

Cockshotts Barn, Wesley Street, Sabden

Historic Building Appraisal



Blue Willow Heritage
Historic Environment Consultancy

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Prepared for:	Helen Vickery Ingham and Yorke Huntroyde Estate Office Padiham Burnley Lancashire BB12 7QX
Prepared by:	Ailsa Bailey BA (Hons), MA Tiffany Snowden BA (Hons), MCIfA Sophie Pearson BA (Hons), MA, ACIfA
Checked by:	Tiffany Snowden BA (Hons), MCIfA
Set by:	Sophie Pearson BA (Hons), MA, ACIfA
Project Reference:	PE.C.2324-1
Document Reference:	Report No. 2332
Dates of Fieldwork:	August 2023
Date of Document:	December 2023
Document Version:	1.0

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Acknowledgements

Blue Willow Heritage would like to thank Helen Vickery of Ingham and Yorke for commissioning the study on behalf of Irene and Anne Starkie, as well as Danielle Arkwright of DC Architectural Design for their support throughout the project. Thanks are also extended to the various repositories of guidance and information consulted for this assessment, especially to Joanne Smith of Lancashire County Council for providing the Historic Environment Record (HER) data. Where map data has been used in the preparation of the accompanying figures, this is derived from Ordnance Survey Opendata and is Crown copyright all rights reserved, unless otherwise attributed.

Executive Summary

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, which was designated in 1998. Within the conservation area, there are 2 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 Hey-houses 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 appraisal.

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. It is therefore 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 is the professional judgement of this appraisal 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, ensuring its continued contribution to quality of place. Given the constraints and opportunities identified as part of this study, it is 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.

1. Introduction

1.1 Project Background

This Historic Building Appraisal (HBA) has been commissioned to provide a baseline assessment of the heritage significance contained within Cockshotts Barn (hereafter referred to as the 'study site'). For the purposes of this assessment, Cockshotts Barn is considered to be a non-designated heritage asset, as well as being situated within the Sabden Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty.

This HBA has been prepared in compliance with the National Planning Policy Framework (MHCLG 2023), to identify and provide baseline information on the cultural heritage resource within the study site and surrounding area, including details of the development of the building over time. 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.

1.2 Site Location and Description

The study site is located in Sabden, a small village and civil parish in the Ribble Valley, Lancashire. Sabden is situated south of Pendle Hill, in a valley around 3 miles north-west of Padiham. Sabden lies in the Forest of Pendle section of the Forest of Bowland Area of Outstanding Natural Beauty.

The study site is centred at SD 78066 37671 and comprises a large historic barn together with a smaller open-fronted structure which pertains to the former Heyhouses Cottages, the majority of which have since been demolished. It is situated around 3 km north-east of the centre of Sabden in a somewhat sheltered position, set back c. 200 m from the main road. The study site can be accessed via Stubbins Lane.

1.3 Aims of the Study

The focus of this document relates principally to the fabric and setting of the non-designated Cockshotts Barn within the Sabden Conservation Area and the potential impact of any proposed development on this fabric and setting.

The aims of the study are:

- To assess the known cultural heritage resource within the study site and the wider study area
- Make recommendations based upon this assessment as to any constraints or opportunities for future development



Figure 1 Site Location Plan

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

On the western side of the plot is an open-fronted building with a chimney which pertains to its former use as a cottage. The only other significant internal features include a blocked opening and historic roof timbers. The structure has most recently been used for storage, but 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. A majority of the east-facing section of the building has been removed to form a large entrance which has been topped 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. Two further cottages which formed part of the original terrace on the southern end of the remaining structure have since been demolished. However, the legibility of the former structure is still partially visible on site in how the lower part of the cottages has been incorporated into the boundary wall of the property. A later stone wall abuts both this boundary wall and the southern elevation of the remaining building.

2.2 Main Cockshotts Barn

2.2.1 Exterior

North Elevation

The largest structure of the study site comprises a detached sandstone building which is roughly rectangular in shape and features both a slate roof and framing by stone quoins. The north elevation of the main barn is comprised of the gable end which features various historic openings. For instance, it contains further later inserted windows on the ground floor which allowed increased provision of light into the cattle housing. A pitching door (including an earlier stone lintel and sill) and ventilation slits are also present on the first floor which served the hay loft. A partially infilled pitching door is also present which serves the room above the smaller cattle housing zones in what was presumably another hayloft space. The western extent of this elevation contains 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, but given the context of the barn, it could have served as a loosebox for cattle or possibly a piggery. A raggle highlights the original single-storey height of this structure.

East Elevation

A majority of the eastern elevation was not able to be surveyed due to modern agricultural hay storage placed directly in front of these walls. However, the presence of pitching holes and ventilation slits are clear 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 since. 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 a gable end 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 turned 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 their lintels which are not in stone but in timber. Several ventilation slits are also featured, alongside a pitching hole at the top of the gable corresponding to the hay loft.

West Elevation

The west elevation comprises a staggered roofline formed by the collapse of the roof in the north-western corner and the addition of an outshot extension on the southern side. Immediately north of the outshot extension lies a single window to the ground floor with a stone lintel and sill. Immediately beside this window is a section of quoin stones marking 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 including 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 contains various notable construction breaks which correspond to the former linear structure which was 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.

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 which allowed the cows to be tethered. A feeding passage also features at one end. The walls of the room have been lined with plaster. However, the floor was not able to be inspected at the time of 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 featured 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 by modern breeze block.

Today, this 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 provide 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. It contains earlier timber partitions – again, with metal bars for tethering. 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 comprises 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 also 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 also channels access into the external door.

2.3.2 Interior

The extension is single-storey in height 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 therefore of no historic interest.

2.4 Conservation Area

The village of Sabden as a whole has been categorised as primarily residential. The significance of the conservation area has been explored in depth by the Ribble Valley Borough Council (2005). 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 which was 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).

2.5 Views

Cockshotts Barn fronts directly onto Stubbins Lane. The study site 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 sloping nature of the ground 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 property, 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 2 East facing elevation of the remains of the Heyhouses Cottages



Figure 3 East facing elevation of the remains of the Heyhouses Cottages



Figure 4 Interior of the remains of the Heyhouses Cottages



Figure 5 Interior of the remains of the Heyhouses Cottage



Figure 6 West facing elevation of the remains of the Heyhouses Cottages



Figure 7 View of the west facing elevation of Cockshotts Barn



Figure 8 View of the west facing elevation of Cockshotts Barn



Figure 9 South facing elevation of Cockshotts Barn



Figure 10 East facing elevation of Cockshotts Barn



Figure 11 East facing elevation of Cockshotts Barn



Figure 12 North facing elevation of Cockshotts Barn



Figure 13 North facing elevation of Cockshotts Barn



Figure 14 General view 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 opening 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

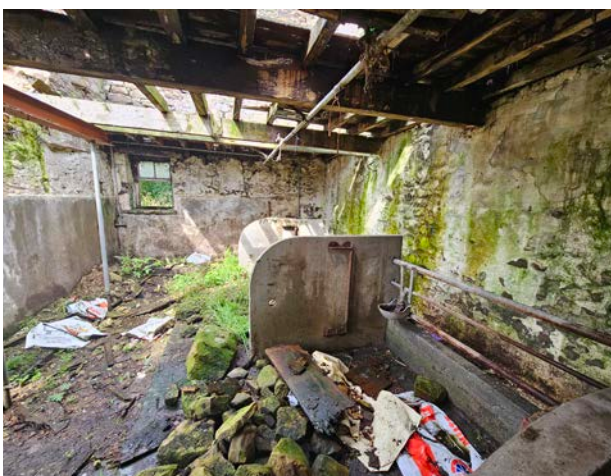


Figure 23 View of an additional room used for housing livestock



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



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 View of Wesley Street, Sabden

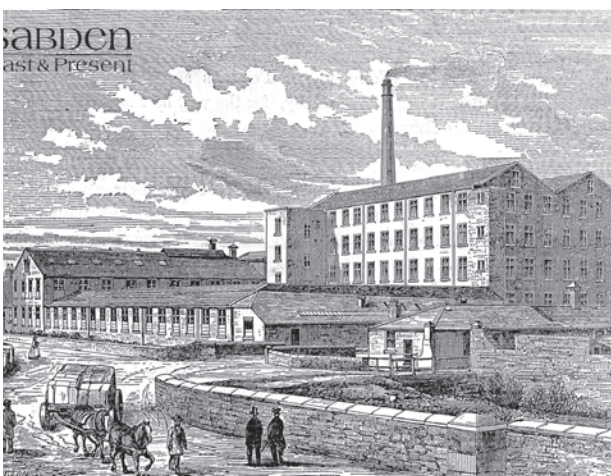


Figure 35 Depiction of one of the mills of Sabden
(Source - Sabden Past and Present 2023)

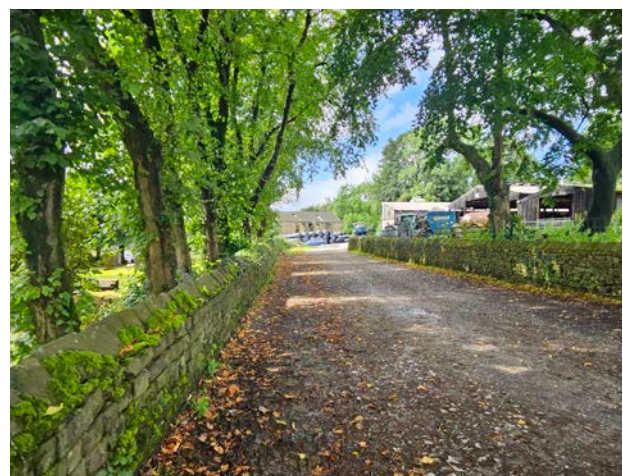


Figure 36 Channelled views of the east facing
elevation of Cockshotts Barn



Figure 37 View of the east facing elevation of Cockshotts Barn



Figure 38 View of Cockshotts Barn from the grounds of St Nicholas Church, Sabden



Figure 39 View of Cockshotts Barn from Stubbins Lane



Figure 40 View of Cockshotts Barn from Stubbins Lane



Figure 41 View of Wesley Street, Sabden



Figure 42 View of Cockshotts Barn from the top of Stubbins Lane



Figure 43 View of the north facing elevation of Cockshotts Barn

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 study 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 study 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 44 Designated Heritage Assets in the 250m Study Area



Figure 45 View of St Nicholas Church, Sabden



Figure 46 View of Sabden House



Figure 47 Non Designated Heritage Assets in the 250m Study Area



Figure 48 View of Sabden Village Hall

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. The first clear depictions of Cockshotts Barn in historic Ordnance Survey mapping occur in 1848. At this point in time, the building depicted is similar in form to that of the present-day building. The barn comprises a large structure that is roughly rectangular in shape, and features a small projection at the centre of the east facing elevation. The second building on the western extent of the plot is also depicted notably longer in plan than its current form. Within the vicinity of the study site, several surrounding designated and non-designated heritage assets are depicted and labelled, such as St Nicholas' Church, Sabden Methodist Chapel, and the Heyhouses.

By the time of the next Ordnance Survey Map of 1892, the study site has been visibly altered. Two extensions have 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 comprises an L-shaped planform. Few changes have been made to the surrounding townscape. However, the structures immediately to the west are 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.

Minimal further changes are visible 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 is 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. 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.

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

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 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 recovered, 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.

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*).



Figure 49 Large Scale 1:12500 Ordnance Survey Map of 1892

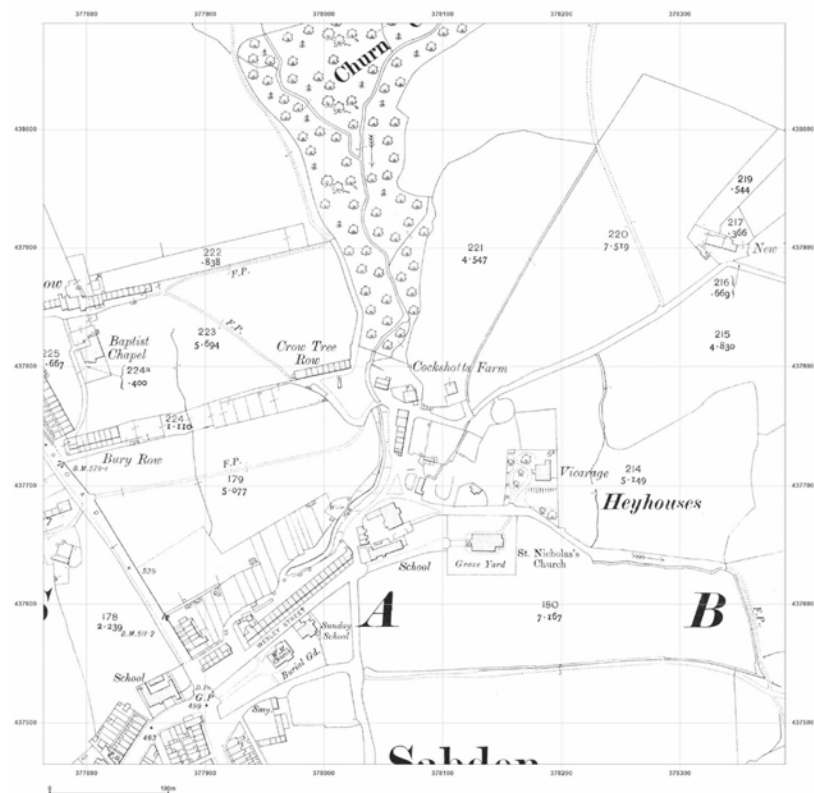


Figure 50 Large Scale 1:12500 Ordnance Survey Map of 1912



Figure 51 Large Scale 1:12500 Ordnance Survey Map of 1970-1971



Figure 52 Large Scale 1:12500 Ordnance Survey Map of 1991-1992

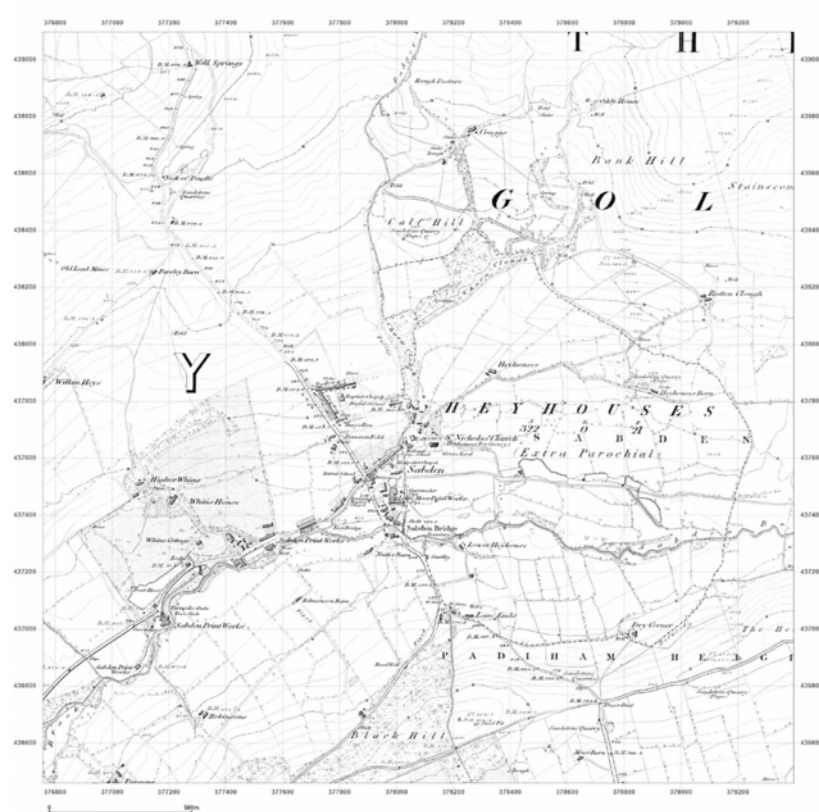


Figure 53 Small Scale 1:10560 Ordnance Survey Map of 1848



Figure 54 Small Scale 1:10560 Ordnance Survey Map of 1950



Figure 55 Heyhouses Cottages around the mid 1980s (Source - Heyhouses Cottages 2023)



Figure 56 Heyhouses Cottages c.1900 (Source - Sabden Past and Present 2023)



Figure 57 Historic photograph featuring cattle (Source - Sabden Past and Present 2023)



Figure 58 Historic photograph showing cattle farming at Dean Farm in Sabden (Source - Sabden Past and Present 2023)



Figure 59 Historic views of the sunday school and church



Figure 60 Previous Archaeological Events in the 250m Study Area

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 illuminating 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, even 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 Heyhouse 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. Much more can be said about the main barn. Even simple information – like the type of barn and how it was used – links back to locally distinct agricultural practices at a given moment in time. 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 which 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 believed 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 Heyhouse 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 Study 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 illuminate the original historic character of this section of the conservation area. This significance is evident in cartographic sources as well as through the limited remains which 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 today.
	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 which 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 study 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.

Table 2 Statement of Heritage Significance

4. Constraints and Opportunities

4.1 Current Use

It is well understood that the loss of agricultural use of historic working farms causes some degree of harm to their historic significance. However, it is simultaneously appreciated that many of these structures are no longer feasible to retain in agricultural use, given the rise of larger machinery and increasing regulations in modern agricultural industries. Still, concerns exist regarding finding the best viable use of these important structures which should ideally form the optimal use for not the developer but for the building itself. However, this is something which is only viable if sufficient funding is sourced to allow the building to be brought back into use which necessitates meeting the needs of the developer to a large extent. Sympathetic conversions should therefore be dictated by the existing layout and historic features of these barns – as complemented by adequate recording. It is generally considered that such conversions should work to ‘reveal, enhance and retain their significance’ (HE 2017a, 1). In response to these issues, Historic England has produced substantial guidance aiming to ‘help secure sustainable development and the conservation of traditional farmsteads and their buildings through the planning and design process’ (*ibid*). This has been expressed as a far preferable alternative than allowing these buildings to fall into disuse and, consequently, into disrepair (*ibid*). It is certainly considered by the *Conservation Area Management Guidance* (RVBC 2006, 4) that the loss of key buildings significantly detracts from the special character afforded to the region – this is here considered to include Sabden’s historic barns. As such, Historic England’s stance aligns with the following:

- ‘Without appropriate uses to fund their long-term maintenance and repair, they will disappear from the landscape. Whilst poor adaptation poses a threat, new commercial, residential or other uses that enhance their historic character and significance are to be encouraged’ (HE 2017a, 1).
- ‘In the majority of cases adaptation, or an appropriate use within a sympathetic development scheme, will be the only means of funding maintenance and repair, the lack of which will lead to further deterioration and eventual loss of heritage assets from the landscape...On some sites a wholesale change of use may be desirable but on others a mix of new and agricultural uses could be more appropriate’ (HE 2017a, 4).

The principle of conversion of the main barn into residential use is therefore supported in theory, especially considering the dilapidated condition of the structure which will otherwise be lost due to damage sustained from being exposed to the elements. However, the success of the scheme is dependent on its sensitivity to the barn’s existing heritage significance. On the other hand, the conversion of the Heyhouses Cottage building back into residential use will actually serve to reinstate the original domestic character of the property. As such, this building is not necessarily subject to the same constraints as the main barn. When considering development in the Sabden Conservation Area more generally, the following policies from the Ribble Valley Core Strategy are considered relevant and should form part of the overall design approach:

- ‘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.’ (Policy EN5)
- ‘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.’ (Policy EN5)
- ‘Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.’ (Policy EN5)
- ‘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.’ (Policy DME4)

4.2 Capacity for Change

4.2.1 Principles of Farm Building Conversion

Certain alterations to the study site will be necessary to accommodate the adaptive reuse of the building. In general, it is preferred that conversions seek to ‘retain historic features where possible, including door and window treatment, exposed roof trusses, floor structure, machinery, floor surfaces and folk marks/ graffiti as these often give most information about historic function and innovation’ (HE 2015, 12). Local guidance has also highlighted that the loss of historic architectural details, alongside the use of uncharacteristic modern materials, has the potential to cause significant harm to the conservation area (RVBC 2006, 4). It is therefore important that these adaptations address the following issues as best as possible, following the guidance of Historic England (2017a, 17-18):

- **Protect the historic and architectural interest:** By striking a balance between the existing layout of the building and the practical requirements to facilitate adaptive reuse. A precedent of minimum intervention is therefore required as much as possible.
- **Ensure high standards of craftsmanship, repair and design:** By utilising experts in historic building conservation where required.
- **Retain features of significant importance:** Especially by focusing on distinctive features illustrative of the former use of the barn.
- **Minimise subdivisions in important open-spaces:** Attempts must be made to minimise impacts on long ranging sight-lines alongside to make any essential subdivisions reversible in nature.

Individual farmsteads require independent assessments to determine the type and nature of alterations which are suitable for both the conversion scheme and the building due to the unique character afforded to each site. However, some specific generalised guidance has been prepared by Historic England (2017a, 21-37) to serve as a starting point when considering alterations to the following features:

- **Ventilation slits:** ‘During adaptation they can be either blocked on the inside face or glazed deep in the aperture so that there is no change in external appearance.’
- **Cart entrances:** ‘New entrance screens which are slightly recessed with a simple vertical emphasis can be effective. Full glazing can alter the scale of the building and can give too much prominence to the opening. However, if the cart doors still survive or replacements are designed this can successfully reduce the impact of glazing. Alternatively, this bay can be left open and unconverted or used for storage or garaging.’
- **Windows:** ‘New doors and windows will inevitably be required for habitable accommodation but standard ‘off the peg’ joinery will never look substantial enough for buildings characterised by large robust frame sections. New hardwood joinery that matches the timber species used in the original building will help blend new and existing work.’
- **Floors:** ‘The ground floors for farm buildings may retain brick, thick clay tile or stone paving, sometimes with drainage channels. Every effort needs to be made to retain these types of floor feature even if the floor is to be upgraded thermally...If an earlier floor finish, such as stable bricks, stone setts or brickwork, survives beneath the concrete it can be salvaged and re-laid on the new floor structure. Alternatively, it may be possible to lay a new finish over an older surface, using a layer of sand blinding to protect the historic floor from damage.’
- **Roofs:** ‘Their repair should aim to retain as much of the character and historic material as possible. Avoid altering roof structures to create extra headroom.’
- **Machinery:** ‘Machinery and internal fittings provide important evidence of a building’s former use and some are now very rare. Most can with some degree of ingenuity be retained as part of the adaptation work.’
- **Interiors:** ‘The interiors of most working farm buildings are very plain, reflecting their functional nature. The walls are often rough and un-plastered and the floors composed of bricks, stone flags or setts. Stables and granaries may still retain their internal plasterwork and be lined out with vertical beaded timber boarding. These ‘raw’ finishes contribute much to the character of traditional farm buildings and any adaptation should try to retain them.’

4.2.2 Cockshotts Barn

Specific points of consideration for Cockshotts Barn include evidence of historic floors and drainage channels which survives throughout the property. There are also pitching holes, ventilation slits, cart entrances and various windows and doors relating to periods of agricultural improvement. There is scope to insert new windows into many of these historic openings whilst retaining external timber shutters where present to maintain the original agricultural character of the structure as expressed externally. Furthermore, some of the access doors feature as blocked openings, meaning that there is an opportunity for these to be reinstated, subject to the design of the scheme. For instance, there is clear potential to reconstruct the decayed porch roof structure on the former cart entrance door on the eastern elevation and to reinstate this as an opening. Internally, efforts to expose as much internal walling as possible – thus highlighting the rustic character of the stonework which is reminiscent of its former agricultural use – would follow best practice, as highlighted by Historic England. However, such approaches must balance the needs of modern internal insulation which would likely be required to make the scheme viable and thus, to bring the building back into use.

Similar balanced considerations are required for internal subdivision and the removal of stalling which would be required in many instances to facilitate the change the use of the space. Any harm to the building caused by such interventions could be offset by adequate recording prior to any alterations, alongside taking every effort to allow the existing layout to dictate the nature of the scheme. One of the most significant losses might include the subdivision of the open loft space above the largest cowhouse room on the east side of the building. Where possible, the scheme must seek to capture elements of the open character of this space. As with all agricultural conversions, external considerations should seek to minimise overly-domestic features such as excessive external lighting, landscaping and fixed furniture in order to maintain the existing agricultural character of the setting.

In order to allow the success of the scheme, elements of the guidance provided by the Ribble Valley Borough Council for the Sabden Conservation Area (2006, 5-10) must also be considered. For instance, the original character of the roof should be maintained - including the chimney stack to the cottage. The use of render or paint on the external stone walling is to be avoided, although limewash is often considered appropriate if used with the correct off-white shade. Sensitive repointing is also of utmost concern. Replacement doors should follow the original design and paint finish whilst avoiding modern off-the-peg doors, unpainted hardwood, stained/varnished softwood or uPVC materials. Windows and doors should take reference from those which survive on the barn, retaining an irregular appearance characteristic of agricultural buildings. It is important that any external alterations, including boundary treatment and landscaping, do not appear overly domestic so as to denude the legibility of the site as a former farm. The introduction uPVC rainwater goods is also to be avoided.

4.2.3 Opportunities for Change

The following opportunities for change have been identified as part of this assessment for the site of Cockshotts Farm:

- Reinstatement of blocked openings for provision of access and/or light
- Repair and/or glazing of section of missing roof
- Reinstatement of former linear extension (loosebox/piggery) along the same footprint
- Reinstatement of Heyhouses Cottages
- Creation of linear walkthrough between arched openings in main barn
- Uncovering and/or reinstatement of historic cobbles as hard standing within yard
- Repair and/or reconstruction of porch structure
- Reinstatement of timber shutters to openings
- General repair works to the internal and external envelope of the building

5. Conclusions

Cockshotts Barn comprises a substantial, detached barn located in Sabden, a small village and civil parish in the Ribbles Valley, Lancashire. Much of the village of Sabden is included in the Sabden Conservation Area, which was designated in 1998. Within the conservation area, there are 2 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 appraisal.

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. It is therefore 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 is the professional judgement of this appraisal 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, ensuring its continued contribution to quality of place. Given the constraints and opportunities identified as part of this study, it is 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.

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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 Non-designated heritage assets in the 250 m study area

UID	Event Name	Organisation	Event Type
ELA1030	Cockshotts Farm, Heyhouses, Sabden: Watching Brief	Oxford Archaeology North	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 1 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.
194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
195	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 of minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
199	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.

200	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.
201	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.
202	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.
203	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.

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* (Ribbles 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 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 assessment 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 10 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 out-lined 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 NPPF.
Major Negative	High adverse impact. Potential for 'substantial harm' and/or total loss as defined in NPPF.

Table 11 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



Blue Willow Heritage
Historic Environment Consultancy

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