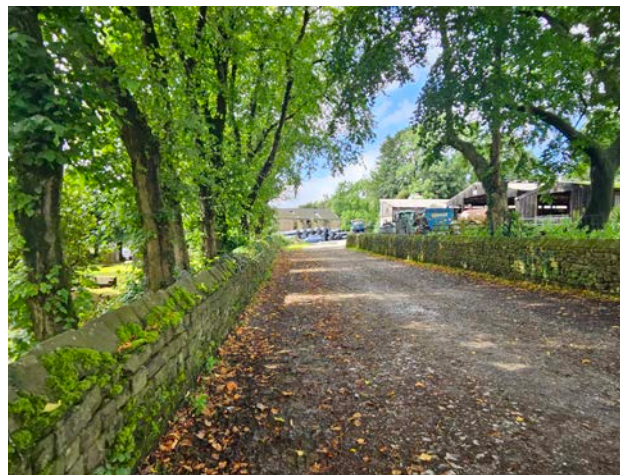


Figure 34 Channeled views of the east facing elevation of the main barn.



Figure 35 Views of the east facing elevation of the main barn.



Figure 36 View of Cockshotts Barn from the grounds of St Nicholas Church, Sabden.



Figure 37 View of Cockshotts Barn from Stubbins Lane.



Figure 38 View of Cockshotts Barn from Stubbins Lane.



Figure 39 View of Wesley Street, Sabden.



Figure 40 View of Cockshotts Barn from the top of Stubbins Lane.



Figure 41 View of the north facing elevation of Cockshotts Barn from Stubbins Lane.



Figure 42 View of Wesley Street, Sabden.

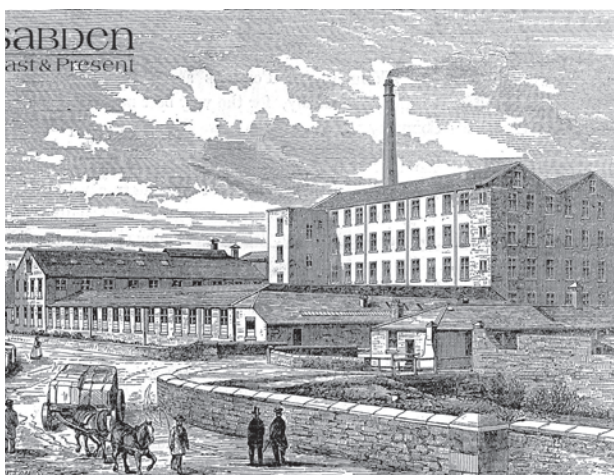


Figure 43 Depiction of one of the mills of Sabden
(Source - Sabden Past and Present 2023).

2.5 Conservation Area

As previously mentioned, the study site is located within the north eastern extent of the Sabden Conservation Area. The Sabden Conservation Area was designated in 1998. The most recently information regarding the Conservation Area can be found in the proposed Sabden Conservation Area Appraisal, which was produced in 2005 (Ribble Valley Borough Council 2005). The Appraisal outlines the profile of the Conservation Area and its most important features.

The village of Sabden as a whole has been categorised as primarily residential. Its special interest has been characterised as:

- The built historic environment including the dominance of local stone and slate roofs. Notable structures include various churches (Roman Catholic, Anglican, Methodist and Baptist).
- Views of Pendle Hill and the Bowland Area of Outstanding Natural Beauty.
- Historic connections to cotton weaving and printing including through terraced housing for the mill workers between the 18th and 19th centuries. Ties to the historical figure of Richard Cobden are also important, considering his active role in the repeal of the Corn Laws.
- Views afforded by the Heyhouses alongside those of Sabden House (a former parsonage), the Sunday School and St Nicholas' Church.
- Historic stone floorscapes.

The village originated as a dispersed settlement of isolated agricultural communities, centred around the Heyhouses (RVBC 2005, 7). This area to the east of St Nicholas' Church was a backwater site known to contain at least 11 households in 1810. Stubbins Lane formed a horse trail leading into this area known as the Heyhouses. The township of Sabden itself was formed in the year 1904 from parts of Goldshaw Booth, Northtown, Read, Wiswell, Highham, Pendleton and, principally, the Heyhouses (*ibid*, 9).

Historic activities in the area associated with handloom weavers and cotton mills was later built on by James Bury and his sons who founded a calico printing business – something which is attributed to the growth of the village as a whole (*ibid*, 7). The technique originated in India and involved pressing designs onto cloth as aided through the use of mechanised rollers. The town was therefore known for its various mill complexes including those known as the Victoria Mill and The Cobden Mill. Various structures are also associated with the growth of the population of Sabden. This followed the success of the textile industry - especially during the 19th century which was when many of the churches were constructed. Consequently, the village attracts much historic interest surrounding explorations of the area's industrial past. This is given how the village economy was, for nearly 200 years, dependant on print works, cotton mills and weaving sheds, until the eventual closure of these businesses during the 20th century. Whilst a great deal of the associated industrial architecture was lost throughout this time, the two tall chimneys at Victoria Mill and Union Mill remain, characterising distant views and announcing the area's industrial past on approach to the village. The townscape of Sabden continues to be dominated by charming rows and terraces of mill workers houses, constructed using locally quarried stone. Today, Sabden continues to thrive as a small village, combining its rich history with modern amenities. The village attracts many visitors with its traditional pubs, shops, places of worship, and the opportunity to explore the scenic beauty of the surrounding countryside.

Key views within the conservation area itself centre around St Nicholas' Church as viewed from Stubbins Lane. However, of principal interest is views towards the countryside - including Pendle Hill - from the centre of the conservation area. Pendle Hill is a prominent and historic landmark linked to the infamous Pendle Witch trials that took place in the 17th century. The village's proximity to Pendle Hill makes it a popular destination for hikers, nature enthusiasts, and those interested in exploring the great outdoors. However, despite the charm afforded by historic cottages, the built environment of the town itself is described in the conservation area appraisal as 'undistinguished and low-key' (*ibid*, 11). Nevertheless, the area around Cockshotts Farm and nearby barn has been categorised as a 'distinctly rural atmosphere' with much variation – something which strongly contrasts with the uniformity afforded by the 19th century mill worker's houses in the heart of the town (*ibid*, 14). Although Cockshotts Barn has not been explicitly mentioned in the conservation area appraisal, features noted to detract from the Sabden Conservation Area included derelict and decaying structures throughout the village core. This included a barn to the east of Cockshotts Farm alongside a structure at the east end of Top Row (*ibid*, 19).



Figure 44 View of St Nicholas Church, Sabden.



Figure 45 View of Sabden House, Sabden.



Figure 46 View of Sabden Village Hall, Sabden.



Figure 47 Designated heritage assets in the 250m study area.



Figure 48 Non designated heritage assets in the 250m study area.

2.6 Surrounding Heritage Assets in the Study Area

2.6.1 Designated Heritage Assets

Beyond the boundary of the study site but within the 250 m study area, the HER records the following designated heritage assets:

- Two Grade II listed buildings

Of these designated heritage assets, the closest to the study site is the Grade II listed St Nicholas's Church (NHLE 1164597) which lies c. 80m to the east.

The former parsonage, now known as Sabden House, which is also listed at Grade II (NHLE 1393829), lies c. 130 m to the north-east of the study site. The Church, which has been completed in a Norman Style, provides a unique example of water masonry, a local building method. Sabden House is an equally well-preserved example of local vernacular, comprising a detached mid-19th century villa with interior detailing.

The entirety of the development site is covered by the Sabden Conservation Area, which was designated in 1998. A conservation area appraisal was prepared in 2005, which contains a detailed assessment of the special architectural and historic interest of Sabden, including its location, setting and a description of its historical development. Advice on the management of the conservation area can be found in the *Sabden Conservation Area Management Guidance* (RVBC, 2005). Further information regarding the relevant plans and policies which apply to the conservation area can be found in the *Ribble Valley Borough Council Core Strategy 2008-2028: A Local Plan for Ribble Valley* (RVBC, 2014).

A full gazetteer of listed buildings is included in the Appendices.

2.6.2 Non-Designated Heritage Assets

There are a total of 10 records within the HER for the 250 m study area relating to historical/archaeological sites or findspots, several of which are duplicates of the designated assets within the conservation area. The closest and most pertinent of these include Sabden County Infant School (PRN6165) which is located c. 30 m south of the development site. The site of Sabden Cross (PRN3562) is located c. 70 m to the north west of the study site, whilst various archaeological evidence has been discovered at Cockshott's Farm (PRN26163), c. 85 m north-east of the study site. No other assets recorded within the HER are considered relevant to the study site.

A full gazetteer of HER sites is included in the Appendices.



Figure 49 Large Scale 1:12500 Ordnance Survey Map of 1848.

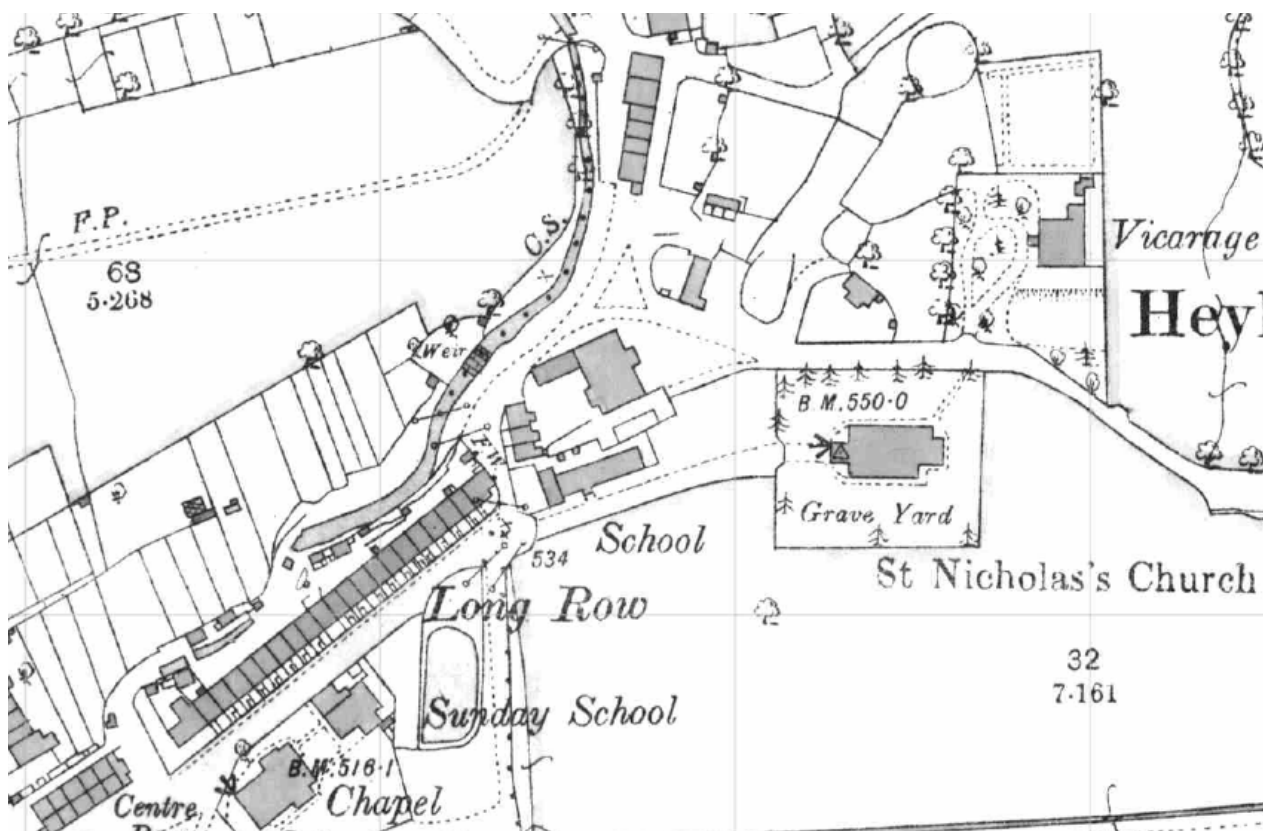


Figure 50 Large Scale 1:12500 Ordnance Survey Map of 1892.

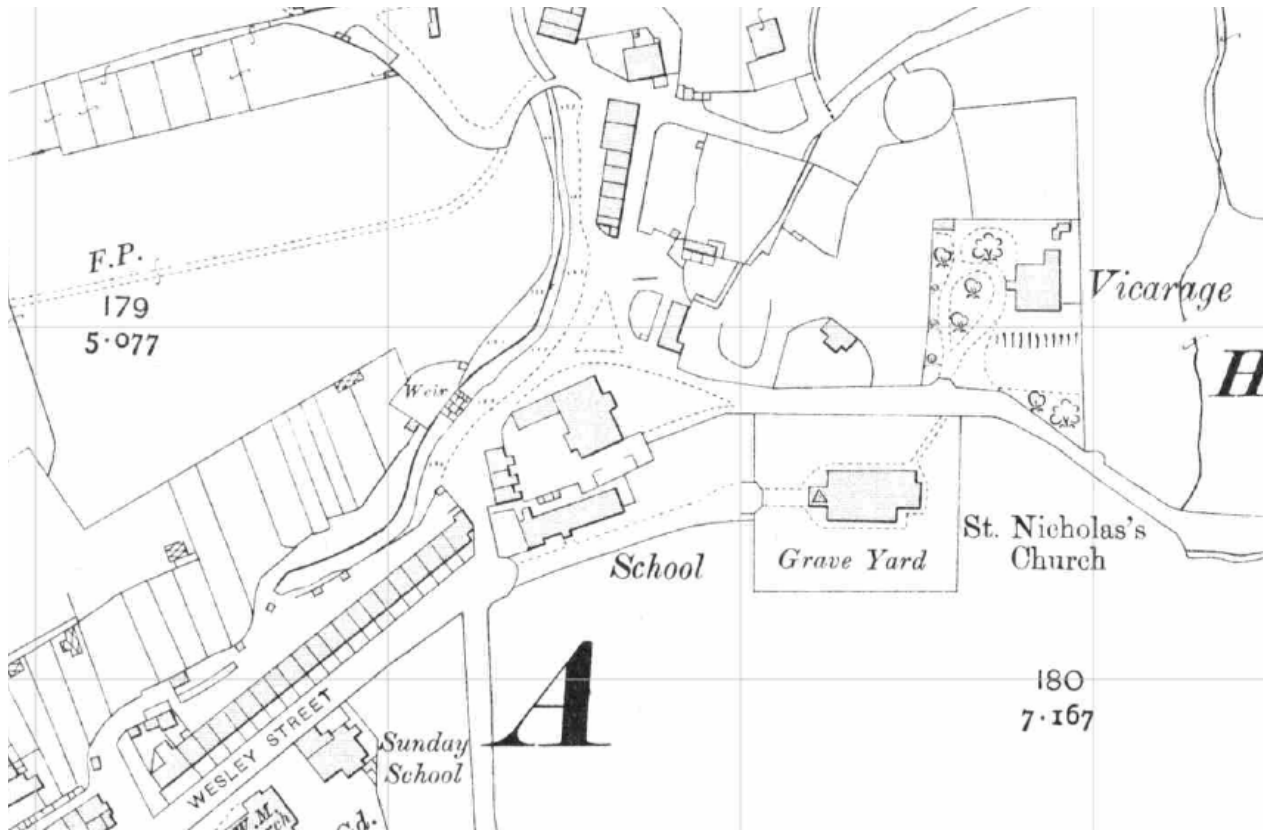


Figure 51 Large Scale 1:12500 Ordnance Survey Map of 1912.

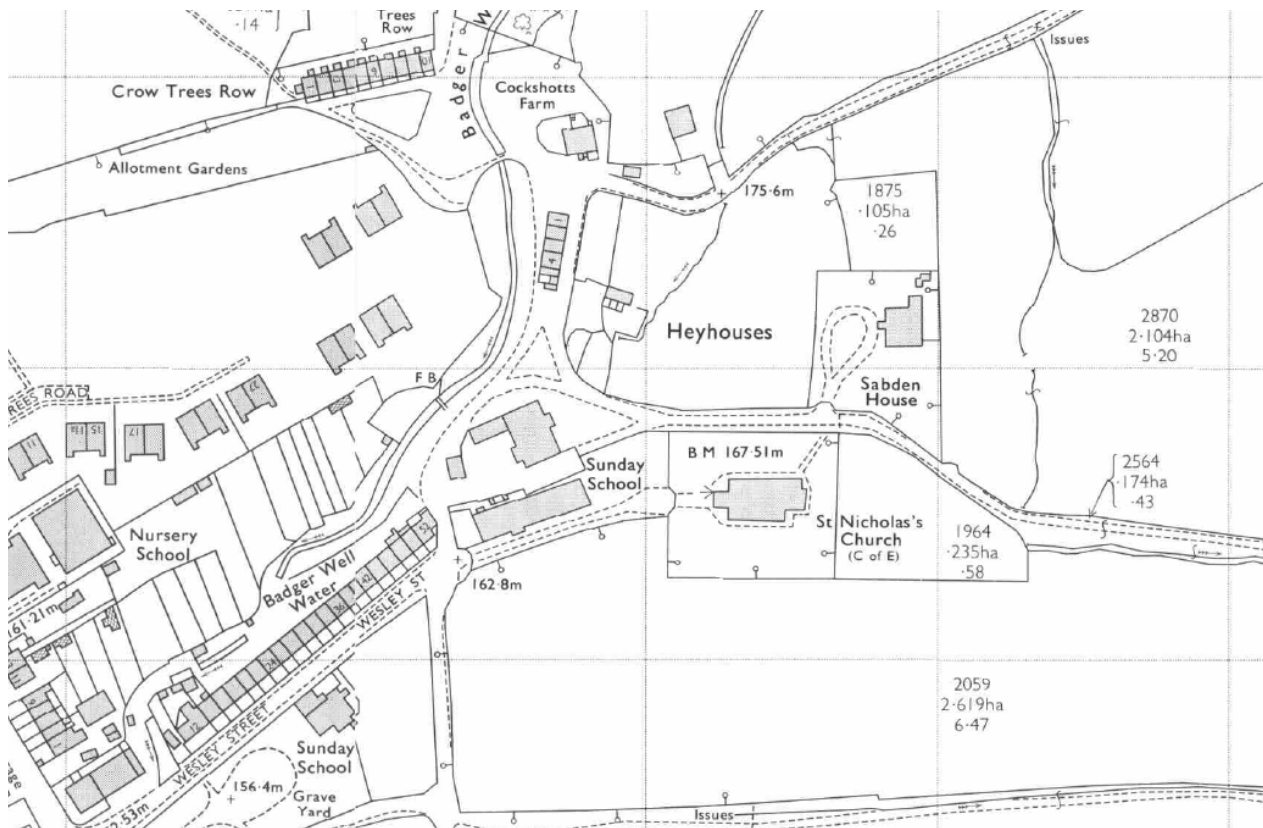


Figure 52 Large Scale 1:12500 Ordnance Survey Map of 1970-1971.



Figure 53 Large Scale 1:12500 Ordnance Survey Map of 1991-1992.



Figure 54 Satellite Imagery of 2022



Figure 55 Satellite Imagery of 2024 (Airbus)

2.7 Other Sources

2.7.1 Cartographic Sources

Consultation of the historical mapping showed that, whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the study site. Information gleaned from the earliest mapping does not show the site in any great detail.

- 1848** The first clear depictions of Cockshotts Barn in historic Ordnance Survey mapping occur in 1848. At this point in time, the building depicted was similar in form to that of the present-day building. The barn comprised a large structure that was roughly rectangular in shape, and featured a small projection at the centre of the east facing elevation. The second building on the western extent of the plot was also depicted as being notably longer in plan than its current form. Within the vicinity of the study site, several surrounding designated and non-designated heritage assets were depicted and labelled, such as St Nicholas' Church, Sabden Methodist Chapel, and the Hey-houses.
- 1892** By the time of the next Ordnance Survey Map of 1892, the study site had been altered significantly. Two extensions had been added - one small structure at the centre of the west facing elevation, and a larger, more rectangular shaped extension on the west facing elevation fronting onto Stubbins Lane which likely pertained to additional livestock housing. The building now features an L-shaped planform. By this time, few changes had been made to the surrounding townscape. However, the structures immediately to the west of the study site were now clearly depicted as three separate cottages with projecting extensions to the rear. Due to the larger scale of the previous Ordnance Survey mapping, it is unclear whether these projections represent later extensions or whether they had existed previously and were simply not clearly outlined on the mapping given the level of survey undertaken at the time.
- 1970** Few changes were made to the study site between 1892 and the following Ordnance Survey maps, up until the 1950s. However, the following Ordnance Survey map of 1970-1971 depicts the demolition of the southern section of the cottage range. The east-facing projection to the rear of the remaining cottage building was also not depicted at this time. It is therefore suggested that the building was converted into a cart storage shed or potentially as a covered shelter shed at some point between the 1950s and 1970s.
- 1991** The next available Ordnance Survey map of 1991-1992 depicts a further extension to the main farm building on the western elevation in the position of the earlier extension. Therefore, this part of the building must date between 1970/1 and 1991/2.
- 2022** The only other major change identified at the study site was the demolition of the livestock extension on the west-facing elevation at some point between 2022 and 2023 as is depicted on satellite imagery.

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1848	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
1892	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
1912	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
1950	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
1971	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
1992	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
2001	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
2003	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
2010	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
2023	Ordnance Survey	Groundsure Insights (Blackwell Mapping)
2023	Google Earth	

Table 1 Historic mapping consulted



Figure 56 Heyhouses Cottages around the mid 1980s (Source Heyhouses Cottages 2023).



Figure 57 Heyhouses Cottages c.1900 (Source Sabden Past and Present 2023).



Figure 58 Historic photograph featuring cattle Source (Sabden Past and Present 2023).



Figure 59 Historic photograph showing cattle farming at Dean Farm in Sabden (Source Sabden Past and Present 2023).



Figure 60 Historic views of the Sunday school and church.

2.7.2 Archival Evidence

Archival sources were consulted as part of this assessment, in particular to supplement existing historic mapping. Only two images were recovered of the study site which specifically captured the building on the western extent of the plot which fronts onto Stubbins Lane. The photographs show the site as it was approximately around 1910 where the structure originally extended further southwards to form the Heyhouses Cottages. These photographs vitally identified that this structure was not originally intended for agricultural use which explains the chimney breast on the northern wall. Another photograph captured during the 1980s depicts the structure similar to how it is today whereby it was shortened on the southern end and bore no remains of any original window openings.

Further sources depict various other buildings in the vicinity. Of particular interest is the Heyhouses National School at some point around 1910 before it became known as the Sunday School. Various images also depict agricultural activities within the village including the importance of dairy farming.

2.7.3 Previous Work

The Historic Environment Record (HER) records a single previous archaeological event and/or intervention within the 250 m study area, the closest of which is situated c. 85 m north of the study site. This record pertains to an archaeological watching brief undertaken by Oxford Archaeology in 2005 at Cockshott's Farm, Heyhouses (ELA1030). The watching brief was carried out in advance of farm building construction. Whilst no archaeological features were uncovered, some 17th and 18th century pottery sherds were, as well as a cobbled linear feature that was observed in the NW quadrant that may represent a trackway. None of these, nor the other previous events noted within the Historic Environment Record (HER), are considered relevant.

Prior to the preparation of this HIA, a Historic Building Appraisal (Blue Willow Heritage 2023) was undertaken in order to identify the constraints and opportunities of the site in order to inform the overall design principles which have culminated in this proposal. The conclusions of that assessment were that following significant levels of change, the non-designated heritage asset was considered to be at risk of further dereliction, which would have a substantial impact upon its heritage significance, as well as the contribution it makes to the wider Sabden Conservation Area and Forest of Bowland AONB.

Whilst the use of materials reminiscent of the local vernacular makes a positive contribution to these designated areas, it can be considered that the dilapidated appearance of Cockshotts Barn detracts from the aesthetic value and experience of these settings. It is consequently recommended that the repair of the structure is essential to maintaining the site's contribution to the Sabden Conservation Area and the Forest of Bowland AONB.

It was therefore the professional judgement of that assessment that a sensitive scheme of adaptive reuse - specifically residential - would secure the optimum viable use of the non-designated heritage asset consistent with its long-term conservation, which would ensure its continued contribution to quality of place. It was considered that this approach would result in a clear conservation gain by bringing the building back into use in a mode sympathetic with its understood significances and overall character. Please refer to the HBA document for further historical assessment of Cockshotts Barn, which has been included as part of this application.



Figure 61 Previous archaeological events in the 250m study area.

2.8 Historic Farmsteads in Character Areas 33 and 35

Cockshotts Barn is located between the character areas of the Lancashire Valleys and the Bowland Fringe & Pendle Hill. The Lancashire Valleys are known for estate farms involved in intensive cattle rearing in addition to sheep farming – industries which developed significantly by the 17th century (Lake 2020, 2-3). The most common plan form in this character region was linear and dispersed farmsteads. The barns are said to be substantial, with many relating to old estate centres as early as the medieval period – alongside strong associations with wealth obtained from the textile trade (*ibid*). Their combination barns – with housing for cattle placed at storeyed ends – are linked to larger farms dating from the early 17th century which generally came into widespread use by the 19th century (*ibid*). Widespread rebuilding programmes utilising stone and slate dominated the region from the 18th century which marked a transition from earlier timber-framed buildings which once populated the region (*ibid*). The farmstead structures were largely constructed out of Milstone Grit (sandstone) and Carboniferous limestone quarried locally from the 18th century, with Welsh slate also imported into the region from the late 18th century (*ibid*, 8).

The Bowland Fringe & Pendle Hill & Bowland Fells is described as a transitional landscape, with some regions affected by building programmes and improvements driven by estates; this included the widespread reorganisation of farm buildings and their fields (Lake 2020, 2). Many of these farmsteads are dated to the 18th and 19th centuries when such improvements took place. The most common farmstead plans in this character region was also linear and dispersed layouts – as with the Lancashire Valleys – although some farmsteads evolved into courtyard plans (*ibid*). Particularly valuable evidence in this character area has consisted of combination barns and cattle housing dating to the 18th century or earlier. Significant trades in the region included the exportation of mutton, butter and milk to urban markets by the later 19th century (*ibid*, 3). As such, the buildings of this character area are predominantly concerned with housing cattle and their feed during the 19th century – much unlike earlier barns which had more emphasis on corn processing and mixed farming (Lake 2020, 5). Such farmstead complexes in the area feature large tall doors for transporting crops, alongside cattle housing units which were accessed via doors in the gable ends. Other features included integral outshots, with later extensions representing the intensification of agricultural production and the numbers of livestock farmed during the later 19th century; this consequently resulted in a requirement for increasing provisions of livestock housing spaces. Granaries were often incorporated into the upper floors of barns and were small in size due to emphases on pastoral farming over arable farming (*ibid*).

3. Statement of Significance

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four ‘interests’ identified within *NPPF* (MHCLG 2023). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 Cockshotts Barn

The historic barns at Cockshotts Farm hold much archaeological interest which is principally contained by evidence of different phases of construction evidencing the development of the buildings over time. Of particular interest are the remains of demolished buildings. This includes the attached agricultural extension on the west-facing elevation of the main barn, alongside remnants of two further cottages in the yard. The fabric of the main barn itself features extensive later additions including stalling from multiple different phases, the addition of further windows in the livestock housing zones, additional doorways for feeding passages, and a major extension dating to the late 20th century. Both of the cart doorways were also blocked to some extent – as were other access doors throughout the structure. Evidence also exists relating to historic cobbles in the ground.

As such, it is clear that these buildings show several different stages of construction and use which evidence the development of the farm over time. Furthermore, the materials used in the barns’ construction are greatly informative of the evolution of local traditions and past construction techniques. This includes their basic composition – here consisting predominantly of sandstone in the early stages of development, with openings utilising stone quoins and sills. Welsh slate roofs are also highly characteristic of the local vernacular especially during rebuilding programmes from the 18th century which replaced earlier timber-framed buildings (Lake 2020, 2-3). Later additions are indicated through the use of red-brick alongside frequent inclusions of timber lintels.

3.1.1 Historic Interest

The historic interest of the Heyhouses Cottages is not very well understood. Still, historic photographs of these three cottages allow their original intended character to be understood before their partial demolition and conversion during the late 20th century into what is now an open-fronted shed. It is as of yet unknown whether the cottages shared any relationship with the farm or the nearby Sunday School or church. Indeed, much more is understood about the main barn, including its typology and use which links back to locally distinct agricultural practices. The primary focus of farmsteads throughout the Lancashire Valleys alongside the Bowland Fringe & Pendle Hill was for cattle rearing, following the rapid development of the industry by the 17th century (Lake 2020, 2-3). Many of the farmsteads throughout the region also relate to large structures associated with estate farms – a topic which has been extensively explored by Wade Martins (2002). Cockshotts Barn therefore represents an example of the highly characteristic combination barns of the region which were dominated by cattle housing – buildings that were common from the 18th century to support the trade of milk, butter and mutton to urban centres throughout the region (Lake 2020, 2). This also coincided with rapidly increasing demands for dairy products during the Industrial Revolution on a national scale (Brunskill 2007, 67).

The lack of major grain-processing rooms and structures throughout farmsteads of these character regions therefore embodies highly significant information regarding the loss of importance of arable farming beyond provisions of animal feed – an industry which must have been propped up elsewhere. This is evident in the confinement of any granary / grain processing spaces to the upper floors of the barn. Some of the archaeological changes at Cockshotts Barn are also intricately linked to the historic interest of the site predominantly in how they related to the wider historical context of agricultural improvement. Extensions represented the intensification of agricultural production and increases in the numbers of livestock farmed during the later 19th century. This consequently resulted in a requirement for further livestock housing – including the large extension on the west-facing elevation.

Provision of additional windows – as evidenced by later lintels and sills – also represent changes in agricultural practices and ideals from the 19th century whereby cattle were now thought to require increasing levels of light and ventilation (Brunskill 2007, 65). This further embodied the optimisation of agricultural operations. The old systems of feeding cattle from behind were also optimised by provisions of feeding passages which simultaneously aided the separation of this process from the collection of manure for fertiliser.

On the whole, historic features throughout these buildings contribute much historical context and interest to these agricultural buildings, especially in how they evidence the buildings' evolving uses over time. This includes both the pitching holes and ventilation slits to the first floor which illuminate the uses of the hay lofts above, alongside various drainage channels, mucking out holes, feeding passages and stalling to the ground floors which are indicative of their function for livestock housing. Ultimately, the farmstead clearly placed a large emphasis on the intensification of agricultural production which fell in line with regional focuses on cattle-rearing.

3.1.2 Architectural and Artistic Interest

The buildings, given their design, are considered to derive some of their significance from their overall architectural style as expressed externally along their principal façades. The composition of local stonework and slate roofs add substantial aesthetic character to the farmstead as a whole and are largely reflective of the local vernacular of the village of Sabden. This has been termed 'aesthetic value' by English Heritage which allows people to receive "sensory and intellectual stimulation from a place" including from the design value of the barn and experience of the surrounding landscape as a whole; it therefore pertains to their composition (views, proportion and form) and choice of materials. The way in which their layout, size and utilisation of local materials specifically embody the "distinctive local character" of the region can also be termed 'design value' (Cameron 2002, 8; EH 2008, 30). This is especially evident in the use of the characteristic estate colour of Huntroyde Red – albeit now with a much-reduced impact due to the fading and peeling of the paintwork throughout the barn and former cottage. The design value of the main barn is also notably reduced at this individual farmstead by substantial later alterations including the blockage of various openings (including the use of breeze-block) and the addition of several timber lintels which are markedly different in character from their stone counterparts. As such, some of the original intended architectural character of the barn has been lost. By contrast, it can be argued that a majority of the architectural interest of the former Heyhouses Cottages has been lost due to their partial demolition and conversion into an open-fronted shed. No original openings are visible, with the only remnants of this previous function remaining – something which is principally contained by the survival of a chimney-breast within the shed.

3.1.3 Contribution of Setting

The study site is considered to derive a contribution to its significance from its location within the conservation area of Sabden. It also gains value from its position adjacent to the historic buildings of the former Sunday School and St Nicholas' Church which itself is a Grade II listed building. In addition, Sabden House is another Grade II listed building in the vicinity. Although Cockshotts Barn is enclosed by built development, views from the grounds of the farmstead provide glimpses of the southern outlier of the Forest of Bowland Outstanding Natural Beauty (AONB), which help to place it within its wider agricultural landscape context.

3.2 Sabden Conservation Area

The study site will now be examined in relation to its contribution as existing to the significance of its surrounding heritage assets.

Asset	Contribution of Development Site to Significance	
Sabden Conservation Area	Archaeological Interest	The study site has the potential to make some limited contribution to the archaeological interest of the Sabden Conservation Area, principally through the potential for archaeological remains of previously demolished structures which further understandings the original historic character of this section of the conservation area. This significance is evident in cartographic sources as well as through the limited physical remains that are visible on site. As such, this archaeological significance is relatively well understood. Whilst there is no evidence to suggest significant potential for further below-ground deposits, a watching brief in the vicinity (c. 30 m east) did uncover a potential trackway alongside 17 th and 18 th century pottery sherds; as such, below-ground archaeological potential cannot be ruled out. The significance of any such archaeological information has the potential to contribute to knowledge of historic activities occurring in this section of the conservation area predating the historic structures visible to-day.
	Historic Interest	The study site is considered to make a significant contribution to the historic interest of the Sabden Conservation Area. This is primarily derived from evidence of a regional focus on cattle-rearing and agricultural improvement especially from the 19 th – 20 th century which accommodated the intensification of the dairy industry following the industrial revolution. This provides essential information regarding the agricultural history of the conservation area. This is something that is not well understood in comparison to the wealth of information available regarding the textile industries within the village. However, the historic interest of the former Heyhouses Cottages is primarily contained by cartographic sources due to extensive demolition and later alterations affecting these structures. Very little is known about the historic interest of these cottages.
	Architectural and Artistic Interest	The study site makes some contribution to the architectural and artistic interest of the Sabden Conservation Area due to the use of local stone and slate roofs which are highly characteristic of the local vernacular. Decorative details also feature on the later extension which highlights how estate farms focused not only on function but on the impressions created by the design and form of their buildings. However, the dilapidated appearance of the structures makes a negative contribution to the conservation area – something which has been highlighted more generally in the conservation area appraisal. A majority of the architectural interest of the Heyhouses Cottages has also been lost due to the removal of all original openings.
	Setting	It is considered that the study site makes some contribution to the setting of the Sabden Conservation Area in retaining the original historic character of the area. The former Heyhouses Cottages also form part of key views into the village from the southern sections of Stubbins Lane when facing the former Sunday School and St Nicholas' Church. Although elements of the local vernacular complement these views, the dilapidated appearance of the structures simultaneously makes a negative contribution to the setting of the conservation area.
Forest of Bowland Area of Outstanding Natural Beauty	Setting	The study site – forming part of the Sabden Conservation Area – makes a contribution to the setting of the Forest of Bowland AONB which is characterised by picturesque villages and farmsteads set within stretches of open moorland. Once again, whilst elements of the local vernacular complement these views, the dilapidated appearance of the structures simultaneously makes a negative contribution to the setting of the AONB.

Grade II listed St Nicholas' Church (NHLE 1164597)	Archaeological Interest	The development site makes little to no discernible contribution to the archaeological interest of the Grade II listed church. The construction of the farm predates the church which is believed to have been built in 1846; as such, the land of Cockshotts Barn is not believed to be intimately related to that associated with the church.
	Historic Interest	Other than evidence of historic uses of land in the area surrounding the church, the study site is not considered to make any direct contribution to the historic interest of the Grade II listed St Nicholas' Church. Any association between the Heyhouses Cottages and the church is also not yet known.
	Architectural and Artistic Interest	The study site makes no discernible contribution to the architectural and artistic interest of the Grade II listed church due to their notably distinct architectural styles. This is especially given the rustic character of the barn when compared to the elaborate Norman-style architecture of the church. However, both structures share elements of the local vernacular including their construction out of sandstone with slate roofs.
	Setting	There is a small degree of intervisibility between the study site and the Grade II listed St Nicholas' Church – something which is significantly interrupted by tree foliage which provides natural screening towards Cockshotts Barn. However, as previously mentioned, the construction of the church post-dates that of Cockshotts Barn and, as such, the settings of these buildings are considered to be notably separate – as is emphasised by boundaries around the separate plots. As previously mentioned, although similarities in their construction materials allows Cockshotts Barn to complement the setting of the church, its dilapidated appearance simultaneously detracts from this setting.
Grade II listed Sabden House (NHLE 1393829)	Archaeological Interest	The study site makes little to no discernible contribution to the archaeological interest of the Grade II listed Sabden House.
	Historic Interest	The only notable historic connection between the study site and Sabden House is their similar dates of construction around the 19 th century. Sabden House was constructed in 1847. This represents a period of expansion of Sabden as a whole. As such, both structures contribute to the history of the development of Sabden Conservation Area during the 19 th century.
	Architectural and Artistic Interest	The study site is not considered to contribute to the architectural or artistic interest of the listed building. This property holds architectural interest in its own right as an example of a 19 th century house which was once a former parsonage. It also demonstrates a relatively high survival of interior detailing. This context is not considered to bear any architectural or artistic relation to the agricultural barn.
	Setting	The main point of connection between the study site and the Grade II listed Sabden House is their close spatial connection, being within c. 110 m of one another. Given that the listed building is situated within gated private land, views between the two sites could not be concretely established. However, views may theoretically be possible between the western elevation of Cockshotts Barn and Sabden House from the upper floors of the listed building. However, these may be largely interrupted by intervening development – specifically, a structure known as 'The Milking Parlour'. Still, Cockshotts Barn can be viewed from the gates of Sabden House via the access track that runs between the two properties. Cockshotts Barn therefore provides surrounding context for Sabden House – even though the two sites are not known to bear any direct relationship.

Table 2 Statement of Heritage Significance

4. Assessment

4.1 Physical Impacts

The proposed development comprises planning and listed building consent applications for renovation and alteration to convert the barn and open fronted structure, which are currently derelict, into three residential dwellings – specifically, two three-bedroom dwellings and one four-bedroom dwelling. The scheme therefore involves several internal and external alterations to accommodate this change of use, as well as associated landscaping. Whilst a general outline of the scheme is explored in more detail below, details of the application should be consulted for further information.

4.1.1 External Alterations

Details of the treatment to the windows and doors can be found in the supporting information, but will primarily comprise slimline double-glazing mounted in traditional timber framed casement windows, the exact designs having been informed by the character of the existing fenestration. External doors will generally comprise traditional vertical timber boarded doors with areas of glazing, ensuring both architectural variety and provision of light where it is most needed. The proposed development has sought to reuse existing openings as much as possible, keeping new openings to a minimum, with the majority of these being inserted to the rear subservient elevation.

Where new windows are proposed, these have taken reference from the existing fenestration, but will retain a degree of irregularity in line with Historic England guidance, so as to avoid an overly domestic appearance. Other external alterations include the reinstatement of previously blocked openings, as well as the vertical extension of some of the window openings to allow further provision of light which – in retaining the existing width – will preserve this aspect of the opening’s legibility. Both the windows and doors will be painted in the estate colours of ‘Huntroyde Red’, ensuring architectural coherence both within the property and within its wider group value as part of the estate. Given the current condition of the windows and doors which detract from the appearance of the building, the proposed treatment – in being sympathetic to the historic use and character of the barn – will result in an overall positive impact to its significance.

Other external alterations include:

- Introduction of rooflight to west elevation
- Glazing of arched cartshed entrance to west elevation
- Glazing of dilapidated porch structure to east elevation

Whilst elements of the external works will result in the loss of some historic fabric, this is limited to low significance stone walling and on balance, this minor impact is considered to be outweighed by the overwhelming conservation gain of bringing the building back into use and improving its overall aesthetic value as expressed externally. The residential conversion will also provide a cycle of sustainable long-term maintenance and repair for the heritage asset, resulting in an overall positive impact.

4.1.2 Internal Alterations

Internally, the proposed development will be subdivided into three plots across its length in order to create 2 no. three-bedroom dwellings and a single four-bedroom dwelling. The accompanying plans should be consulted for exact details of layout but generally speaking, the ground floor of each will feature a kitchen, living room, and dining room with an inserted staircase leading up to the first floor with each bedroom and bathroom situated off of a central landing. The subdivision of the barn across its length will inevitably impact upon its historic proportions and accompanying sightlines, the full extent of which will be less appreciable as a result.

Similarly, the residential conversion of the building will necessitate the removal of some internal fixtures and fittings which evidence its historical agricultural use as cattle housing. Nevertheless, it is considered that the impact of these alterations are collectively outweighed by the overall conservation gain of bringing the building back into its optimum viable use as a set of sympathetically designed residential dwellings. It is also worth noting that the subdivision has followed the natural three bays across the barn, with further subdivisions having been carefully minimised to retain as much open space in line with the character of the building as possible, as well as being fully reversible, comprising inserted stud partition walling, which further reduces the scale of impact.

4.1.3 General Maintenance and Repair Works

The proposed development seeks to undertake general maintenance and repair works including:

- Retention of existing slate roof tiles where possible, with matching replacement tiles sourced as needed;
- Repair and re-pointing of stone walls with a suitable lime mortar mix and brush finish, to include the insertion of bee stone bricks and matching stone swift boxes;
- Use of black traditional style rainwater goods with traditional stone gutter supports to match the existing.

It is considered that the proposed scheme of repair will have a significant positive impact upon the character and appearance of the building, which presently appears dilapidated having suffered levels of decay, particularly on the north-western corner, which is currently exposed to the elements.

4.1.4 Landscaping

The proposed development seeks to undertake several alterations to the associated landscaping, including parking and circulation areas to the east. Specifically, six parking bays with charging points would be located in the area of hardstanding immediately to the south-east of the barn. A series of steps and accessibility access ramps would be inserted on the eastern elevation, alongside communal bins stores and bike/mobility scooter parking with charging points to either side of the main entrance to plot 2. Much of the existing concrete to the west of the barn would be removed to restore the grassland space serving the rear gardens of the dwellings. However, fixed terraces with permeable surfaces would also be inserted immediately adjoining the western façade. The existing cobbled area to the south of the barn would be extended to restore its former appearance. To the south of the main barn, a single-storey timber clad store housing the heating systems would be constructed. This would replace the existing shed and silo in this location. The existing Heyhouse Cottages building is to be 'restored' and used as a garden store, whilst one additional timber shed would be added to the garden of lot one to serve as another garden store.

Boundary treatments would include stone walls to match the existing alongside sections of timber fencing - especially in the garden space immediately to the west of the barn which will enable this land to be subdivided into three domestic garden plots. This would be accompanied by the planting of mixed local species of hedges.

Whilst the introduction of parking can often be considered to be a domestic feature, this has been discretely sited to the rear of the building, precluding any meaningful impact upon the immediate setting or rural character of the building. It is also considered that the removal of the concrete to the rear of the barn will result in a positive impact to the proposed development site and the wider conservation area, by virtue of reinstating a grassed area which is in keeping with its historic agricultural use.

The extension of the cobbled area would also have a positive impact by restoring the original appearance of this passageway. Whilst the subdivision of the courtyard using timber fencing would usually be considered an overly domestic addition to a plot of agricultural land, it can be considered that these garden spaces mirror that which was originally provided to the Heyhouses Cottages which once shared this space. It is therefore considered to have a negligible impact on the non-designated heritage asset. In terms of boundary treatments, the use of stone to match the existing walls, and various planting schemes would work to conserve elements of the local vernacular and the greenery afforded to the conservation area.

4.2 Setting Impacts

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

4.2.1 Views

It is considered that views of the former Heyhouses Cottage have little potential to be impacted due to both the relative lack of alterations to this structure within the scheme, alongside the loss of nearly all original features from this building which now functions as an open-fronted storage shed. Instead, most of the external alterations within this scheme concentrate on the main barn. As such, views of the main barn have a larger potential to be impacted by the proposal.

The repair and maintenance to the structure as part of the scheme would have a significant positive impact on views of Cockshotts Barn which is currently in a dilapidated condition. However, the division of the courtyard into private gardens with timber fencing has the potential to ‘domesticise’ views of the western elevation as the façade is broken up into three segments. However, this minimal impact is largely offset by the former presence of three garden plots serving the Heyhouses Cottages in this location which makes this approach uniquely appropriate for this setting, alongside the significant conservation gains of the wider scheme of repair and maintenance which would work to protect views of the barn for years to come. The same can be said for other domestic elements of the scheme which are essential for the scheme to remain viable, yet would inevitably detract from the agricultural character of the barn and its immediate setting to some extent, such as the accessibility ramp and other areas of landscaping. Where possible, great care has been taken to position these discretely, such as the car parking spaces to the rear of the site. Overall, the proposed development is considered to result in an overall minor to moderate positive impact to views of the non-designated heritage asset, representing a clear improvement upon its present dilapidated appearance.

4.2.2 Setting Impacts to Conservation Area

As noted during the site walkover, Cockshotts Barn is situated in the north eastern extent of the Sabden Conservation Area and is in the vicinity of the Sabden Infant School. It is also within c. 50 m – 100 m of the listed buildings of Sabden House and the Church of St Nicholas.

The former Heyhouses Cottage and western stone boundary wall of the study site fronts directly onto Stubbins Lane where it is afforded inherent prominence – especially the smaller barn. However, once again, due to the lack of interventions on this façade, it is not considered that the scheme would impact views of this portion of the site and, by extension, this section of the conservation area. Due to screening by the stone boundary wall and sloping topography, meaningful views of Cockshotts Barn itself are also not considered possible from the majority of Wesley Street – from which location only the roof of the main barn is visible. Furthermore, views from Sabden House are limited, with views of the eastern elevation only being possible from certain locations – such as from the access track outside of the structure.

The main impacts to the conservation area would therefore include views of the development site from the surrounding access roads, the infant school, alongside any limited views from the church yard – although these are heavily screened by mature treelines. Once again, it can be stated that the overall scheme of maintenance and repair associated with the proposed development would have a positive impact on the conservation area, and would make it possible to bring the building back into use in a way that would provide the best chance of securing its long-term conservation and contribution to ‘sense of place’ within Sabden. This would inevitably involve the addition of some domestic features – especially to the western elevation and the landscaping to the east; however, it is not considered that these will detract from the overall agricultural character of the immediate setting of the non-designated barn.

5. Conclusions

This assessment finds that, whilst all aspects of setting and many elements of the physical fabric contribute to the significance of the non-designated barn, it is considered that the physical impacts resulting from the proposed development are outweighed by the positive gains in better revealing the most significant elements and ensuring their sustainable and sympathetic long-term conversion. The proposed development's design has taken into account the main contributory factors to the significance of the building and its setting, and it takes considerable care to not only preserve but, where possible, enhance them.

Elements of the proposed scheme will result in some minor negative impacts, in particular the loss or covering of some limited historic fabric. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts of the conversion and conservation gains of the proposed scheme, both in terms of achieving a long-term viable use for the listed building and in the retention (and in some cases, enhancement) of those elements of the historic fabric which contribute meaningfully to its overall character and significance. The most significant positive heritage gains derived from the development include the reinstatement of traditional timber-framed windows, scheme of external repair (including re-pointing with a lime-based mortar mix), and reinstatement of blocked openings, enabling the building to be brought back into use.

Representing a balanced judgement, the proposed development is considered to have a minor to moderate positive impact on the significance of the farmstead and as such, fulfils the heritage criterion and environmental objectives of 'sustainable development' as defined in *NPPF* (MHCLG 2023, 5). The development seeks to adapt the building in a mode sympathetic with its understood significance and overall character in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place.

The proposed development is also considered to be in line with local planning policy (Ribble Valley Borough Council, 2006, 2014) in that it seeks to preserve and, in several cases, enhance those elements which contribute most to the special architectural and historic interest of the building and its setting, better revealing its overall significance and minimising unavoidable adverse impacts as far as possible.

In terms of wider setting impacts, the development has been designed with due consideration and care so that it conserves and, where possible, enhances the setting and therefore, the significance, of the surrounding heritage assets, specifically the Sabden Conservation Area in which it sits. Finally, the proposed development is considered to be appropriate in terms of scale, massing, sympathetic design, and the use of high-quality, traditional materials.

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Appendix 1 – Gazetteer

NHLE Number	Name
8800	Sabden Conservation Area

Table 3 Conservation Areas in the 250 m study area

NHLE	Name	Grade
1164597	Church of St Nicholas	II
1393829	Sabden House	II

Table 4 Listed buildings in the 250 m study area

UID	Name
PRN25491	Sabden House, Stubbins Lane, Sabden
PRN26163	Cockshott's Farm, Heyhouses, Sabden
PRN33564	Wesley Street/St Nicholas Avenue, Sabden Village
PRN3562	Sabden Cross, Sabden
PRN6164	Former Methodist Chapel, Wesley Street, Sabden
PRN6165	Sabden County Infant School, Sabden
PRN6165	Sabden County Infant School, Sabden
PRN6170	Sabden Road, Sabden
PRN6172	Church of St Nicholas, Sabden
PRN6173	Little Moor Print Works, Sabden Road, Sabden

Table 5 Table 5 Non-designated heritage assets in the 250 m study area

UID	Event Name	Organisation	Event Type
ELA1030	Cockshotts Farm, Heyhouses, Sabden: Watching Brief	Oxford North	Archaeology WB

Table 6 Previous archaeological events in the 250 m study area

Appendix 2 – Legislation, Policy and Guidance Framework

Legislation

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 7 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 7 Legislation relating to cultural heritage in planning

Policy

National

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2023), which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the built and historic environment is specifically noted as being a part of one of the three key objectives contributing to sustainable development. Specifically, environmental objectives can be realised by schemes which serve to: 'protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'
201	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
202	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
203	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

204	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
205	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
206	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional
207	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
208	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
209	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
210	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
211	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
212	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
213	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
214	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Table 8 Key passages of NPPF in reference to cultural heritage

Local Policy

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, this is currently represented by the saved policies of the saved policies of the *Core Strategy 2008-2028* (Ribble Valley Borough Council 2014). Within this document, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Key Text
EN5	There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance. • Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. • Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset. • 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.
DME4	In considering development proposals the council will make a presumption in favour of the conservation and enhancement 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

DME4 (Con- tinued)	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, Ribbles 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; 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. The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.
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Table 9 Summary of relevant local planning policy

Guidance

National

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

- National Planning Practice Guidance (NPPG) (MHCLG 2019)
- Conservation Principles, Policies and Guidance (EH 2008)
- Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment (HE 2015)
- Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets (HE 2017)
- Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (CIFA 2014a)
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIFA 2014b).

Appendix 3 – Methodology and Sources

Overview

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and

Chartered Institute for Archaeologists Standards and Guidance (CIFA 2014a; 2014b; 2019; HE 2008; 2015; 2016; 2017).

The following tasks were undertaken as part of this assessment:

- Consultation of historical mapping, freely available satellite imagery, and archival sources
- Compilation of appropriate desk-based and online resources including the National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish current conditions and make an assessment of potential effects on heritage assets
- Comprehensive appraisal of heritage significance of existing site and/or building
- Analysis of constraints, opportunities, and capacity for change to inform future design proposals.

Walkover Survey

A walkover survey, forming part of the Historic Building Appraisal, was undertaken in August 2023 and comprised an assessment of the building and its environs.

Significance

Defining Significance

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significant Criteria
NPPF (MHCLG 2023)	The statement of heritage significance is based upon four ‘interests’ and their relative ‘importance’: • Archaeological • Architectural • Artistic • Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 10 Criteria for assessment of significance

Assessing Significance

The assessment of significance comprises three stages, as set out in *Note 2 of the Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assess-

ment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always therefore be an element of interpretation and professional judgement within a considered assessment. There is no 'one size fits all' criteria for assessing the level of significance, as each asset must be evaluated individually against the four interests outlined within *NPPF*. The following table outlining relative significance is intended to be used as a guideline for determining the level of significance any given element of an asset holds or the level of contribution it makes to the asset's overall significance.

Relative Significance	Description
High	Elements of a heritage asset and/or place which are of key national significance, comprising one of the best and/or only surviving examples of its type, or being associated to other assets of equal or greater significance. Potential for a high degree of communal value, stemming from important social and/or historic events, movements, or ideas.
Medium	Elements that contribute to the character and understanding of an asset or place, providing further historical and/or spatial context to other features of equal or greater significance. Features can be considered good and representative examples of a building or site type, being of local and/or regional significance, but surviving examples may be common nationally. Potential for historic and/or spatial association to other heritage assets of equal or greater significance, as well as a moderate degree of communal value.
Low	Elements that are of minor contribution to significance, either in and of themselves, or in terms of their contribution to our understanding and/or appreciation of an asset, but crucially also not considered to disturb or detract from significance.
Negligible	Elements which make a highly limited contribution to significance, whereby their absence and/or alteration would not meaningfully impact upon our understanding and/or appreciation of an asset.
None	Elements which are wholly modern and considered to hold no discernible heritage value, or elements (such as unknown below-ground archaeological remains in cases where the potential has been identified as low) where it is not possible to be certain on the basis of the evidence currently available.
Detracts	Elements of the physical fabric and/or setting of a heritage asset which detracts visually from or obscures understanding of more significant elements. Their removal and/or improvements to mitigate their impact on an asset is encouraged.

Table 11 Criteria for assessing relative significance

Defining the Contribution of Setting

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting *NPPF*) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.*, 2). A staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.*, 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development
- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (MHCLG 2019) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being...an ability to... experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: "elements of a setting may make a positive or negative contribution to the significance of an asset". Acknowledging this, "the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting" (MHCLG 2019), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of 'buried assets' (Historic England 2017, 5).

Assessing the Contribution of Setting

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise before further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

Impact

Assessing Impact

The final stage of this assessment, following the establishment of the existing significance of the asset, is to understand the impact of the proposal upon that significance in line with *Good Practice Advice Note 12* (Historic England 2019, 3) in relation to analysing the significance of heritage assets. It is generally considered that negative impact should, in the first instance, be avoided; failing that, it should be minimised, such as by the proposal being reversible. Any negative impact should be justified in accordance with the social, economic, and/or environmental objectives in *NPPF* and, where possible, mitigated. Proposals are also encouraged to incorporate any opportunities to better reveal or enhance significance.

Assessing Harm

Harm is defined by Historic England as ‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place’. Development or alterations are not, by definition, considered to result in harm; this is only applicable where the development or alteration reduces the significance (derived from the four interests outlined in *NPPF*) in a way which is harmful. The scale of harm, or negative impact, ranges from negligible to minor to moderate to major. This is further explored in the table below.

Assessing Positive Impact

As part of this assessment, opportunities for positive impacts which better reveal or enhance the significance of the heritage asset. Positive impacts, depending on their scale of impact (minor, moderate, or major) have the potential to offset and/or balance negative impacts of equal scale, i.e. a minor negative impact resulting from an element of the scheme may be offset by a minor positive impact resulting from an element of the scheme, on balance resulting in an overall neutral impact to significance.

Scale of Impact

As previously noted, proposals are required to avoid or minimise and, where required, mitigate impact upon the significance of a heritage asset. Harmful impacts or negative impacts on aspects of significance may, if applicable, be justified by public benefit and/or offset by enhancing other aspects of significance. The overall scale of impact is, as part of this assessment, determined by assessing the balance of positive and negative impacts resulting from the individual elements of the scheme, as well as any justification by public benefit and/or mitigation of impact. The following table outlines the criteria utilised as part of this assessment to determine the overall impact, assessing both positive and negative impacts.

Level of Impact	Criteria for Determining Level of Impact
Major Positive	It is important here to distinguish between a neutral impact to an element of a scheme versus an overall neutral impact of a scheme. In the case of the latter, an overall neutral impact does not constitute no change, but rather the result of a planning balance taking into account the positive and negative impacts of a scheme where one is considered to outweigh the other.
Moderate Positive	Medium beneficial impact, resulting in alterations which improve and/or better reveal elements of significance.
Minor Positive	Low beneficial impact, which is limited in scope and/or affects elements low significance.
Neutral	Alterations which will neither meaningfully enhance nor detract from significance.
Negligible	None or very limited impact, overall preservation of significance.
Minor Negative	Low adverse impact, which is limited in scope and/or affects elements of low significance.
Moderate Negative	Medium adverse impact, potentially amounting to ‘less than substantial harm’ as defined in <i>NPPF</i> .
Major Negative	High adverse impact. Potential for ‘substantial harm’ and/or total loss as defined in <i>NPPF</i> .

Table 12 Criteria for assessment of impact

It is important here to distinguish between a neutral impact to an element of a scheme versus an overall neutral impact of a

scheme. In the case of the latter, an overall neutral impact does not constitute no change, but rather the result of a planning balance taking into account the positive and negative impacts of a scheme where one is considered to outweigh the other.

Sources

Nationally Designated Sites

The National Heritage List for England (NHLE) was consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

This assessment has considered all designated assets within the 250 m study area. All assets within the study area have been assessed in terms of potential setting effects.

Historic Environment Record

The Lancashire Historic Environment Record was consulted for the study area of 250 m around the proposed development site. Information concerning the site and its immediate vicinity has allowed for an assessment of potential physical impacts, whereas other sites were examined in order to allow both an assessment of the general archaeological and historic character of the area and also to feed into the assessment of setting, over and above any potential effects on designated heritage assets.

Cartographic Sources

Assessment of relevant mapping held in archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

Published and Unpublished Sources

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

Chronology

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540

- Post-medieval: AD 1540 – 1750
 - Tudor: AD 1485 – 1603
 - Stuart: AD 1603 – 1714
 - Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900
 - Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present



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