

A National Amenity Society

Ms Jennifer Mincher
Planning Case Officer
South Staffordshire Council
By email: planning@sstaffs.gov.uk

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Cockshotts Barn, Wesley Street, Sabden, Clitheroe, Lancashire, BB12 7QX. Pre-application consultation

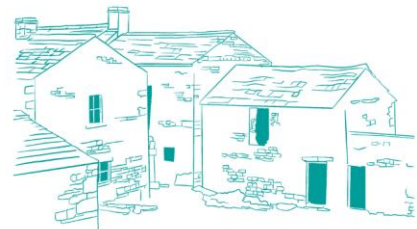
Dear Tiffany,

Thank you for consulting with the Council for British Archaeology (CBA) about the above application. We are grateful for the opportunity to feed into the proposals for this site at pre-application stage and offer the following advice to assist the applicants in developing a successful scheme for Cockshotts Barn.

Although not designated, Cockshotts Barn makes a positive contribution to the character of the Sabden Conservation Area and has a strong relationship to Sabden's historical identity as an agricultural community as well as representing a style of barn that typifies the livestock rearing in this region. We recognise the building's derelict condition and support the stance that its contribution to the appearance of the conservation area could be greatly enhanced. The CBA agree that unsympathetic 20th century alterations offer good opportunities for changes to be made to the extant structure and that housing is likely to be its optimum viable use.

It's great to see that the Historic England guidance on adapting traditional farm buildings has informed this scheme, which has much to commend it. Ultimately the success of the adaptive reuse scheme will rely on the methodology of works and materials palette that are used. We strongly recommend that any damp proofing and insulation materials that are introduced into the building envelope are breathable to avoid building issues into the structure that lock damp into the historic fabric and cause it to sacrificially decay.

Subdividing the barn across its length will prevent any future experience of the internal volumes. Whilst this will impact its significance, it is likely to be justified by the local property market and the costs of conserving the building. The removal of internal fittings and fixtures that evidence its historical agricultural use as cattle housing and hay storage are inevitable impacts to its significance from converting the barn to residential use. We also note that a lot of new openings



are proposed internally. Since the barn is undesignated the CBA do not object to these impacts on the building.

The building's significance as a barn, and the contribution this makes to the character and appearance of the Sabden Conservation Area should be conserved through minimal alterations to apertures. The ventilation slits are an important part of this. We are pleased to see they will be retained. We advise that the new window opening on the east elevation impacts the agricultural aesthetic of the building on its most prominent face. Ideally this should be omitted to better maintain the barn's agricultural character. The irregularity of openings on barns, as dictated by internal functions, are important to their character. Creating regularity in apertures makes for a very domestic appearance which should be avoided if possible. The CBA advise that the multi-paned timber casements are likely to appear overtly domestic in style. Alternatives with a more industrial style often successfully retain an agricultural aesthetic in barn conversions.

How the site is landscaped and where domestic curtilages are created requires careful consideration to manage the impact on the site's character externally. The CBA support the creation of gardens to the west (rear) of the barn. We advise that domestic influences should be minimised at the east (front) of the barn.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021.**