

HERITAGE STATEMENT

**Poor Parts Barn
Hellifield Road
Bolton-by-Bowland
Clitheroe
BB7 4JA**

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Introduction

This statement is prepared as a supporting document for a planning application for the conversion of a redundant agricultural barn as a residential dwelling.

The barn is considered a non-designated heritage asset and a statement of significance is required in accordance with National Planning Policy Framework Guidance (Para 189).

The objectives of this assessment are:

- to identify the assets which could be affected by the proposed development
- to consider the significance and setting of the identified heritage assets
- to assess the effects of the proposed development on the significance of the identified heritage assets
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm; and consider the appropriateness and acceptability of the scheme in light of current legislation and policy relevant to decision making.

Location

Poor Parts Barn is located approximately $\frac{3}{4}$ mile northeast of Bolton-by-Bowland (Grid: SD79672 50119). The barn is within the Forest of Bowland National Landscape.

Description of the site and setting

The barn is located directly east of Hellifield Road and is within the Spring Head Farm landholding. The main steading is 320 m to the northwest. The barn is within a grassland parcel adjoined by Admiral's Wood to the south and Small Field Plantation to the north. The Lancashire Landscape Character Assessment describes the area as Undulating Lowland Farmland (5f Lower Ribblesdale).



Current Use

The barn is redundant as an agricultural building.

Proposed Development

The proposal is to convert the barn for residential use. The main structure and roof will remain as current and no extensions are proposed. Existing openings will be utilised as windows and additional windows will be installed. The slate roof including main beams will be retained. Internal alterations will include the installation of a first floor with bedrooms and bathrooms and open plan living dining on the ground floor with a single bedroom.

Historical Background.

Bolton-by-Bowland was an ancient parish, in the Craven Hundred, part of the Western Division of Staincliffe Wapentake, in the West Riding of Yorkshire until the local government reorganisation of 1974. The village sits on the fringes of the Forest of Bowland although in medieval times, it was known as Bolton-in-Bolland (Bowland), reflecting the shifting boundaries of the ancient forest.

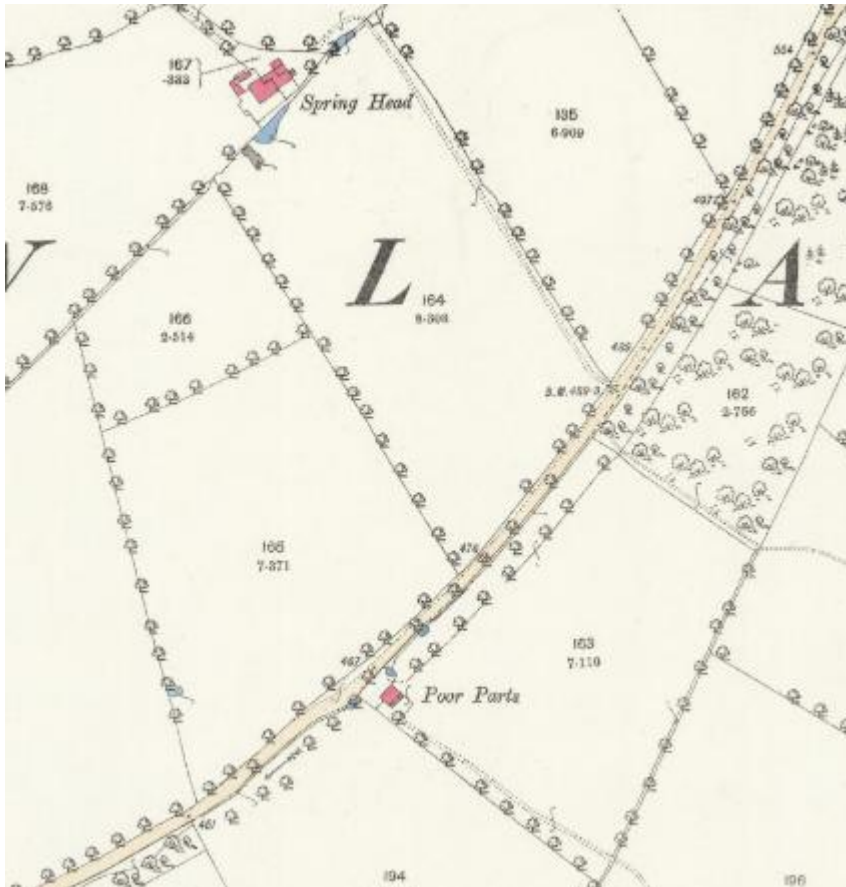
The settlement was recorded in the Domesday Survey of 1086 when the tenant-in-chief was William of Percy who held a large number of estates, mainly in Yorkshire and Lincolnshire. The lord in 1066 had been Bernwulf who in 1066 had many other estates in the Craven area of Yorkshire, and farther afield.

Historical maps show that the building was constructed in the later part of the 19th Century.



Yorkshire Sheet 166

Surveyed 1849 – 1850



Yorkshire Sheet CLXV1 9

Surveyed 1892-1893



SD75 SE - A

Surveyed/Revised Pre1930-1955

Poor Parts Barn

The barn is located 12 metres east of Hellifield Road. The barn is oriented with the principle elevation facing east. The building is constructed entirely of random local limestone with a blue slate roof.

Two timber king post roof trusses form three bays with purlins and rafters. Lime mortar torching undercoats the roof slates. The large barn doors have been removed from the extended porch and a

modern sliding arrangement has been installed within the main barn area. A double hinged arrangement to the external limit of the porch would certainly have been the original position.

Breather slots are in place along the western wall and there are a number of blocked openings noticeably on the western and southern walls.

The structure is typical of the traditional local barns which would provide winter cattle-housing in the southern bay with hay baulks above. The northern bay would be a hay mew. The date of construction indicates it is unlikely the barn was used as a threshing barn as arable cultivation in the late 19th century would not take place in the area. Hay would be brought into the barn directly from surrounding meadowland with a sweep rake.

Significance

Significance is the concept that underpins current conservation philosophy. The significance of heritage assets 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. That interest might also be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

The building has historical significance as part of the understanding of the development of agriculture across the district and the local setting. Historical maps show that the barn is a relatively late addition to the traditional stock of farm barns and whilst the barn itself is not remarkable for any particular architectural feature its importance as a representation of the farming system at that time must be acknowledged.

A number of features are noted as being of interest:

- The position as an auxiliary building (out-barn) to the main farm infrastructure
- The arrangement of ground level and upper level openings to allow interpretation of the original use
- The large doorway with timber lintels.
- The large timber roof trusses and purlins
- Breathers on the west elevation
- The blue slate roof.

Impact of the proposed works on the significance of the building.

All the existing features of interest will be retained. The installation of windows will be the only change to the fabric of the building. No extension or enlargement of the building is proposed.

The internal changes will have no noticeable effect in terms of the visual impacts.

The installation of additional windows is the most obvious external impact. The proposal includes the installation of re-claimed stone lintels and which will be sympathetic to the existing building

style. The roof will be re-instated with the original grey slate and timber trusses purlins and rafters will be retained.

The impact of additional windows should be balanced against the significance of retaining an original building within the landscape setting. The barn is not suitable for modern agricultural use and as such will fall into disrepair with eventual loss if not utilised in a practical way. We feel strongly that on balance the retention of the building overrides the relatively minor changes of additional windows and doorways

To ensure the historical significance of the property is understood in the future both as an individual building and a representation of the past changes in agricultural practices we would expect a programme of building recording and analysis to be undertaken before any development takes place.

Decision Making

The National Planning Policy Framework requires that “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” (para 189). This Heritage Assessment aims to provide sufficient information for the significance of the heritage assets and the impact of development to be properly considered.

The NPPF states that “when considering impact on the significance, great weight should be given to the asset’s conservation, relative to its significance . This is irrespective of whether any potential harm amounts to substantial harm , total loss or less than substantial harm to its significance” (para 193).

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification” (para 194). Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 “Managing Significance in Decision-Taking in the Historic Environment” advises that:

- the significance of the asset is understood
- the impact of the development on significance is understood
- ways to avoid, minimise and mitigate impact are explored
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance.

Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the evidential, historical, aesthetic and communal values which relate to the area to enable informed assessment of a proposal for change. This assessment has considered the significance of The Raise and the conservation values within.

Ribble Valley Core Strategy – Relevant policies

Key Statement EN5 : Heritage Assets

DME4 – Protecting Heritage Assets

Conclusion

This Heritage Statement has identified the heritage assets which have the potential to be affected by the proposed development and has considered the heritage values and significance as they relate to the site.

The assessment has explored the special interest of Poor Parts Barn and its setting within the wider rural landscape. It has considered the nature and requirements of the proposed development and how impacts on the heritage asset can be minimised. The proposed scheme has been guided by advice from English Heritage in relation to historic farm buildings.

The proposed scheme is considered the most appropriate to ensure the preservation of the fabric of the barn and the character and appearance of the heritage asset as a whole.

A programme of recording is proposed to ensure the historical significance of the building will contribute to the regional database of farm buildings which will elucidate the variations in style and function.

Images



East elevation



South elevation



West elevation



North elevation