



# Barn at Written Stone Farm, Longridge, Lancashire

Historic Buildings Appraisal

November 2024

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# I.0 INTRODUCTION

## I.1 OVERVIEW

This document has been produced in support of an application for planning permission and listed building consent for the following;

- Conversion of the existing barn to form one dwelling including alterations to the existing fabric to facilitate its conversion.
- Repairs to the existing fabric of the barn.
- Construction of associated garaging and residential amenity spaces.
- Construction of a new site access leading from Written Stone Lane.

Written Stone Farm dates from at least the mid-17<sup>th</sup> century and is comprised of a farmhouse, with two stone barns and a number of modern outbuildings. The farmhouse is a grade II listed building with the existing stone built barns assumed to be grade II curtilage listed structures.

## I.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed buildings will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 200 of the National Planning Policy Framework, 2023 which states;

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.<sup>1</sup>*

This document is produced in accordance with the Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21<sup>st</sup> October 2019 and considered to be current best practice.<sup>2</sup>

## I.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.<sup>3</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.<sup>4</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.<sup>5</sup>
- Historic England (2014) National Farm Building Types<sup>6</sup>
- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England (2017) Listing Selection Guide: Agricultural Buildings<sup>7</sup>
- Historic England (2017) Adapting Traditional Farm Buildings<sup>8</sup>
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>9</sup>

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

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

## I.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds an M.Sc. in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings.

## I.5 ACKNOWLEDGEMENTS

We would like to thank our client, Mr Norris and Mrs Hargreaves-Norris for this commission.

<sup>1</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework, Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

<sup>2</sup> Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24<sup>th</sup> January 2020)

<sup>3</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31<sup>st</sup> March 2020)

<sup>4</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings\\_2.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf) (Accessed on 31<sup>st</sup> March 2020)

<sup>5</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf) (Accessed on 31<sup>st</sup> March 2020)

<sup>6</sup> Historic England (2014) National Farm Building Types (Online) Available at <https://historicengland.org.uk/images-books/publications/national-farm-building-types/> (Accessed on 12th December 2022)

<sup>7</sup> Historic England (2017) Listing Selection Guides (Online) Available at: <https://historicengland.org.uk/images-books/publications/dlsg-agricultural-buildings/> (Accessed on 12<sup>th</sup> December 2022)

<sup>8</sup> Historic England (2017) Adapting Traditional Farm Buildings (Online) Available at: <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/> (Accessed on 12<sup>th</sup> December 2022)

<sup>9</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31<sup>st</sup> March 2020)

## 2.0 SITE ASSESSMENT

### 2.1 THE WIDER SETTING OF THE BUILDING

Written Stone Farm is situated on the extreme eastern periphery of the town of Longridge, in the Ribble Valley Borough of Lancashire approximately 1.2km from the eastern edge of Longridge. The farm was formerly located in the historic township of Dilworth prior to becoming part of Longridge and is set within a rural landscape of farmed downland, with the land gently sloping southwards towards Lower Road (B6243) which is approximately 200m to the south east of the farm. This main road forms a junction, with Written Stone Lane on its north side and Ward Green Lane on its south side. The site sits within a landscape shaped by agriculture and is largely comprised of open fields before the introduction of built forms on the approach to built-up areas. The area is largely open, with only small clusters of trees located to the north of the nearby Spade Mill Reservoirs located approximately 350m to the south west, and on the north side of Lower Road (B6243). Trees and hedges are also located along field boundaries and Written Stone Lane, which are largely of dry stone walling and timber post and rail fencing. Cottam House Farm is located approximately 300m to the north east of the site and is accessed from the north end of Written Stone Lane. Both Beacon Fell View Holiday Park and Green Bank Park are located approximately 700m to the north west.

### 2.2 THE IMMEDIATE SETTING OF THE BUILDING

The Written Stone Farm site amounts to approximately 1.75 acres and is located on the south west side of Written Stone Lane which is used to access the farm at its east side and is an unadopted road and Bridle way (BW0302019). The farmhouse site centrally amongst the farm buildings and other outbuildings which comprise this former farmstead. A substantial, stone built, 7 bay barn, with adjoining shippon range is located immediately to the south west of the farmhouse. Two small and dilapidated outbuildings lie to the south of this barn, along with a former midden. To the east of the farmhouse, is a smaller stone built barn which flanks the site entrance from Written Stone Lane. The barn has been extended with smaller outbuildings the north west and there is a stone built outhouse to the north of the additions. Three relatively modern farm outbuildings are located to the north and west of the farmhouse. There is concrete hardstanding located to the south of the farmhouse which serves as a courtyard. A public footpath (FP0302021) runs along the south of the farmhouse and the barn to the south west and traverses between Written Stone Lane and exits onto Lower Road to the south west at Ratcliffe Farm.



Fig 01: Aerial View of Written Stone Farm showing the extent of the application site. Image taken from Google Earth, 2024.



Fig 02: Existing site Plan of Written Stone Farm



View 1: View North East along the south side of Barn 01.



View 2: View south west from the farm courtyard looking towards Barn 01 and the outbuilding to the south east.



View 3: View of Outbuilding No. 2 located to the south west of Barn 01.



View 4: View of Outbuilding No. 1 located to the south east of Barn 01.



View 5: View North East towards Barn 01 and Outbuilding No. 2 from the South West.



View 6: View north west from the farm courtyard looking towards Barn 01 and the Farmhouse.



View 7: View North West from the farm courtyard looking towards the existing site entrance from Written Stone Lane.



View 8: View South East along Written Stone Lane.



View 9: View North West along Written Stone Lane from the existing site entrance.



View 10: View South West from the farm courtyard looking towards Barn 01, Outbuilding No. 1 and the Farmhouse.



View 11: View South West looking towards the existing site entrance from Written Stone Lane.



View 12: View of the grade II listed Written Stone located on the north side of the site entrance.

## 2.3 EXISTING INFORMATION

It is essential that we understand, in as much detail as possible, the historic function and development of the building to allow us to consider its significance through its inherent fabric, features and details. We have drawn upon various sources of information including published literature, previous studies, and websites to collate a current understanding of the building, which include;

- Farrer, W. & Brownbill, J. (1912) Victoria County History – A History of the County of Lancaster, Volume 7.
- Smith T. C. (1888) A History of Longridge and District
- Codd, D. (2012) Paranormal Lancashire
- Ordnance Survey 1:10560 scale mapping, 1847
- Ordnance Survey, 1:2500 scale mapping, 1892
- Ordnance Survey, 1:2500 scale mapping, 1932
- 1841 Census Returns
- 1851 Census Returns
- 1861 Census Returns
- 1871 Census Returns
- 1881 Census Returns
- 1891 Census Returns
- 1901 Census Returns
- 1911 Census Returns
- 1921 Census Returns

A number of local, regional, and national archival depositories have also been consulted via their searchable online catalogues;

- Clitheroe Library – Community History
- Lancashire Archives Online Catalogue
- National Archives Online Catalogue
- Historic England Online Archive

Searches of the above archival depositories have revealed that very few primary sources in relation to Written Stone Farm exist.

## 2.4 FURTHER INVESTIGATION REQUIRED

Due to the limited primary sources available, combined with the complex historical development of the building, there a number of unanswered questions and gaps in knowledge which might warrant further investigation in the future should further information be identified.

- Primary evidence relating to the original construction of the barn. No documents relating to the construction of the barn or any other building at Written Stone farm has been found.
- Further investigations into the physical fabric and historical development of the barn in order to fully understand the age of each individual phase of the barn's historical development. We have undertaken a rapid visual assessment of the building and its fabric and the building may benefit from a programme of historic building recording and analysis in the form of a level 2 or 3 historic building record.
- Photographs – no photographs of the current building have been found as part of this investigation and would be useful in an analysis of the building's development as well as informing development proposals.

- Architectural drawings - it is evident that the barn has undergone various phases of development, both demolition and addition, however no drawings or plans have been found which relate to the various elements.

## 2.5 HERITAGE ASSET DESIGNATIONS

A listed building is a structure of particular architectural and / or historic interest which is considered to be of national importance. Such buildings are therefore deserving of special protection by being placed on the National Heritage List for England (NHLE). There are approximately 500,000 listed buildings on the NHLE.

Listed Buildings are designated one of three categories of 'significance':

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I.
- Grade II\* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

Written Stone Farmhouse is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The building was designated on the 22<sup>nd</sup> November 1983 and the list entry for the building is provided within Appendix A.

The Written Stone, located at the entrance to Written Stone Farm, is a grade II listed structure and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The building was designated on the 22<sup>nd</sup> November 1983 and the list entry for the building is provided within Appendix A.

The barn is not a listed building on its own individual merits but could be considered a curtilage listed structure. There is some debate as to whether barns should be considered as curtilage listed in the context of a listed Farmhouse as this is dependent on a number of factors such as use and physical relationship. Due to the sometimes complex nature of determining if a building is curtilage listed, the local planning authority is likely to proceed with caution and their stance will likely be that the barn is within the curtilage of the listed farmhouse and that the barn is a grade II listed curtilage structure,

## 2.6 ARCHAEOLOGY

There are no scheduled ancient monuments within the setting of Written Stone Farm. Further to this, the National Record of the Historic Environment has been searched to identify any records relating to sites and structures of architectural and archaeological interest within 1km of Written Stone Farm and are summarised below.

- The Written Stone – Grade II listed (Historic England Research Record – Monument Number 43689)
- The Written Stone Farmhouse – Grade II listed (Historic England Research Record – Monument Number 43688)

- The Hills Farmhouse – Grade II listed.
- Dilworth Brows Farmhouse – Grade II listed.
- Historic England Research Record: Preston Wives Cross.
- Historic England Research Record: Monument Number 43693 – Ward Hall.
- Historic England Research Record: Ward Green Cross – Pedestal of Stone Cross.
- Historic England Research Record: Knowle Green Lower Mill
- Ratcliffe Cottage Barn, Knowle Green Road – Photographic and Measured Building Survey.

## 2.7 CURRENT CONDITION

Structural condition surveys of the Barn and Outbuildings 1 and 2 were undertaken by Chartered Civil Engineer Paul Snape BEng (Hons) CEng MICE, of Paul Snape Consulting, on the 31<sup>st</sup> January and the 13<sup>th</sup> June 2024, respectively.

The barn was found to be in good structural condition with little or no evidence of previous movement and no evidence of ongoing movement and that the barn was suitable for conversion to suit a new use.

Outbuilding No. 1 was considered not to be structurally fit for retention.

Outbuilding No. 2 was found to be fit for retention and use subject to re-roofing

### 2.7.1 Barn Exterior

The following matters have been identified;

- The lack of and poor condition of existing rainwater goods.
- Timber lintels were found to be decayed and deflecting.
- The south west corner of the south east elevation was found to be rendered and it has been suggested that this corner of the building may have been subject to a vehicle impact.
- External ground levels were found to rise around the north east side of the building.
- The stone flagged roof to the south west section of the barn was found to be in poor condition with damaged, missing and displaced slates.
- Possible asbestos roof coverings were identified to the rear shippon.

### 2.7.2 Barn Interior

The following matters have been identified;

- Dampness, decay and evidence of woodboring insect infestation were identified to the timber roof structure of the shippon and barn, which was not considered to be extensive and likely treatable.
- The roof structure to the south west section of the barn was found to be in poor condition. The timber purlins were found to be excessively deflecting at the north east end.

## 2.8 PLANNING HISTORY

A search of the Ribble Valley Borough Council website has yielded no results as to any past planning applications for the site.

## 2.9 HISTORICAL CONTEXT AND DEVELOPMENT

This section is intended to give a brief account of the historical development of the building based on information obtained from secondary research sources, where the historic development of the building appears to be poorly documented amongst published and unpublished documentary evidence, and some gaps in understanding do exist and would warrant future investigations. A search of online archival depositories has yielded no useful information pertaining to the building, its historical development.

The earliest documentary reference to Written Stone Farm is found on the Ordnance Survey 1:10,560 scale map of 1847 where the farmhouse and the existing east barn and the south west barn are clearly depicted, although in little detail as was usually the case regarding this particular series of historic OS mapping. The barn is question is shown as a long and narrow rectangular structure spanning south west to north east. Given the length of the building it is assumed that the addition to the south west is present at this time. By the time of the subsequent 1894 mapping a new addition is present to the north west side of the barn in the form of the existing shippon.

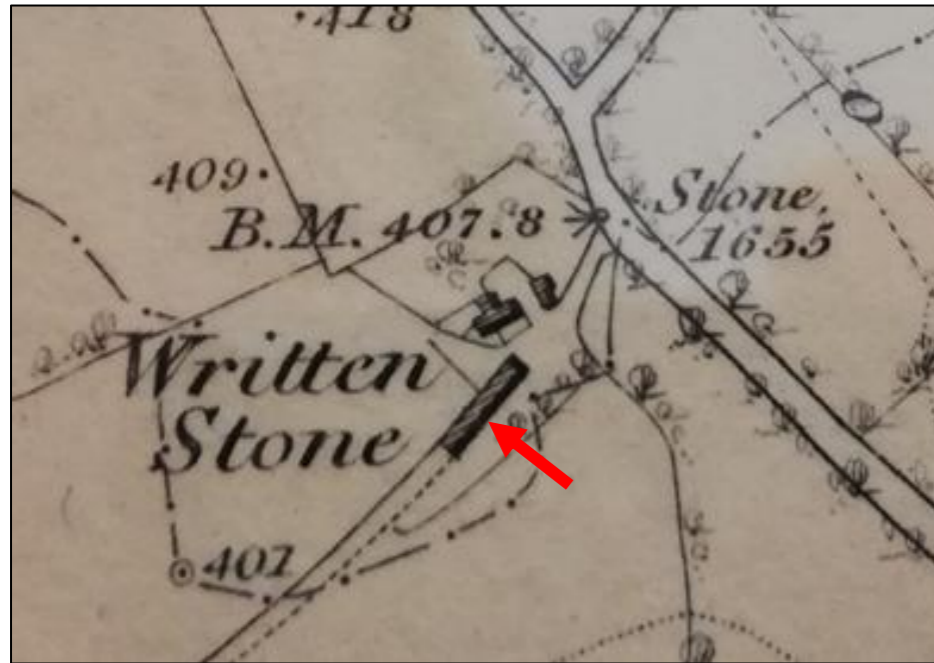


Fig 03: Extract of OS 1:10,560 scale map of 1847

Published sources would suggest Written Stone Farm was probably under the ownership of Ralph Radcliffe in the mid-17<sup>th</sup> century. The Radcliffe family had held land in the local area since at least the early 17<sup>th</sup> century. Edward Radcliffe, at the time of his death on the 7<sup>th</sup> February 1617 was in possession of 1 messuage, 1 cottage and 16 acres of land, meadow and pasture in Alston. Edwards wife, Ann, and their son, Henry, were both alive at this time and living at Dilworth. Ralph Radcliffe was a significant landowner in the area and the family may have descended from the Thomas De Radclyff who was a squire and trustee to the will of John of Gaunt, Duke of Lancaster in the 14<sup>th</sup> century.

It is Ralph Radcliffe who was responsible for the laying of the 'Written Stone' in 1655 supposedly to appease the restless spirit of a deceased person who was purportedly murdered nearby. How much truth there is to this storey is uncertain as well as the exact purpose for the carving and laying of the stone. However, since this time, there have been documented cases of paranormal activity surrounding the Written Stone.

However, we know from the fabric of the buildings on site that they pre-date the mid-19<sup>th</sup> century. The most important indicator age is provided in the fabric of the barn in the form of two doorways, each with a carved pointed arch head with chamfer, and chamfered segmental stone jambs, which are 17<sup>th</sup> century in date. Further 17<sup>th</sup> century fabric is present to the farmhouse and to the smaller north east barn. A late 19<sup>th</sup> century datestone, inscribed W.E.B 1892, is present to the barn and likely indicates the time at which the barn was repaired or substantially altered as opposed to the time when it was constructed, and this is confirmed by the depiction of the barn on the earlier mapping from 1847. An earlier indication of date is present to a rainwater hopper to the front of the farmhouse which is inscribed W.B.E 1784. The only 17<sup>th</sup> century date present at Written Stone Farm is that which is inscribed on the Written Stone, a substantial and interesting piece of stone which resides at the entrance to the farm and is inscribed with the date of 1655. This provides an indication that the farm pre-dates this time and is at least mid-17<sup>th</sup> century in origin, something which is supported by the extant fabric and plan form of the barns and farmhouse.



Fig 04: Extract of OS 1:2500 scale map of 1894

The most plausible reason for the laying of the stone is in commemoration of several Radcliffe family members who had died in relatively quick succession in the mid-17<sup>th</sup> century, and which are documented at nearby Ribchester. An alternative theory is that the stone was laid by surviving members of the family to appease an evil spirit which had brought about such great misfortune on the family.

It is unknown how long the Radcliffe family might have resided at Written Stone Farm but by the second half of the 18<sup>th</sup> century, the farm was under the ownership of the Bourn family and were responsible for the gentrified remodelling of the farmhouse. The initials of William Bourn and his wife, the identity of who has not been elucidated, are present to the rainwater hopper to the front of the farmhouse, with a date of 1784, with legible fragments of initials also present to the datestone over the front doorway. Census returns indicate the Bourn family resided at Written Stone Farm into the late 19<sup>th</sup> century. The large barn at Written Stone Farm bears the same initials as the rainwater hopper to the house, with a date of 1892, however.

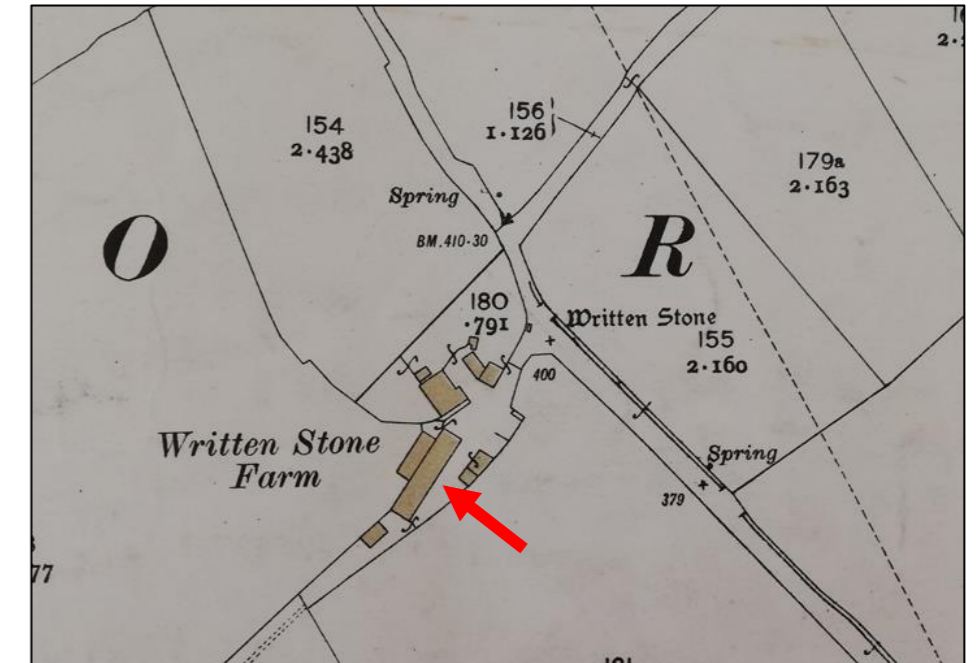


Fig 05: Extract of OS 1:2500 scale map of 1912

the identity of these initials has not been elucidated and do not match any entries in the census returns dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Why the initials would be the same as those on the 18<sup>th</sup> century rainwater hopper is uncertain and further investigation may provide answers.

## 2.10 BUILT FORM ANALYSIS

The main core of the barn is expected to date from at least the mid-17<sup>th</sup> century and is of rectangular plan form. A shippon is present at the north east end of the barn and has five stalls on each side with a central passageway / drainage channel served by a later 19<sup>th</sup> century doorway to the north east gable end. The stalls are unsophisticated in their appearance and are comprised of timber posts with a mixture of timber plank and rail divisions. The shippon floor is concrete because of modern farm and hygiene requirements. A hayloft lies over the shippon. This is unlikely to be the original configuration at this end of the barn given the arrangement of the external doorways to the north east gable end and is likely as a result of late 19<sup>th</sup> century intervention. A 17<sup>th</sup> century doorway is present to the north corner of the shippon, with a carved pointed arched head, with chamfer, and chamfered segmental jambs. A similar doorway is also present to the east corner of the shippon but has been blocked up with stonework. A cart entry occupies a central position in the barn and is served by a set of large double sliding doors which slide into slightly recessed stonework on the south east elevation, which is likely a late 19<sup>th</sup> century intervention. A smaller partially infilled opening lies opposite the cart entry in the north west wall; with a modern opening has been formed in concrete blockwork, with steel beams above. The doorway provides direct access into the shippon

building to the north east of the main barn. How the space to the south west end of the barn would have been used is unclear with no evidence of any former uses and there are no former joist sockets to the external to suggest a hayloft was present. It may have simply served as a hay mew served by the high-level openings to this end of the barn. The roof structure is comprised of four timber kingpost roof trusses, with two rows of staggered purlins to each roof slope. The truss at the north east end appears to be the oldest of the four and is of hand-hewn timber and has clear evidence of repair. The bottom of the kingposts is decayed and has been reinforced with metal straps, the struts have also been replaced. The remaining three trusses are of sawn timber and are likely to be late 19<sup>th</sup> century replacements. The king posts appear to be secured to the tie beams with metal bolts and the raking struts rise directly from the tie beam as opposed to the king post. The purlins are a mixture of sawn and hewn timber and empty purlin sockets can be seen to the oldest truss at the north east end. The roof has clearly been repaired and re-roofed in the late 19<sup>th</sup> century, but it is likely that the purlins were re-used and supplemented with newer sawn timbers. Over the purlins, the roof is constructed using sawn timber rafters, with timber boarding over and a natural slate finish. It is likely that the roof previously had sandstone slates but were changed as part of the roofing works.

A rectangular addition lies to the south west of the main barn but has no direct access from within the main barn. The historic use of the south west addition is not

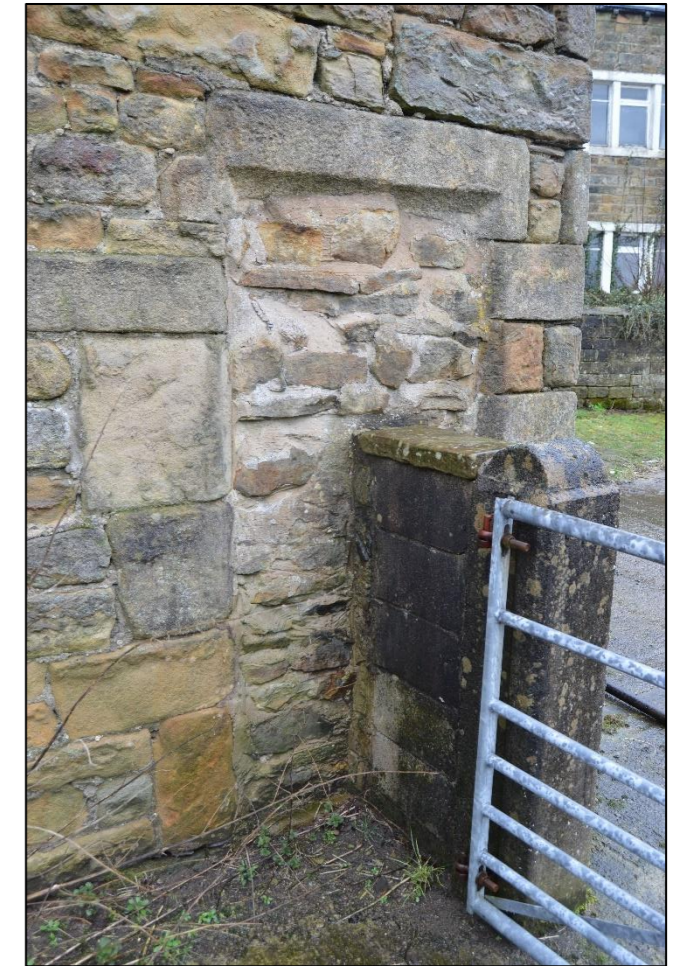
fully clear and appears to have most recently been used as a stable but may have formerly been a shippon. A hay loft is present over the south half of the addition. The exact age of this part of the building is also unclear but predates the mid-19<sup>th</sup> century. A large, infilled opening lies to the north east side of the addition and has been infilled with concrete blockwork. The roof structure is comprised of two hand hewn timber king post roof trusses both of which have been repaired through the installation of additional struts as each king post is missing one of its original struts. There are two rows of staggered and trenched purlins to each roof slope, the majority of which appear to be in sawn timber. Timber rafters lie over the purlins; however, no roof boarding is present, and the underside of the roofing slates is visible. The south west gable end of the addition has been entirely rebuilt in brickwork that has been finished in a cement render. The exact reason for this is unknown.

The shippon addition to the north west side of the main barn, built during the second half of the 19<sup>th</sup> century, is also of rectangular plan form with a livestock entrance to the north east end and opposing personnel doors at each end of the feeding passage. A row of cattle stalls runs centrally along the full length of the shippon, with a mixture of concrete and timber rail stall dividers. The roof structure is comprised of several sawn timber king post roof trusses, with a single row of sawn timber purlins to each roof slope, and the roof covering is of modern profiled roofing sheets.





View 13: View of the north east facing gable end of the barn.



View 14 (Left): View of 17<sup>th</sup> century doorway to the north east gable end of the barn. View 15 (Right): View of blocked up 17<sup>th</sup> century doorway to the south east elevation of the barn.



View 16: View of the barn from the east.



View 17: View of the existing 19<sup>th</sup> century sliding cart entry door arrangement.



View 18: View of the barn from the south.



View 19: View of the wall opening to the south west end of the barn on its south east elevation.



View 20: View of the inscribed datestone to the south east elevation of the barn inscribed W.E.B 1892.



View 21: View of the south west gable end of the barn at the south west end.



*View 22: View of the barn arrangement from the north west.*



*View 23: View of the barn and shippon from the north west.*



*View 24: View of the south west end of the barn from the north west.*



*View 25: View of the shippon from the north west.*



View 26: View south west within the shippon.



View 27: View north east within the shippon.



View 28: View north east within the shippon.



View 29: View of king post roof truss within the shippon.



View 30: View south west within the main barn.



View 31: View north east within the main barn, beneath the hay loft.



View 32: View North east within the main barn.



View 33: View of the stalls to the shippon beneath the hay loft, to the north east end of the main barn.



View 34: View of the stalls to the shippon beneath the hay loft, to the north east end of the main barn.



PL35: View of King Post roof truss to the south west end of the main barn.



PL36: View of the timber roof structure over the central and north east end of the main barn.



View 37: View north east above the hayloft.



View 38: View south west within the south west addition to the barn.



View 39: View of the timber king post roof truss to the south west addition of the barn.



View 40: View north west within the south west addition of the barn.



View 41: View of the timber king post roof truss to the south west addition of the barn.



View 42: View north east within the south west addition of the barn.



View 43: View of blocked up opening to the north west side for the south west addition.



View 44: View north east within the south west addition of the barn.



View 45: View east within the south west addition of the barn.

# 3.0 ASSESSMENT OF SIGNIFICANCE

## 3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”<sup>10</sup> Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

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

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

For the building, the following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is best practice; to provide a summary statement of significance.

## 3.2 ARCHAEOLOGICAL INTEREST

*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*<sup>11</sup>

The barn as well as the other buildings at Written Stone Farm provide physical evidence of both settlement and agricultural practices at the site since at least the mid-17<sup>th</sup> century. However, it is the barn which remains the obvious evidence of the site’s agricultural past. The barn is an example of a combination barn which would have served as both livestock housing and fodder processing / storage. The barn appears to be of a single phase of development but has two additions as well as a number of later interventions. The exact age of the barn is unknown as there is no datestone or other records which confirm this. However, there is a late 19<sup>th</sup> century datestone present to the barn which indicates when the barn was both altered and repaired. As a result of 19<sup>th</sup> century interventions, the barn is not particularly well preserved and is no longer a complete example of a 17<sup>th</sup> century agricultural building and features of interest have been replaced or altered i.e. roof trusses and cart entry and new features added i.e. shippons. However, some 17<sup>th</sup> century fabric does remain, in particular the two 17<sup>th</sup> century doorways located to the north east gable and to the north end of the south east elevation.

## 3.3 ARCHITECTURAL AND ARTISTIC INTEREST

*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”<sup>12</sup>*

The building is the product of vernacular building tradition, common amongst such buildings and would have been built using locally sourced materials and by skilled craftsman using local building techniques. Buildings of this type would display very little conscious design value in the form of architectural embellishment which would be of little importance but would not be without any conscious design entirely as the building would have been built with function and performance in mind with every part of the building performing a specific requirement.

The building possesses few features of interest and are largely limited to the two-17<sup>th</sup> century doorway and the existing roof structure. The 19<sup>th</sup> century cart entry sliding door arrangement is also of interest. The agricultural character and appearance of the barn remains strong by virtue of its rustic vernacular appearance.

## 3.4 HISTORIC INTEREST

*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>13</sup>*

In terms of associative historical value, the barn, being part of the farm, is associated with its past occupants including the Radcliffe and Bourn families. However, these associations do not appear to be physically manifested in the fabric of the barn. An initialled datestone is present to the barn but the identity of the initials has not been confirmed. There is also associative historical value in relation to the written stone and its associated stories of supposed paranormal activity.

In terms of illustrative historical value, the building is a constituent part of a 17<sup>th</sup> century farmstead that has been altered in the 19<sup>th</sup> century and likely to have belonged to a farmer of the Yeoman class and their family. The building provides a limited insight into the agricultural use of the site, however the loss of internal features from the building has hindered the ability to interpret its history and development. The building, although of late 17<sup>th</sup> century origin, provides little unique evidence about the past, with more significant, rarer, and complete examples of this type of building existing elsewhere within the region. It possesses little uniqueness in relation to its design, technology, or social organisation.

## 3.5 SETTING

*The surroundings in which a heritage 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.”<sup>14</sup>*

The setting of the building is comprised of a landscape shaped by agriculture and is largely comprised of open fields before the introduction of built forms on the approach to built-up areas. The area is largely open, with only small clusters of trees located to the north of the nearby Spade Mill Reservoirs located approximately 350m to the south west, and on the north side of Lower Road (B6243). Trees and hedges are also located along field boundaries and Written Stone Lane, which are largely of dry-stone walling and timber post and rail fencing.

The setting remains typically rural and agricultural in character and appears to be relatively unchanged.

## 3.6 STATEMENT OF SIGNIFICANCE

The barn is not listed on its own individual merit but rather as a curtilage listed structure associated with the grade II listed farmhouse. This would suggest that the barn possesses limited intrinsic heritage value and significance. The level of interest that the barn possesses is insufficient to be able to establish the buildings as being of national importance on its own individual merit and therefore is not considered to be of a standard suitable for statutory listing and must only be of local interest as part of the local agricultural landscape and as part of the existing group of buildings at Written Stone Farm.

The significance of the barn is derived from its extant 17<sup>th</sup> century fabric, which is largely confirmed to its exterior, as well as its subsequent 19<sup>th</sup> century alterations which provides evidence of historical development. However, significance has been impacted upon by past alterations to the barn. Internally, only limited interpretation can be undertaken as there is little evidence remaining, to the main barn which would indicate the historic use of the interior spaces, this is likely due to the requirements of modern farming practices and livestock welfare standards.

The barn is a large structure with an imposing and dominant visual appearance and has maintained a strong rustic agricultural character,

<sup>10</sup> National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic,\(Accessed on 22<sup>nd</sup> June 2022\)](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic,(Accessed on 22<sup>nd</sup> June 2022))

<sup>11</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

<sup>12</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

<sup>13</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

<sup>14</sup> Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second Edition) (Online) Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (Accessed on 1<sup>st</sup> August 2022)

# 4.0 PLANNING POLCY CONTEXT

## 4.1 NATIONAL LEGISLATION

### Planning and Compulsory Purchase Act 2004

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Requires that planning applications are determined in accordance with the Development Plan which in this case is the Ribble Valley Adopted Core Strategy.

### Planning (Listed Buildings and Conservation Areas) Act 1990

The farmhouse at Written Stone Farm is a grade II listed building and as such benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

The Act is the legislative foundation in terms of decision making in relation to the historic environment. Specifically, sections 16 and 66 of the Act imposes a statutory duty on local planning authorities to consider the impact of development proposals upon the special interest of listed buildings. The barn at Written Stone Farm is a curtilage ltd building and as such is afforded the same measure of protection under the legislation.

Section 16 of the Act States that;

“...in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 of the Act states that;

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

## 4.2 NATIONAL PLANNING POLICY

### National Planning Policy Framework 2023

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2023, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development.’

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making bodies.

The polices within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

With regards to the significance of heritage assets the NPPF provides the following relevant polices;

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

203. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and  
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## 4.3 LOCAL PLANNING POLICY

### Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 (adopted December 2014)

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

### Key Statement EN5: Heritage Assets

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

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

### Policy DMG1: General Considerations

In determining planning applications, all development must:

### Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building on context toolkit.
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

#### Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

#### Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

#### Environment

1. Consider the environmental implications such as SSSIS county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

#### Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

#### Other

Not prejudice future development which would provide significant environmental and amenity improvements.

#### Policy DME4: Protecting Heritage Assets

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

##### 1. Conservation Areas

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

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

##### 2. Listed buildings and other buildings of significant heritage interest

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

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

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

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

##### 4. Scheduled monuments and other archaeological remains

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

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

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

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

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

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

# 5.0 HERITAGE IMPACT ASSESSMENT

## 5.1 DEVELOPMENT PROPOSALS

The main elements of the proposed scheme include:

- a) conversion of the barn into a single dwelling and associated works
- b) alterations and re-roofing of an existing outbuilding suitable for retention
- c) demolition of an existing outbuilding not fit for retention or use
- d) erection of a detached garage building
- e) formation of a new access and drive
- f) installation of a sewerage treatment plant and land soakaway
- g) external landscaping work

## 5.2 ASSESSMENT CRITERIA

To understand the effect of the impact on the heritage values of the Barn at Written Stone Farm, the following assessment provides a comparable analysis of the heritage value against the level of impact.

This impact assessment discusses the nature of the proposals and their impact the significance of the affected designated heritage assets and the overall design philosophy which underpins the proposals, as well as providing a professional judgment on the acceptability of the proposed interventions.

There is currently no prescribed or overarching method for assessing heritage impact, however this assessment is based on the criteria set out by ICOMOS in their Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

The level of impact will be assessed based on the following criteria, as set out by ICOMOS (2011):

**High Beneficial:** The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/ or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.

**Moderate Beneficial:** The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g., the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.

**Minor Beneficial:** The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.

**Negligible:** The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.

**Neutral:** The proposed changes will have no impact on the heritage asset.

**Minor Adverse:** The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.

**Moderate Adverse:** The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible but can be neutralised through positive mitigation.

**High Adverse:** The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

## 5.3 HERITAGE IMPACT ASSESSMENT

At present, the barn is redundant and disused and is therefore at risk of dilapidation due to under-utilisation, which could ultimately lead to a substantial deterioration of its condition and the loss of significant historic fabric. The proposals to convert the barn will halt the current mechanisms of decay and prevent further deterioration, whilst providing a new optimum viable use which is consistent with the conservation of the building.

From an analysis of the proposals, the scheme preserves the traditional character of the building, through minimal intervention to its exterior which will safeguard the buildings contribution to the character and appearance of the local rural landscape and the setting of the nearby listed farmhouse. The design makes use of the existing internal layout and wall openings where possible and seeks to retain as much historic fabric as possible. The barn can be successfully converted without the need for additions / enlargement and the conversion limits the need for any unnecessary interventions which cause some degree of harm.

The design respects the architectural and historical qualities of the barn and preserves the sense of openness and space by retaining the two-storey void next to the main south east cart opening, with a further void over the proposed kitchen to the south west end of the barn, which contribute to the ‘cathedral of agriculture’. This space accommodates the proposed principal entrance and stairwell in the core of the barn plan, and it will continue to organise the proposed layout, with exposed existing timber roof structure above. New independent internal lining walls would be built off a thickened concrete slab designed to support the new timber first floor structure, without compromising the existing barn walls.

The scheme reinstates original openings that have been previously blocked up to minimise any impact on the fabric, but some interventions are required to implement the new optimum viable use, ensuring its viability, and meet the needs and requirements of its inhabitants. This has been limited to the proposal of a small number of new door and window openings to the interior and exterior, which have been sympathetically designed to reflect the traditional style of existing openings, using matching plain stone surrounds to reduce their visual impact. Just one new

window opening is proposed on the south east elevation of the barn (that would serve a bedroom) and one existing mid-height window opening would be raised to accommodate the new internal first floor structure. These minimal interventions will ensure to preserve the aesthetic value of the principal elevation.

All existing external window and door openings on the main barn south west and north east gables will be preserved and sensitively incorporated into the conversion design layout.

The large former opening to the rear of the south west addition of the main barn (on the north west elevation) will be re-instated, by removing the contemporary concrete block infill wall and making good the stonework. The only other proposed new external opening is in the south west wall of the single storey rear addition to the original barn. This opening reflects other larger scale agricultural openings on the barn and it would serve a principal living space. This opening would not adversely affect the character or appearance of the barn within its setting due to its location and the intervention would not affect the fabric of the original barn.

Two single window opening are proposed to the rear / north west elevation of the barn to serve the Master Bedroom suite. These openings will be screened from view being the roof of the existing single storey addition. All stone removed as part of forming new openings will be reused elsewhere to make good existing stonework, so there would be no loss of historic fabric.

The whole of the barn would be re-roofed during conversion retaining the existing blue slate and conservation metal framed rooflights would be installed to replace existing rooflights. Lighter weight blue slates to match the rest of the barn would be used to replace the heavier stone flags, that are currently on the roof over the south west addition to the original barn (which the Structural Condition Report has identified as cause for structural issues with this roof structure). This intervention will significantly reduce the weight of the roof over this part of the barn and help to preserve the existing timber roof structure, which will require sensitive repairs to replace decayed and defective existing materials, to maintain a watertight roof and prevent further deterioration and collapse.

The roof over the later single storey addition to the barn will be re-roofed using graphite grey coloured standing seam zinc sheet roof finish with metal flush fitting rooflights. This will replace the existing corrugated cement/ asbestos sheet roof finish and polycarbonate rooflights. The proposed new metal roof finish is a sensitive enhancement that will preserve the contrast in roofing materials between this addition and the original slate barn roof. Matt black coloured metal flues serving stoves would be located on rear roof slopes during the re-roofing work, to minimise visual impact without compromising the fabric of the building. New rainwater goods will be fitted to replace all missing and defective gutters and downpipes, using quality heritage painted cast iron to match existing. This will ensure rainwater is collected and discharged help to preserve the character and appearance of the barn.

New painted hardwood window and door frames would be installed as part of the conversion. The fenestration design reflects the simple agricultural appearance of a traditional barn with new frames being set well back into existing and new external openings. The new glazed timber frame to be installed within the main cart opening (on the south east principal elevation) would be set back to expose the full depth of

the original stone wall. This articulation is an important detail to preserve the character and appearance of the barn in terms of the important relationship between void (openings) to solid (walls).

The scheme retains existing brick built Outbuilding No. 2 situated to the south west of the barn, which will be used as family hobby space serving the barn conversion. The Structural Condition Survey for this building concluded that it is capable of retention and reuse with the missing roof being replaced. Defective render will also be replaced, and the rear wall opening infilled to create the enclosed space needed as part of the works. This will preserve the setting of this existing outbuilding and enhance its appearance in context of the barn and setting.

The Structural Condition Survey for Outbuilding No. 1 located to the south east side of the barn, concluded that this is not capable of being retained and reused due to significant structural issues. This building is considered to have very little architectural or historic merit and will be demolished as part of the proposed development. Removal of this dilapidated structure will allow all of the south east principal façade of the barn to be exposed, and this will result in enhancement of the character and appearance of the barn.

The area of the existing concrete hardstanding which was previously used as a silage clamp/ midden adjacent to the north east gable of Outbuilding No. 2, will accommodate a new detached double garage building. This design of this is sympathetic to the setting of the barn and farmhouse in terms of it appearing subservient in scale and set down at the lower ground level than the main yard area and to the side of the principal elevation of the barn. The proposed garage is single storey and has a simple rectangular plan shape and dual pitched slated roof. The external walls of this would be clad in natural reclaimed stone to match the barn with stone arches supporting the wall and roof over two traditional outward opening timber framed doors, on the north east side.

A light-touch has been taken with the external lighting design which incorporates quality traditional metal surface mounted fittings, to provide just sufficient task lighting mainly at doorway locations of each of the above buildings. No floodlighting is proposed to illuminate external walls to preserve the appearance of these buildings within their rural setting.

The existing entrance drive off Written Stone Lane will be widened slightly and constructed of a bound porous surface with stone sett edgings and apron. The existing stone gate post will be used to support timber framed gates which would reflect the agricultural nature of this site. The parking will be screened behind the proposed garage building, to minimise the visual impact on the principle front elevation.

The external landscaping scheme is simple so as not to appear overly domestic, incorporating stone flags and gravel around the barn and grassed areas. Excessive ground build-up behind the single storey addition to the barn (north west side) will be removed to lower levels to expose the existing stone walls currently buried, in order to tackle damp penetration issues. Earth removed from this area will be reused on site to re-grade and make good external ground to the south east side of the barn, that will be grass. This will preserve the setting of the barn within adjacent to the front field and wider context. New metal gates would replace existing defective gates adjacent to the barn.

Installation of the new sewerage treatment plant and ground soakaway drain will not adversely impact on any existing buildings, structures, trees and hedges.

Given that the barn forms part of a larger farmstead which includes a grade II listed farmhouse, the proposed conversion of the barn will have a resultant impact on the setting of the farmhouse. However, this impact will be highly positive and will provide a significant degree of enhancement to the setting of the listed farmhouse whilst not compromising its strong agricultural and historic character. The improved condition and appearance of the barn will contribute positively to the setting of the farmhouse and when combined with a new optimum viable use as a dwelling, this will safeguard the survival of the barn as part of the setting of the listed building thus sustaining the historic visual and physical relationship between the listed farmhouse and the barn as well as the wider rural / agricultural landscape.

## 5.4 SUMMARY OF PUBLIC BENEFITS

Based on the heritage impact assessment it is considered that the proposals will result in less than substantial harm to the curtilage listed structure to the degree of low to moderate.

That the conversion of historic barns can rarely occur without a degree of harm and compromise (on both sides) in order to achieve a new optimum viable use. The conversion of traditional farm buildings requires there to be a balance between the practical requirements of a new use and protection of the historic character of the existing farm building. However, compromises will undoubtedly be required as part of the conversion and the conversion of a traditional farm building will not be without interventions which cause some degree of harm as such interventions are often required in order to implement a new optimum viable use, ensure its viability, and to meet the needs and requirements of its occupants. This is limited to;

- Internal sub-division – This is often required when implementing a new use in order to provide the necessary functional spaces required to suit the new use. However, this has been mitigated against through the retention of full height voids to the proposed ground floor entrance hall and kitchen to ensure there is a degree of the ‘cathedral of agriculture’ effect. The proposed internal accommodation is the minimum required and the internal layout is simple and has retained large rooms where this is possible.
- Limited number of new window openings – One new window opening is proposed to the ground floor of the south east elevation (bedroom 04). This will result in the loss of a small amount of historic wall fabric; however, the window is required to provide natural light and ventilation to a proposed room which would otherwise have none. The proposed opening has been designed so as to match the size / proportion of existing window openings to the same elevation and will have the same elevation treatment i.e. stone window surround.
- Limited loss of historic fabric – The loss of any historic fabric will largely be limited to existing materials that have been found to be decayed and defective and no longer adequate for their intended purpose. The subsequent replacement of these materials will be required. Some other materials which indicate former uses will require removal such as cattle stalls, both concrete and timber, however not all of these are historic in nature and require removal to facilitate a new optimum viable use.

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

- Sustainable development through the re-use of the existing barn and outbuilding through the implementation of a new optimum viable use that will be consistent with the conservation of a building (environmental benefit).
- The safeguarding of the historic barn contributes to the rural and agricultural character of the local landscape.
- The location would offer high levels of sustainability for future occupants of the building, due to the proximity of local services and facilities that can be easily accessed by foot and public transport.
- The proposals include a new of repairs and enhancements which seek to remove various risks and vulnerabilities to the fabric of the barn and provide enhancement to the external character of the building and the setting of the grade II listed farmhouse (as previously discussed).
- Employment of building consultants and contractors to facilitate the conversions works (economic benefit).
- Improved energy efficiency through improved thermal elements i.e., walls, floors, roof, windows, and doors as part of the conversion. (environmental benefit)
- Landscaping enhancements that help to preserve and enhance wildlife and fauna (environmental benefit)

It is considered that the above public benefits outweigh the negligible level of harm caused to the building and the level of harm caused does not warrant the refusal of planning permission and listed building consent on heritage grounds.

The proposals are in accordance with the policies of the Ribble Valley Core Strategy as the significance of the building will be sustained.

The proposals will remove various risks to the building fabric and provide significant enhancement to its character and the setting of the listed farmhouse.

**APPENDIX A:**  
**HISTORIC ENGLAND LIST ENTRIES**

**WRITTEN STONE FARMHOUSE (GRADE II LISTED)**

House, probably late C18th. Sandstone rubble with slate roof. L-plan. 2 storeys. Facade of 3 bays with chamfered quoins and windows of 3 lights with square stone mullions and plain stone surrounds, except for the central window on the 1st floor which has a plain stone surround with semi-circular head. The door has a plain stone surround with a semi- circular head.

**THE WRITTEN STONE (GRADE II LISTED)**

Inscribed stone, 1655. Sandstone. About 8 feet long, 2 feet wide and 18 inches deep. The following is written in incised letters: 'RAVFFE RADCLIFFE LAID THIS STONE TO LYE FOR EVER AD 1655'.

APPENDIX B:

CENSUS RETURN INFORMATION

1841 CENSUS RETURN		
NAME	AGE	OCCUPATION
William Bourn	30	Farmer
Alice Bourn	30	
Ann Bourn	16	
James Wearing	17	
Thomas Jump	68	
Nanny Jump	75	
Ann Chadwick	16	

1851 CENSUS RETURN		
NAME	AGE	OCCUPATION
Elizabth Bourn	65	Farmer of 40 acres
Margaret Bourn	36	Employed at Home
Michael Highton	59	Agricultural Labourer

1861 CENSUS RETURN		
NAME	AGE	OCCUPATION
John Bourne	76	Farmer of 40 Acres
Margaret Bourne	47	

1871 CENSUS RETURN		
NAME	AGE	OCCUPATION
Robert Bourne	54	Farmer of 38 Acres
Ellen Bourne	52	Farmers Wife
Elizabth Bourne	21	
Robbert Bourne	19	Grocer
Thomas Bourne	17	Farmers Son

1881 CENSUS RETURN		
NAME	AGE	OCCUPATION
Robert Bourne	64	Farmer of 28 Acres
Ellen Bourne		Farmers Wife
Elizabth Bourne		Farmers Daughter
Margaret Bourne		Annuitant
John Bradley		Farm Servant (Indoor)

1891 CENSUS RETURN		
NAME	AGE	OCCUPATION
Richard Fare	36	Farmer
Elizabeth Fare	39	
Emma Fare	11	Scholar
William Davies	16	Farm Servant

1901 CENSUS RETURN		
NAME	AGE	OCCUPATION
Richard Fare	46	Farmer
Elizabeth Fare	48	
Emma Fare	20	Farmers Daughter
Thomas Fare	80	Living on Own Means
Susannah Fare	76	Living on Own Means
Samuel Worthington	12	Scholar
Rachel Worthington	7	Scholar
George Morton	21	Cow Man

1911 CENSUS RETURN		
NAME	AGE	OCCUPATION
James Dagger	44	Farmer
Eliza Dagger	37	
Thomas Dagger	5	

1921 CENSUS RETURN		
NAME	AGE	OCCUPATION
James Dagger	55	Farmer
Eliza Jane Dagger	47	House Wife
Thomas Dagger	15	At School
Harold Dagger	9	At School

APPENDIX C:

OUTLINE CONVERSION METHODOLOGY

A ASBESTOS

A1 Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. Any recommendations regarding the removal of asbestos containing materials should be undertaken in full by a competent, qualified and licenced asbestos removal contractor and be as per the recommendations of the asbestos survey report.

B SERVICES

B1 The Principal Contractor will be responsible for undertaking the following;

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Architect is to be immediately informed of any unknown live services which are found during the course of the works.

C FOUL WATER DRAINAGE

C1 Foul water to be discharged via waste / soil pipes into new sewage treatment plant.

C2 New manholes on concrete bases to be installed at connections where required.

D GROUNDWORKS, FOUNDATIONS AND GROUND FLOOR STRUCTURE

D1 The site / external ground level is to be stripped to the required formation levels and all spoil and unwanted materials are to be carted off site. Great care is to be taken not to undermine and destabilise the existing external walls and foundations of the building.

D2 The existing ground floor is to be grubbed up and all spoil carted off site. Great care is to be taken not to undermine and destabilise the existing external walls and foundations of the building.

D3 New concrete strip / raft foundations are to be provided to all new internal loadbearing concrete blockwork walls. All new foundations are to be to the design, details and specification of a Structural Engineer. If required, trial pits should be undertaken to confirm exact ground conditions and the depth of the foundations to the existing external walls of the barn. Local Authority Building Control are to be informed prior to commencing any excavations for new foundations

D4 The existing ground floor of the barn is to be excavated to depth as required and a new reinforced concrete raft foundation / floor slab to be constructed in accordance with Structural Engineers design, details and specification.

D5 Any requirement for underpinning works is to be confirmed by the project Structural Engineer.

E DEMOLITIONS AND ALTERATIONS TO THE EXISTING STRUCTURE

E1 All existing fixtures and fittings are to be carefully removed from the interior of the barn and carted off site, including all cattle stall partitions, dwarf walls and hay loft.

E2 Carefully remove all existing windows and doors and cart off site.

E3 Carefully remove all existing rainwater goods and fixings and cart off site.

E4 Carefully remove all existing services from the building, including all electrical wiring, switches and conduits. All to be undertaken by competent and qualified specialist engineers.

E5 The existing roof covering and box / channel gutter to the single storey addition to the north west side of the barn is to be carefully removed and disposed of. Asbestos survey to confirm if the roof covering contains asbestos and if specialist removal and disposal is required.

E6 Former wall openings are to be reopened where shown and all spoil to be carted off site.

E7 New external wall openings are to be formed, with walling above needled and propped as required. Spoil to be carted off site. New lintels to be installed over new wall openings in accordance with Structural Engineer’s design, details and specification.

F EXTERNAL AND INTERNAL WALLS

F1 The existing stone walls of the barn are to be cleaned down and repointed internally and externally where required with an appropriate lime mortar. New 100mm thick concrete blockwork internal lining to be constructed of new concrete foundations, with 150mm cavity between existing stone and blockwork wall. PROVISIONAL - 100mm cavity wall insulation and 50mm clear cavity. Internal blockwork walls to be tied to external stone walls with stainless steel cavity wall ties. DPC to be lapped and taped to DPM to flood slab. All existing lintels to the stone barn walls are to be inspected for condition and suitability of retention and re-use. Concrete lintels to be installed within blockwork walls above all new and existing openings and are to be to Structural Engineers design, details and specification. Larger openings are to receive steel beams / lintels to Structural Engineers design, details and specification. All window and door openings are to incorporate horizontal and vertical DPC’s, cavity closers and cavity trays and weepholes where required. Internally blockwork walling to be lined with plasterboard on dabs with plaster skim finish.

F2 Internal partition walls to be built from a mixture of concrete blockwork off load-bearing concrete foundations to Structural Engineers design, details and specification, and timber stud wall construction.

G FIRST FLOOR STRUCTURE

G1 New first floor structure to be installed and to consist of new engineered timber floor joists in accordance with Structural Engineers / Specialist design and specification. First floor structure to be supported off new internal concrete blockwork walls. Joists to be strapped to blockwork walls with stainless steel restraint straps. T&G floor boarding to be fixed over top of first floor structure and to be underdrawn with plasterboard to form ceiling with plaster skim finish. Mineral wool insulation to be fixed between joists.

H ROOF STRUCTURES AND COVERINGS

H1 The existing roof covering and box / channel gutter to the single storey addition to the north west side of the barn is to be carefully removed and disposed of. Asbestos survey to confirm if the roof covering contains asbestos and if specialist removal and disposal is required.

- H2 The existing blue slate roof covering to the main roof of the barn is to be carefully tripped and stacked by size and securely stored ready for re-use. The stone slates to the south west end of the barn are to be stripped and carted off site. All new slates required are to match existing.
- H3 The existing timber roof structures should be inspected by a timber specialist / structural engineer to confirm the condition, structural adequacy and suitability of retention for individual timber members. All retained timber to be treated against timber / fungal decay and wood-boring insect infestation.
- H4 All new roof timbers required are to be to Structural Engineers design, details and specification.
- H5 New breathable membrane and treated timber battens to be fixed over rafters with blue slate roof covering reinstated to the main barn and a new blue slate roof covering installed to the north west and south west additions of the barn. Verges to be flush struck.
- H6 Insulation to be installed between rafters with min 50mm ventilation gap above. Insulated plasterboard to be fixed to underside of roof structure with plaster skim finish.
- H7 Flush fitting conservation roof windows, complete with flashing kits, to be installed where shown.
- H8 Aluminium / cast iron half round guttering with black paint finish to be installed to the eaves using drive in rise and fall brackets installed within mortar joints. Round down spouts to be mechanically fixed back to external walling in mortar joints where possible.

## **J WINDOWS AND DOORS**

- J.1 All new windows and doors are to be in painted timber complete with neoprene seals and locking ironmongery. Double glazed sealed units with 16mm cavities and Pilkington Low-E glass internally. 25mm thick moisture resistant MDF window boards with rounded edges.
- J.2 All glazing within 700mm of floor / external ground levels to be toughened safety glass to BS 6206. Trickle ventilators to provide background ventilation. Where possible / required, windows to comply with the requirements of the building regulations regarding means of escape.

## **K.10 INTERNAL FIT-OUT**

- K1 Undertake internal first and second fix joinery, electrical, plumbing and heating installation and supply required mains services to the building.