

Heritage Statement

in connection with

**The proposed conversion of former agricultural buildings
at
Winkley Hall Farm, Aughton, Bailey & Chaigley, Lancashire**

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1 INTRODUCTION

Purpose and Methodology

1.1 This heritage statement has been prepared to assess the potential heritage related impacts of the proposed repair/conversion of three redundant farm buildings adjacent to the grade II listed Winkley Hall Farmhouse and Cottage, near Hurst Green, Lancashire. The impacts of primary concern relate to the heritage significance of the grade II listed building and whether altering the wider setting of the listed building might harm its significance. The impact of secondary concern relates to the direct impact upon the buildings proposed for conversion, mindful that these are considered curtilage listed buildings (a matter recently confirmed at appeal – ref: APP/T2350/W/24/3355255) and therefore possess their own inherent heritage significance.

(*Note: On mapping 'Winckley' is the spelling whereas the building is listed under the spelling 'Winkley')

1.2 The approach taken adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:

- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
- Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
- Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
- Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
- Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)

1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from relevant Historic England Advice Notes (HEAN) and Good Practice

Advice Notes (GPA). Relevant local planning policies have also been consulted: these generally align with the provisions of the NPPF.

The Author

- 1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a MSc in Heritage & Building Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.5 Inspections of the site were initially carried out in May 2025 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.6 In terms the site's potential for buried archaeology, this has been the subject of a separate Archaeological Desk Based Assessment (DBA) carried out by Greenlane Archaeology. Some reference to the findings of the DBA will be made later within this heritage statement.

Outline Description & Historical Background

- 2.2 Winkley Hall Farm comprises a large collection of buildings of mixed age, construction and purpose, including the grade II listed former Winkley Hall (with adjoined cottage), which sits at the southern edge of a large farmstead of structures in a rural setting. The older farm buildings lie close to the Hall on the Hall's northern side: these likely to date from at least the early C19th as discussed in more detail later. Like the Hall, the older farm buildings are built of sandstone rubble with slated gabled roofs and have a series of brick additions. The Hall itself, which is thought to have become farmhouse in the late C18th/early C19th, comprises a series of adjoined parts, including older C17th and C18th parts to the centre and east and a large C19th addition to the west.
- 2.3 The farm buildings of most interest (those that lie just north of the Hall) may be described as follows:
- 2.4 Main Barn (barn 1) – the largest structure which is an extended and altered barn of substantial scale (seven bays) built for a combination of uses including cattle housing, feed/crop storage and threshing. The building possibly dates from the early C19th or later C18th. There is physical and written/map evidence that the building once incorporated a water powered bark mill (discussed more fully later). The building comprises an original part of rectangular plan which is principally constructed of coursed rubble stone with stone quoins, lintels and cills. This sits beneath a gabled slated roof of king post truss and purlin (trenched and lapped) construction, seven bays in length. The building includes a long (possibly original) lean-to to the north side which retains some evidence of the bark mill and some axle housings (e.g. evidence of the industrialised milling process). There are large C20th brick and block-built additions to the southeast (probably built for storage a cattle housing) and an older stone and brick built gabled addition to the north, which was used/altered as a three room shippon (possibly used for young cattle). This part could have previously been part of the bark mill. Photos of the building are shown below.



Figure 3) Main barn, west end of the southern frontage, with breather vents to the hay loft, central cart entry (right) and inserted windows to the former ground floor shippon. Blocked former breather vents at lower level suggest this entire end of the building was originally used for crop storage then later altered for cattle housing



Figure 4) Large C20th block addition to the main barn south side



Figure 5) Western gable of the main barn. Note the loft pitching door, gable owl hole and three door formation (central door altered as a window) which is typical of the Lancashire barn typology, the outer doors being for access to the drain passages and the central door for the feed passage. These all appear to be inserted openings rather than original formed when the building was altered for cattle housing. The extreme left door accesses the lean-to part, also last used as a shippon



Figure 6) The main barn, north side, with the altered three room shippon addition in the foreground. The building has a brick front wall and stone flank walls. The brick walls may have enclosed a former open structure, possibly used for storing/processing tree trunks/bark as part of the bark milling process



Figure 7) Northern elevation of the main barn with three room shippon which appears to have been shortened in length. There is a blocked large entry door to the main barn wall and signs of various alterations along this elevation where it is presumed the bark mill machinery once operated



Figure 8) Northern side of the main barn showing possible position of bark mill machinery with possible water flow inlet/outlet position at low level (inset)



Figure 9) Eastern end of the main barn showing alterations to the lean-to part (right) and large brick addition (C20th) to the centre.



Figure 10) Bricks and block addition to the eastern end of the main barn



Figure 11) Large modern brick extension to the main barn with Winkley Hall distant left



Figure 12) The seven bay king post roof structure inside the main barn with lapped and trencled purlins and over-boarded rafters



Figure 13) Main barn interior looking towards the west end



Figure 14) Western end of the main barn – here the main volume is partially aisled with vertical upright posts carrying the main roof trusses and the lean-to shippon roof. This open plan element suggests shared usage of space between the main volume and the lean-to (possibly connected to the bark milling process – e.g. drying space)



Figure 15) Roof assembly over the lean-to shippon to the north side of the main barn, with unusual cranked tie beam bearing ends - presumably used to increase head height inside the building. Note also iron bracket bearings connecting longitudinal members, possibly associated with the support of milling mechanisms and inserted later rather than original



Figure 16) Iron axle bearing in the northern shippon

2.5 Barn 2 - A much altered and enlarged two-storey barn of rectangular plan with rubble walls and corrugated sheet roof covering, over a four bay timber queen post truss, purlin and rafter structure. The building has a full hay loft with pitching doors to either gable end. There are a variety of other doors and window openings including several blocked and altered openings. The remaining doors afford access into the sub-divided interior ground floor, which is believed to have been last used partly as a shippon (east end) and partly for storage and office use. There is C20th block-built lean-to against the western gable. The outline (ghost) of a smaller and lower rubble building can be seen on both the gables of the barn. It seems likely the building was raised in height to facilitate the formation of a loft, possibly re-using the roof structure, which is of rough, hand-worked log section timbers possibly dating from the C18th and similar in age to the main barn. Photos of the building follow:



Figure 17) The secondary barn, southern elevation facing the hall. Note the upper central pitching door, altered doors at ground floor level and the outline of a lower building



Figure 18) Western gable with adjoined block addition, pitching hole and outline of smaller gable



Figure 19) Northern elevation showing altered openings and lower line of a smaller building.



*Figure 20) Eastern gable showing breather vents, pitching door and proximity of the hall (left).
The outline of the lower building is also evident on the gable*



Figure 21) Queen post roof trusses with lapped purlins

- 2.6 Barn 3 – This small stone-built structure sits northwest of the Hall. It has a slated gabled roof and small upper loft with outer stair access and various openings at ground floor below. It was likely built in the earlier C19th as a pigsty with associated storage. Historic maps show that an enclosure was attached to the southern side of the building. Photos of the building follow.



Figure 22) Former pigsty/store northern elevation



Figure 23) Eastern gable with upper door and stair



Figure 24) Southern elevation

- 2.7 In terms of the farmstead's history, specific reference to Winkley Hall is made within the 1912 publication 'A History of the County of Lancaster: Volume 7'ⁱⁱⁱ, wherein an account of the Winkley family in the parish of Aughton cites historical references dating from the C13th. A brief passage describing the Hall is provided in extract below:
- 2.8 *"Winkley Hall, now a farmhouse, stands in a low situation on the right bank of the Hodder immediately above its junction with the Ribble, but is a house of no architectural interest, having been entirely modernized and altered from its original appearance. It is a two-story stone building with thick walls facing east to the river, but its only ancient features are two windows of 17th-century date at the back, of five and three lights respectively with transoms and hood moulds, and a low one of the same date in the northern end gable."*
- 2.9 Notwithstanding this rather dismissive contemporary account of the building's qualities, the former Hall house was subsequently listed in 1967 (see listing description later), with reference made to its C17th, C18th and C19th elements. The listing, as revised, also includes an adjoined cottage element.
- 2.10 As to the switch to farming mentioned in the 1912 account, it seems likely this happened at some point in the later C18th or early C19th, based on the construction of the older

retained farm buildings on the site (described earlier). It is certainly the case that the farmstead was well established by the mid C19th as shown on mapping in figure 25.

2.11 Historical mapping, plus the physical evidence of the buildings described earlier, also show the farm had diversified as a tan yard and bark mill (the ground bark of oak saplings was used in the tanning process) by the mid C19th, again as shown in figure 25. The map also shows the mill pond (still present) with a piped connection to the bark mill indicated along the northern edge of the building, with the bark mill being part of the large combination barn (the main barn) described earlier.

2.12 The farmstead was developed further in the C20th and there follows a series of maps depicting this growth from the mid C19th onwards.



Figure 25) OS first edition (6 inch scale) from 1848 showing Winkley Hall (the southern range of buildings) with Bark Mill and Tan Yard and Mill Pond to the west and an orchard to the south

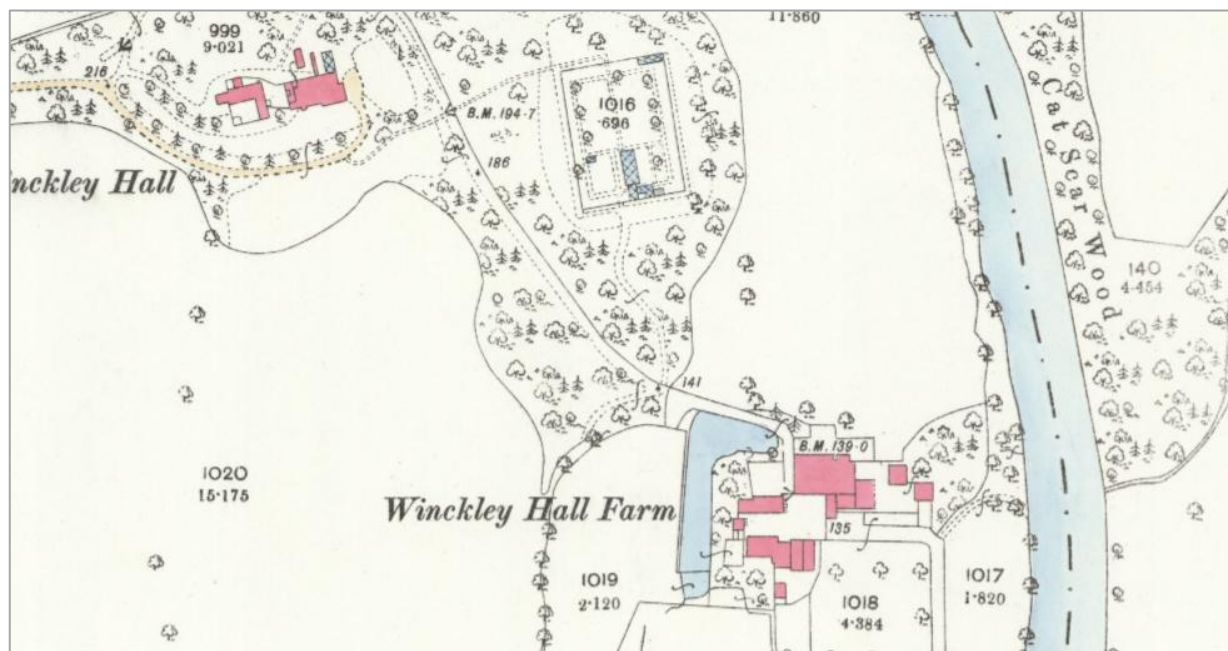


Figure 26) OS map (25 inch) of 1894 showing Winkley Hall Farm with a new building named Winkley Hall built to the northwest. The buildings of the farm appear to include three buildings depicted in 1848 all of which still exist too this day.

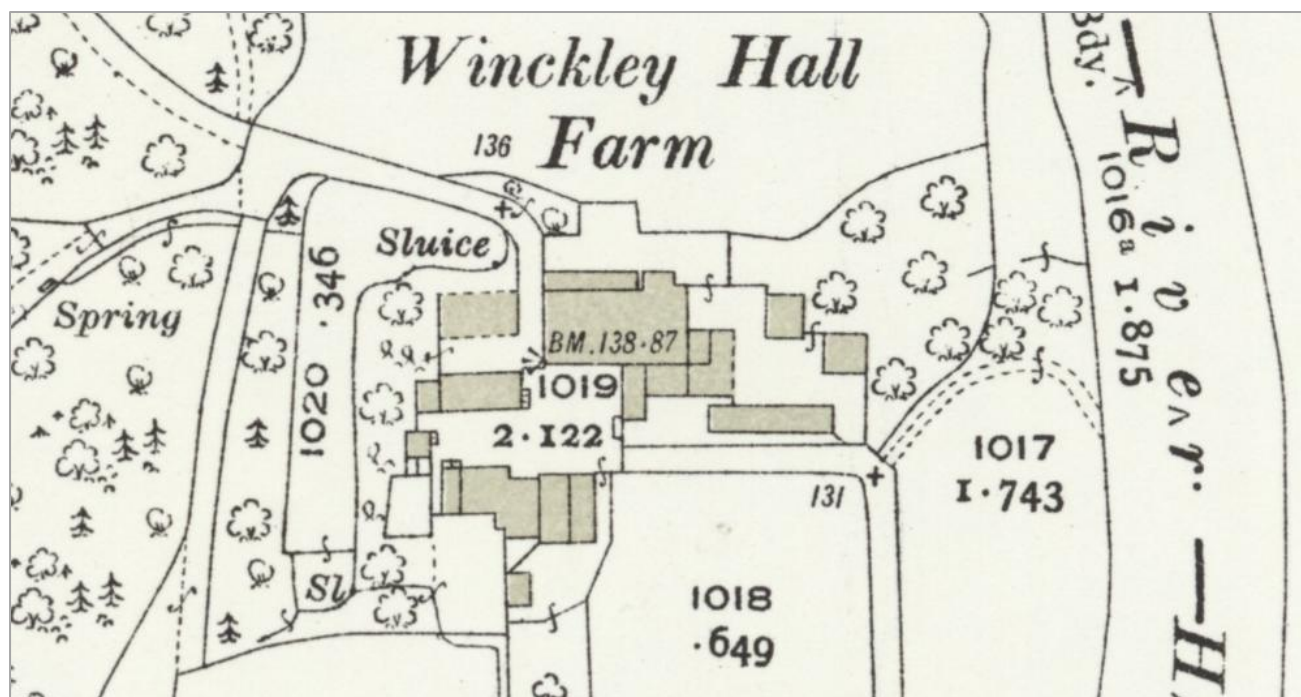


Figure 27) OS map of 1932 showing the farmstead slightly enlarged

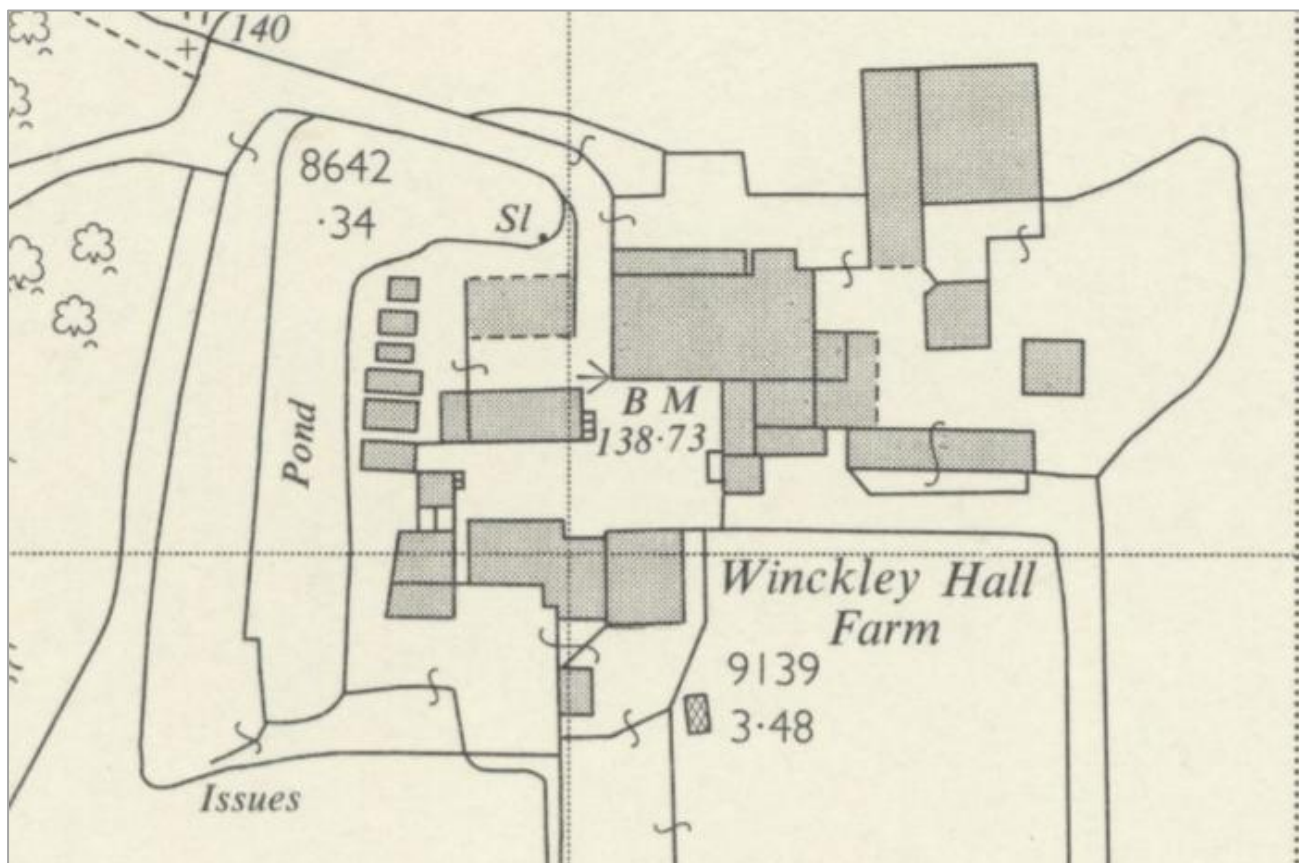


Figure 28) OS map of 1969 showing mid C20th enlargement of the farm

Heritage Asset Designations

2.13 The farmhouse and adjoined cottage at Winkley Hall Farm are a grade II listed building. Some of the adjacent farm buildings are by association deemed as curtilage listed, most specifically those predating 1948 as indicated earlier in figure 2. The building listing description is given below and the curtilage listed buildings (all likely dating from the C19th) are all described earlier and shown on the site plan (figure 2).

9/50 Winkley Hall Farmhouse and 13.2.67 Winkley Cottage (formerly listed as Winkley Hall Farmhouse)

II

House, C18th and C19th with C17th remains. Sandstone rubble with slate roofs. Comprises an east range and a middle range with parallel roofs running north- south, with a west wing of early-to-mid C19th date with a roof running east- west. 2 storeys with attics. The west wing has modern windows with plain reveals and projecting sills, a door with a plain stone surround having furrowed tooling, a brick chimney, and a blocked 1st floor door in the west gable. The north gable of the east range is watershot with a window with plain reveals set within a blocked doorway with plain reveals. To the left is a sashed window with glazing bars

and a re-used moulded C17th segmental arch to the head. On the 1st floor are 2 windows with plain reveals, with an attic window re-using fragments of C17th hood mould as a lintel. The east wall has 2 distinct types of masonry. At the right-hand end on the 1st floor is a window set back with a splay on the outside, suggesting that it belonged to a part of the house which adjoined and has been demolished. Towards the left there is a sashed window with glazing bars and plain reveals on each floor, with a door to their right having a plain stone surround. The north gable of the central range is rendered, with a modern window on each floor and a doorway with plain stone surround on each floor to the left, the 1st floor doorway being blocked. At the rear (south) the west wall of this part of the house has a 10-light double chamfered mullioned and transomed window with hood, with a similar window of 6 lights on the 1st floor above, both inner chamfers being hollow. Inside there is said to be a blocked arched fireplace.



Figure 29) Winkley Hall farmhouse and cottage

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)^{iv,v} and relates specifically to the requirement contained in paragraph 207 of the National Planning Policy Framework (2024), given in extract below:
- 3.2 *"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."*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals, with specific interest in the avoidance of harm.

Heritage Interests

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008^{vi}.

Archaeological Interest

- 3.5 Historic England (2019) suggests that *"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."*
- 3.6 A separate archaeological desk-based assessment (DBA) has been carried out (Greenlane Archaeology) which explores the potential for the site to yield archaeological interest. With specific regard to the three buildings due for conversion, the primary interests lie in the retained evidence of combined uses, alterations to facilitate new uses and the historic methods of construction employed. These interests relate to farming activity and the former bark mill serving a tannery, all of which arrived at a site that was formerly the home of the Winkley family. The summary of main interests is described in the DBA thus:

- 3.7 “Winkley Hall Farm lies within a wider area of archaeological interest, with known activity from at least the Mesolithic, and significant Roman activity at nearby Ribchester, but its principal archaeological interest is in the medieval period. While the place-name evidence suggests early medieval activity, the site was first recorded in the 12th century as the site of a hospitallers estate belonging to the Knights of St John of Jerusalem, and was latterly connected to the Winkley family. The extant pond, later described as a ‘mill pond’ perhaps represents a moated site, and there are references to a mill at the site from the 15th century. The property remained in the Winkley family until the 17th century, with the ‘capital messuage’ first mentioned in the late 16th century. It had evidently become a farm by at least the 19th century and a new Winkley Hall was built a short distance to the north-west shortly after. A consultation with the Historic Environment Record revealed seven previously known sites of archaeological interest within a study area of 500m, including the current Winkley Hall, Winkley Hall Farm, the pond and a former bark mill (perhaps the site of the earlier mill) and a tan(ning) yard.”

Historical Interest

- 3.8 Historic England (2019) suggests this to be - *“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”.*
- 3.9 The historical interests of the farmstead buildings range from the domesticity of the enlarged former Hall and cottage, to the mixed agricultural and milling/tanning processes focussed on the three older (pre 1900) farmstead buildings. In all these respects there is strong evidence of past alteration, which illustrates the evolving functions of the site, and the layers of history interpretable through both desk-based research and physical inspection.
- 3.10 The former Hall, much altered and extended with at least three phases of development, appears largely to comprise adjoined C18th and C19th elements with remnants of an older C17th dwelling. There are associative connections to the Winkley family, together with an apparent shift to farming in the late C18th/early C19th and the building of a new Winkley Hall to the north in the mid C19th. The shift to farming is illustrated by the arrival of farm buildings and these (the older three buildings) provide for a spatial setting to the former Hall that is of notable historic interest.
- 3.11 Each of three older farm buildings also possess historical interest owing to their functional use and importance in sustaining the farmstead through the C19th and C20th. This includes diversification of the site with the bark mill and tannery, with retained evidence of a water

mill served by the pond adjacent to the Hall. The historic interest of the farmstead has been eroded by the scale and impact of numerous C20th and C21st farm buildings, however the historic setting of the early farm remains interpretable through the juxtaposition and spatial relationship of the older buildings on the site.

Architectural and Artistic Interest

- 3.12 Historic England (2019) suggests that: *"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."*
- 3.13 Winkley Hall farmhouse and cottage possesses notable architectural interest on account of its distinct phases of development, all of which present an interesting contrast of construction and style, albeit without having the greatest architectural prowess. The building can be viewed from all directions, with the elevation of greatest status and visual interest being that which faces the farmstead to the north. The farm buildings provide a visual setting to the farmhouse's northern aspects, with open land to the south and the River Hodder to the east.
- 3.14 The three older farm buildings share a material similarity, all being built of stone with slated gabled roofs, which makes a marginal contribution to the architectural interest of the adjacent farmhouse. They are functional buildings with a simple farming character to the exterior, with features that present evidence of historic use (e.g. pitching doors, cart doors). Of greatest architectural interest is the interior roof framing in the two larger barns.
- 3.15 The buildings are, however, essentially vernacular in nature and herein they present interesting physical evidence of late C18th/early C19th farm structures which were altered and extended to suit the enlargement of the farm and the dairy herd, and diversified use in the form of the bark mill. Both barns have been extended, the main barn having a series of large, functional additions. These additions generally detract from the visual quality of the original building and serve to lessen its architectural interest. They could however be readily removed.
- 3.16 The farmhouse forms an element of the setting of the farm buildings (and vice versa), with the strongest visual connections being between the smaller barn (barn 2) and the adjacent house, the space between being a well-defined yard enclosed by the former pigsty at the western end. The large main barn is more visually detached from the farmhouse, therefore is less important in terms of shared setting. Otherwise, the array of modern farm buildings

that surround the farmstead to the north detract from the overall visual quality of the setting, having a dominant visual impact upon many views of the older structures.

Statement of Significance

- 3.17 Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation, considering the proposals for change. In this context, a statement of significance is given below.
- 3.18 An appraisal has been conducted to explore the inherent heritage interests and significances of the grade II listed Winkley Hall farmhouse (mainly C18th and C19th) and three adjacent farm buildings of late C18th/early C19th date. The buildings establish an historic farmstead on a site which may have been first developed in the C13th and became the home of the Winkley family. The older buildings are surrounded by more modern farm buildings mainly to the north, and occupy a rural setting in the Ribble Valley, just west to the River Hodder, northwest of Whalley and southwest of Clitheroe.
- 3.19 Winkley Hall farmhouse is a much altered and extended dwelling with an adjoined cottage and some retained features of an older building dating from the C17th. It has three distinct phases, each displaying contrasting styles and methods of construction, and these phases have notable architectural interest which establish one of the primary heritage significances of the listed building. The building also has notable historical and archaeological interest, through its connections to the Winkley family, the historical shift to farming (and leather tanning) in the late C18th/early C19th and its functional relationship with the adjacent original farmstead buildings.
- 3.20 The farmstead buildings, three of which are likely to date from the late C18th to early C19th, possess architectural interest on account of their vernacular construction and plan forms, which offer clear interpretable evidence of their farming function. The largest building, referred to as the main barn, was originally built for a combination of uses – cow housing, threshing and storage – and presents an altered and extended example of the Lancashire barn typology. It also retains some physical evidence of a water powered bark mill (bark was used in the leather tanning process), operational in the mid C19th and fed by a mill pond to the west side of the farmhouse. A tannery on the site is also noted in mid C19th mapping. This combined physical evidence adds to the historic and archaeological interests of the main barn building, with the roof framing timbers being of particular note. The interests of the other two smaller buildings, embodied in their physical characteristics, provide evidence of their use as a shippon with storage loft (barn 2) and a former pigsty (barn 3).

3.21 Mindful of proposals to convert the older farm buildings, it is important to consider how such changes might impact upon the heritage significance of Winkley Hall farmhouse, and the inherent significances of the farm buildings themselves, including any significance derived from setting. In these joint regards the following suggestions are made to help prioritise conservation and avoid harm:

- Avoid changes that would alter significant views of the listed building. This could include development that could block views and/or encroach upon the yard setting between the farmhouse and barns 2 and 3.
- Retain the simple farming character of the farm buildings and avoid changes that would impose an overly domestic character. This should include careful positioning and design of any necessary additional windows/doors (openings needed for access and daylight).
- Target the northern sides of the farm buildings for any main changes in appearance (e.g. insertion of doors windows) as these elevations face away from the listed building.
- Conserve the historic building fabric including stone enclosing walls, slated roofs and roof framing of the barns.
- Conserve areas of open space within the barns to retain some sense of original interior scale and function. This is mindful that the majority of the two storey elements will have previously included upper loft levels.
- Consider removal of C20th additions which wrap around elements of the two barns. This will help consolidate the original parts of the buildings and improve their visual appearance and historic integrity, therein enhancing significance.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework. The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. To do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

- 4.3 The proposals involve conversion of the three agricultural buildings to domestic use. The main and secondary barns (barns 1 and 2) will become self-contained dwellings and the former pigsty (barn 3) will be restored for storage and ancillary use.
- 4.4 The conversions will include careful demolition and removal of C20th additions (main barn) and subdivision of large internal spaces. Great care has been devoted to minimising the need for new openings, however a very small number of new openings and rooflights will be formed/inserted to increase natural daylight within the buildings.
- 4.5 The farmhouse will not be physically affected, and there will be no new development (e.g. extensions etc) within the setting of the farmhouse.
- 4.6 Illustrative drawings of the proposals follow (excluding barn 3 which is subject to basic restoration).

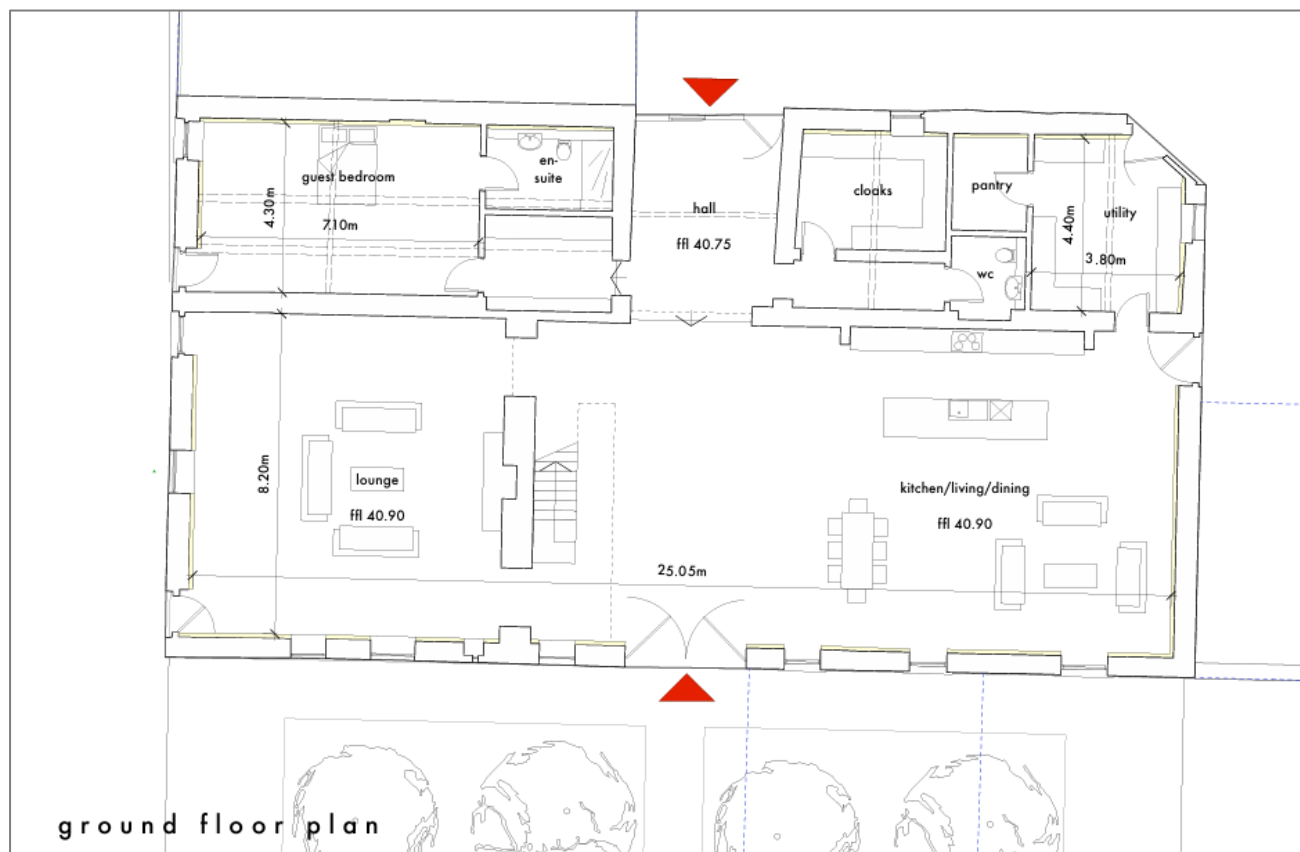


Figure 30) Main barn – ground floor plan



Figure 31) Main barn - first floor plan



Figure 32) Main barn – proposed elevations – the only new openings are two upper floor windows to the southern elevation and new conservation rooflights. A series of C20th extensions have been removed to reveal the original building.

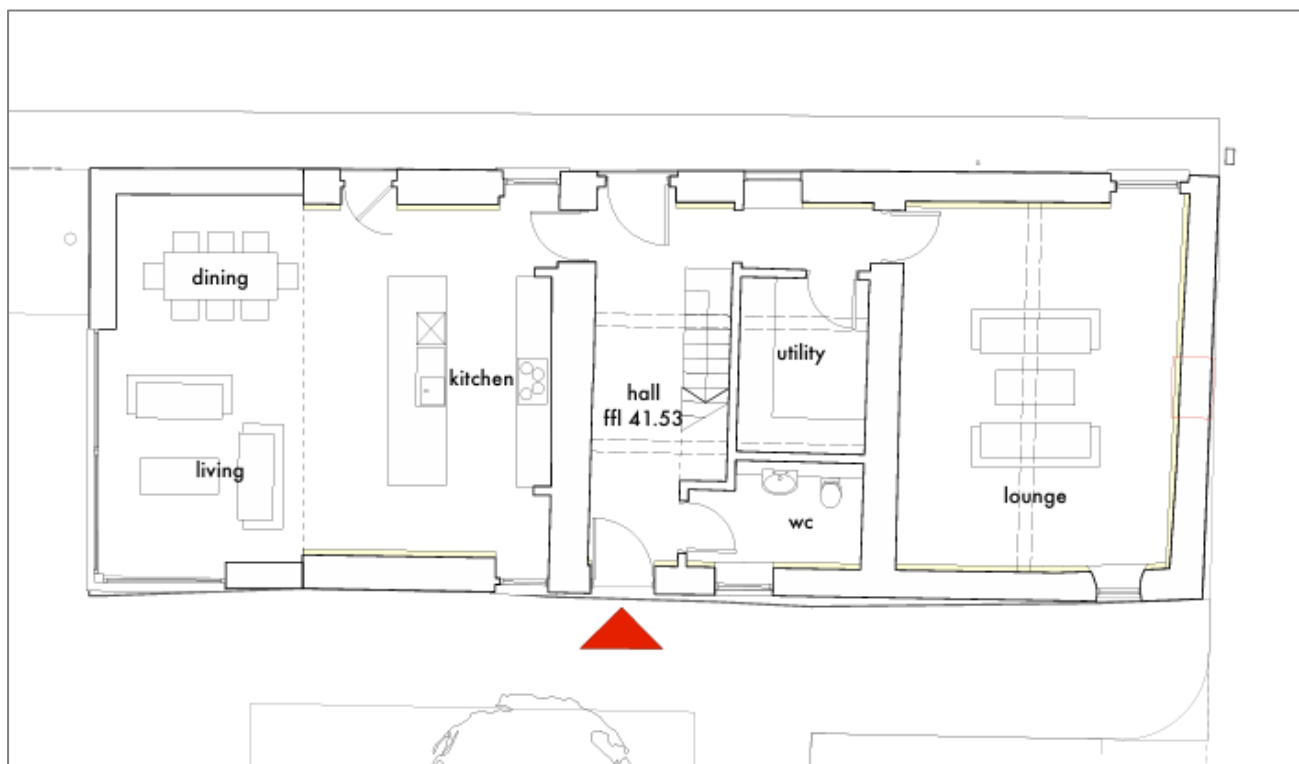


Figure 33) Barn 2 – ground floor plan

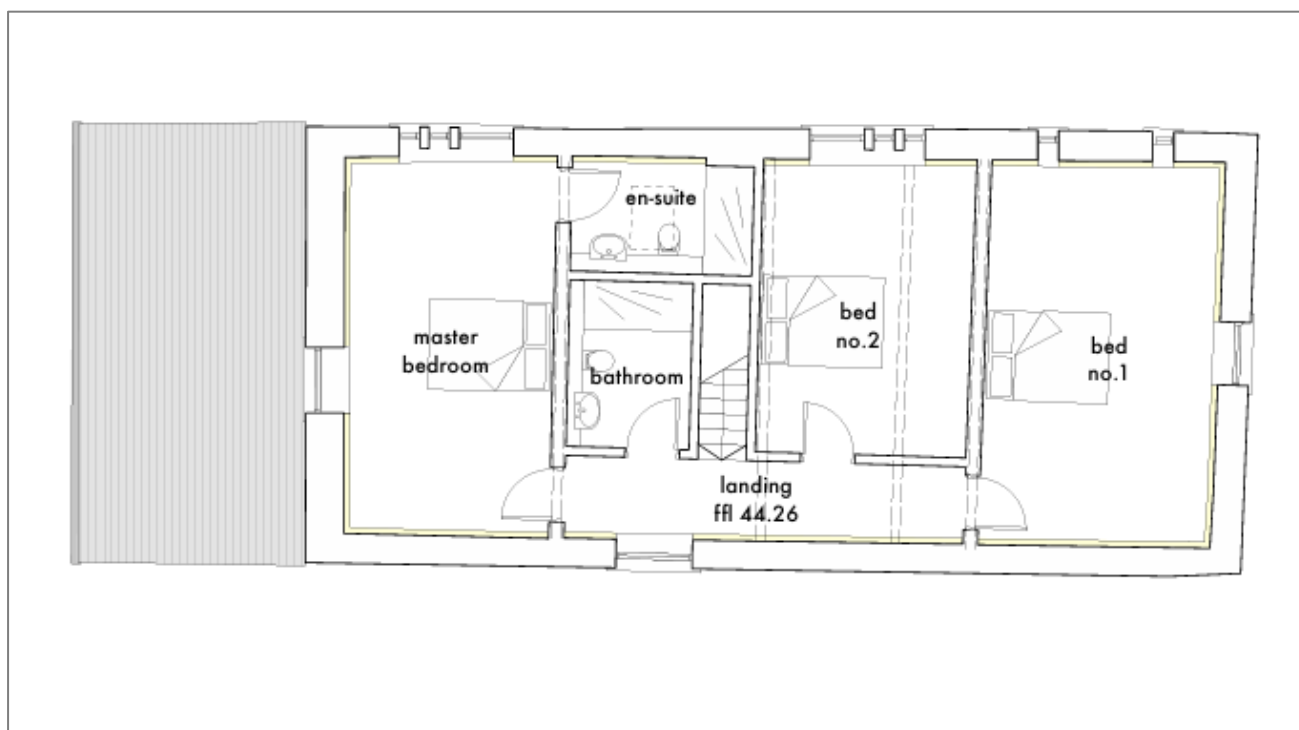


Figure 34) Barn 2 – first floor plan



Figure 35) Barn 2 – elevations. The ground floor western part is a replacement of an existing lean-to addition. Otherwise, the only exterior changes are new windows to the northern elevation.

Analysis of the Proposals: National Planning Policy Framework

4.7 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF considers heritage planning and identifies the following key drivers in the decision-making process:

- 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;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 The NPPF unifies the overall approach to planning, to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 212

4.9 Paragraph 212 of the NPPF states:

"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."

4.10 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances, to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

NPPF Paragraph 214

4.11 Paragraph 214 of the NPPF states:

"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."*

4.12 Paragraph 214 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, the primary listed building will remain untouched and the only demolitions will be the removal of insignificant C20th additions to the main barn which detract from the visual appearance and interpretability of that building. Therefore no risk of total loss or substantial harm to significance exists with these proposals.

NPPF Paragraph 215

4.13 Paragraph 215 of the NPPF states:

"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."

- 4.14 A potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 215 of the NPPF, is an important consideration in this case because the proposals involve conversion of curtilage listed buildings adjacent to a grade 2 listed farmhouse. This presents the possibility of some harm caused by altering the setting of the listed building, together with possible harm caused by converting and altering the fabric and appearance of the former agricultural buildings.
- 4.15 With regard to alterations to the setting of the listed building, the proposals do not involve work which would have any significant visual or spatial impact, apart from the removal of large additions to the main barn which will in fact open up and improve views of the listed building from the east. Views of the listed building will also be substantially enhanced by the repair and conversion of the agricultural buildings, most particularly buildings 2 and 3 which sit close to the farmhouse. Herein, the proposals present an enhancement of heritage significance specifically attributed to improvements to the visual setting of the listed building.
- 4.16 With regard to the conversion of the farm buildings, it is acknowledged that the interior layout of the buildings will be changed by the introduction of partitions, replacement floors, fixtures, finishes and fittings etc. These works will all be necessary to make the buildings habitable and the impact of the works could be deemed to cause some degree of harm to heritage significance, since they will inhibit the interpretability of the former farming function of the buildings and change their internal composition and appearance. It is however the case that such changes are unavoidable in the conversion of agricultural buildings, and such work is generally acknowledged as an acceptable compromise which secures a sustainable new use, including publications and guidance issued by Historic England^{vii}. The alterations will also be done with great care to ensure that significant features such as the roof framing members remain in-situ and generally visible within the internal spaces.
- 4.17 Whereas a degree of harm may be attributed to the internal conversion and alteration of the farm buildings, it is reasonable to state that the repair and general visual improvements to these buildings as seen from the exterior, including the removal of insignificant additions, will represent a net enhancement of their heritage significance. This will be achieved without the need for any major external alterations (except aforementioned demolitions), other than the insertion of a small number of new window and rooflight openings necessary to improve daylight within the property.
- 4.18 It is therefore evident that the proposed conversions will cause some minor harm and also

some notable enhancement to heritage significance. The enhancement will include securing a sustainable use for what are currently vacant buildings at risk of deterioration, and in summary it is fair and reasonable to state that the overall impact of the conversions will be positive and that no overall harm to heritage significance will occur, either to the buildings themselves or the adjacent listed farmhouse. This is true both in regard to physical changes to building fabric, and visual changes to building settings.

Analysis of the Proposals: Local Heritage Planning Policy

4.19 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to assess the potential heritage related impacts of the proposed repair/conversion of three redundant farm buildings adjacent to the grade II listed Winkley Hall Farmhouse and Cottage, near Hurst Green, Lancashire. The impacts of primary concern relate to the heritage significance of the grade II listed building and whether altering the wider setting of the listed building might harm its significance. The impact of secondary concern relates to the direct impact upon the buildings proposed for conversion, mindful that these are considered curtilage listed buildings (a matter recently confirmed at appeal – ref: APP/T2350/W/24/3355255) and therefore possess their own inherent heritage significance.
- 5.2 The evaluation of likely impact began with an assessment of heritage significance relating to the listed farmhouse and the relevant agricultural buildings. This revealed a range of heritage interests and significances, relating to the various previous uses of the buildings, their historical development, their mode of construction and their vernacular functions. Of particular interest is Winkley Hall's shift from being the seat of an important landowning family (the Winkleys) to a farmhouse with agricultural buildings and associated tannery, which perhaps occurred in the late 18th to early 19th century. In terms of the specific significances attributed to the farm buildings, it has been established that these retain interpretable evidence of their former function, including that of a bark mill (part of the main barn), and incorporate vernacular features in the form of timber roof framing to the main barns. As such, key priorities for conserving the significance of the buildings were identified and these helped guide the design of the conversions.
- 5.3 An assessment of the proposed conversion, guided by the priorities for conservation as previously mentioned, was then conducted to establish any risk of potential harm to significance and any scope for enhancement. The assessment revealed about the proposed conversions include notable repair and restoration of the buildings, including the removal of insignificant and visually harmful extensions dating from the 20th century. It has also been established that, despite the buildings having minimal window and door openings, interior daylight has been achieved and improved through the insertion of a minimal number of new window and rooflight openings. This ensures that the agricultural character of the buildings remains intact, with the various repair and renovation works to the exterior ensuring a visual enhancement of these vacant buildings. The interior conversion also involves repair and ensures the preservation of the roof timbers. It is however acknowledged that subdivision of spaces could be deemed to cause some harm to significance since the work will inhibit the interpretability of the buildings and their original function.
- 5.4 The overall evaluation of the scheme's impact reveals some minor harm but also some

notable enhancement, the net impact being positive with regards to the inherent heritage significances of both the listed farmhouse and the barns. The proposals will secure a sustainable new use for the buildings, whilst visually enhancing the setting of the farmhouse, and in conclusion it is fair and reasonable to judge that the proposals will readily satisfy the requirements of planning law and policy as it relates to conservation of the historic built environment.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ <https://www.british-history.ac.uk/vch/lancs/vol7/pp1-20>

^{iv} Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^v Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

^{vi} Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{vii} historicengland.org.uk/images-books/publications/adaptive-reuse-traditional-farm-buildings-advice-note-9/heag156-adaptive-reuse-farm-buildings/