



Aisled Barn at Home Farm, Downham, Lancashire

Historic Buildings Appraisal

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

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I.0 INTRODUCTION

I.1 OVERVIEW

This document has been produced in support of a full planning application advice for the following;

- The buildings are proposed to be converted into a commercial office site with associated car parking.
- The existing stone boundary walls which flank the gateway to Downham Hall are to be reduced to 1m in height so as to improve highway safety and visibility when leaving the site. This gateway is to form the new access to the barn, which will involve the creation of a new access track leading from the existing gateway and entering the barn site via a new wall opening to the west of the barn.
- A new metal estate fence is to be erected, including new access gates, to the south west of the barn site which will provide separation between Downham Hall and the proposed barn access track.
- A new floor mounted solar panel array is to be installed to the land immediately to the south of the barn to provide a means of renewable energy production.
- First floor of the early 19th century former cart shed / granary is to be repurposed as a conference room.
- Outbuilding converted for ancillary wood-pellet boiler store.
- Installation associated mechanical and electrical services such as lighting, power etc, heating including underfloor and radiators.
- Re-roofing works including the installation of roof insulation and flush fitting conservation rooflights to replace glass slates.
- Retaining existing timber doors and windows with sympathetic repairs and the installation of secondary glazing as required.
- Existing unglazed openings to be glazed with new aluminium units with double glazing.
- Installation of internal wall insulation using insulated lime plaster.
- Removal of existing floors where present, installation of a new limecrete flooring system with underfloor heating and relaying of existing stone flag floor covering.
- External repointing works using lime mortar.
- Removal and reinstallation of the existing timber shiplap stalls.
- Installation of new internal aluminium glazing / screens to form offices.
- New internal wall openings for use as doorways.

The Aisled Barn at Home Farm dates from the 17th century and is comprised of a former barn, likely a combination barn, with a former stable building adjoining to the east. The building is grade II listed and is located within the Downham Conservation Area.

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 building will be included to determine its 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 207 of the National Planning Policy Framework, 2024 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.¹

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

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.³
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁵
- Historic England (2014) National Farm Building Types⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England (2017) Listing Selection Guide: Agricultural Buildings⁷
- Historic England (2017) Adapting Traditional Farm Buildings⁸
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁹

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 for this commission.

¹ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework, Page 55, Available at: <chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/https://assets.publishing.service.gov.uk/media/675abd214cbda57cacc3476e/NPPF-December-2024.pdf> (Accessed on 16th December 2024)

² 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 24th January 2020)

³ 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 31st March 2020)

⁴ 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 (Accessed on 31st March 2020)

⁵ 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 (Accessed on 31st March 2020)

⁶ 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)

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

⁸ 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 12th December 2022)

⁹ 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 31st March 2020)

2.0 SITE ASSESSMENT

2.1 THE WIDER SETTING OF THE BUILDING

Downham lies 5 kilometres north east of the town of Clitheroe, in the Ribble valley Borough of Lancashire. The main route through Downham, known as Main Street, leads on from Chatburn Road, Downham, which runs from Chatburn in a south-easterly direction down the slope to the valley bottom before ascending the eastern slopes of Pendle Hill as Pendle Road. The village lies on the Lancashire cycleway and is in the Pendle Hill outlier of the Forest of Bowland National Landscape.

Downham lies on and beneath a limestone ridge between Pendle Hill and the River Ribble. The ridge, along which ran a Roman road, runs in an east-west direction and Downham at c. 140 metres overlooks a rural vale that rises gently at first and then more steeply over Downham Moor to the top of Pendle Hill at 532 metres. Narrow lanes run east to Twiston and west to Worston, below the ridge. The protuberance of Worsaw Hill west of the village is prominent in views from the Gisburn Road. Downham's location on the south side of the ridge gives the village a tranquil atmosphere which belies its close proximity to Clitheroe, the railway and the busy A59 to the north.¹⁰

The local area has been classified within character type with the Forest of Bowland Landscape Character Assessment (2009 - 2014)¹¹ and has the following characteristics;

- Dramatic, open views southwards towards moorland on Pendle Hill;
- Open views northwards across the wide valley of the River Ribble;
- Patches of deciduous woodland and single mature deciduous field trees contribute to an intermittent sense of enclosure within views across this landscape;
- Patchwork of pasture fields lined with stone walls and mixed hedgerows and interspersed with mature deciduous hedgerow trees;
- Relatively tall, estate style, predominantly limestone, walls are also a feature, lining some of the minor road corridors; in other places, mixed hedgerows line road corridors.
- Traditional stone field barns are a feature in places (for example at the side of Twiston Lane);
- Lime kilns and quarries are also visible landscape features; Parkland features include estate walls and frequent copses on limestone reef knolls between Downham and Twiston;
- The linear estate village of Downham, with its strongly recognisable sense of place, resulting from the combination of stone buildings, bridges and church is a key feature within several views across this area.

2.2 THE IMMEDIATE SETTING OF THE BUILDING

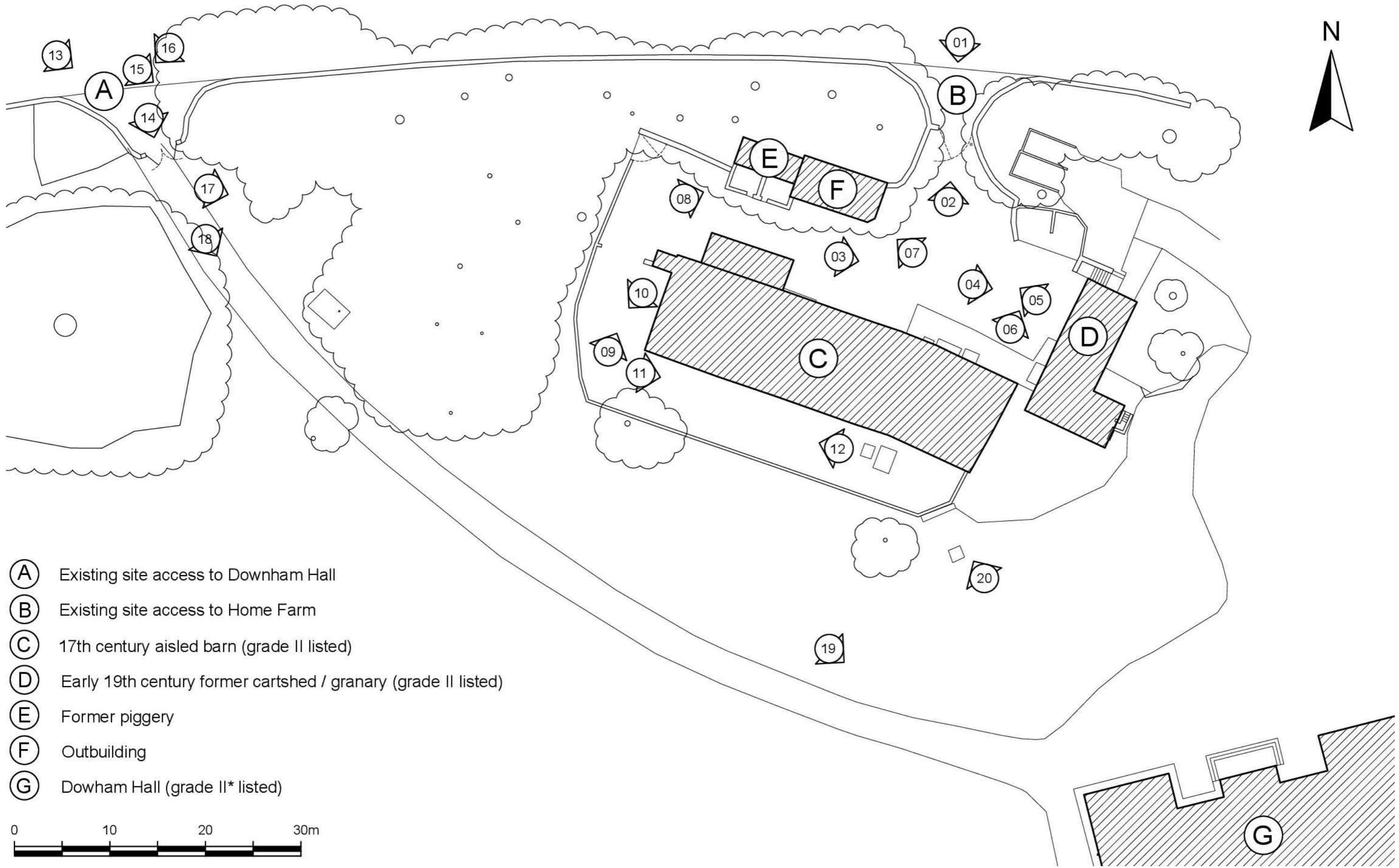
The Aisled Barn forms part of the farmyard located at Home Farm. The barn lies along the south edge of what is a relatively compact site. The early 19th century former cart shed / granary is located directly to the east with the former piggery and an adjoining outbuilding located to the north of the yard. The existing site access is located to the north boundary of the site. Downham Hall lies to the south west of Home Farm and is accessed from a separate set of gates located to the north east of the Home Farm site, in between which is an area of trees and shrubs. The Home Farm site is denoted by a stone wall boundary to the north, south and west. The former cart shed / granary forms the east boundary.



Fig 01: Aerial view of the Home Farm Site. Image taken from Google Earth, 2024 (NTS)

¹⁰ The Conservation Studio (2005) Downham Conservation Area Appraisal (Online) Available at: <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.ribbonvalley.gov.uk/downloads/file/54/downham-conservation-area-appraisal> (Accessed on 16th December 2024)

¹¹ Forest of Bowland Area of Outstanding Natural Beauty: Landscape Character Assessment 2009 – 2014 (Online) Available at <https://www.forestofbowland.com/landscape-character-assessment> (Accessed on 16th December 2024)



- (A) Existing site access to Downham Hall
- (B) Existing site access to Home Farm
- (C) 17th century aisled barn (grade II listed)
- (D) Early 19th century former cartshed / granary (grade II listed)
- (E) Former piggery
- (F) Outbuilding
- (G) Dowham Hall (grade II* listed)



Fig 02: Existing site plan (NTS)



PL01: View of the existing farm entrance from the north.



PL02: View of the existing farm entrance from the south.



PL03: View east within the Home Farm site.



PL04: View of the 19th century former farm building, likely a former cart shed and granary.



PL05: View west within the Home Farm site.



PL06: View north from the west of the early 19th century former farm building.



PL07: View of a stone built outbuilding located to the west of the farm site entrance.



PL08: View of former stone built piggery located adjacent to the stone outbuilding.



PL09: View north from the west side of the barn.



PL10: View of stone boundary wall located to the west of the barn, where the new site access is proposed.



PL11: View east from the south west corner of the barn, looking towards Downham Hall.



PL12: View west from the south side of the barn.



PL13: View of the existing site access to Downham Hall.



PL14: View of the existing stone gate posts and gates present to the existing site access to Downham Hall.



PL15: View of the dressed stonework and copings located to the east side of the existing site access to Downham Hall.



PL16: View of the dressed stonework and copings located to the west side of the existing site access to Downham Hall.



PL17: View east towards the Home Farm site from the existing access track leading to Downham Hall.



PL18: View southwards along the access track leading to Downham Hall.



PL19: View south east towards Downham Hall from the south side of the Home Farm site boundary.



PL20: View of the barn and Home Farm site from the Downham Hall site to the south.

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. (1911) *Victoria County History – A History of the County of Lancaster*, Volume 6.
- A Map of Downham, 1593 by Thomas Osbaldeston
- Downham Tithe Map, 1852
- Ordnance Survey 1:10560 scale mapping, 1847
- Ordnance Survey, 1:2500 scale mapping, 1886
- Ordnance Survey, 1:2500 scale mapping, 1912
- Ordnance Survey, 1:2500 scale mapping, 1932
- Alcock, N. (2024) *A Database of Aisled Buildings in England and Wales – A searchable database comprises part of this research but did not appear to be operational at the time of writing with only the research article¹² being available.*
- Home Farm Historic Building Report undertaken by the Lancashire Heritage Trust (date unknown).

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 Home Farm exist.

2.4 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.

The Aisled Barn and adjoining former stables at Home Farm are 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 27th April 1984 and the list entry for the building is provided within Appendix A.

The building located on the east side of the farm yard, thought to be a former cart shed and granary 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 27th April 1984 and the list entry for the building is provided within Appendix A.

Downham Hall, located nearby to Home Farm 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 13th December 1977 and the list entry for the building is provided within Appendix A.

2.5 ARCHAEOLOGY

There are no scheduled ancient monuments within the setting of Home 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 Home Farm and are summarised below.

- A total of 38 Listed buildings located within 1km of the site.
- 4no milestones located within 1km of the site.
- Monument no. 44623 – Lower Hall (previously Old Hall) an 'L' shaped, three storeyed building of the 18th C., which has been converted into two cottages.
- Monument no. 44626 - Downham Hall is a two storeyed stone building of the 19th century. It is reputed to have remains of an earlier building.
- Monument no. 514259 - A post medieval house.
- Monument no. 44651 –Stocks (rems of). The two stone uprights are all that remain of these stocks.
- Monument no. 44645: St Leonard's Church extant by 1296 restored 1801. Largely rebuilt 1910 by Sir Mervyn McCartney, with west tower of late 15th century. Sandstone rubble with slate roof. Comprises a west tower, a nave and chancel under a continuous roof, a south aisle, and a south porch.
- Monument no. 1503535 - Former Wesleyan Methodist chapel now village hall built in 1817. Squared sandstone with stone slate roof. 2 storeys, 3 bays. Windows have plain stone surrounds and modern top-hung casements with glazing bars. The central door has a plain stone surround with a semi-circular head having a projecting keystone and impost blocks.
- Monument no. 1489323 - Bridge, probably early 19th century. Squared sandstone. Single narrow segmental arch, with string course and solid parapet with weathered coping. Parapets curved on plan, terminating with round piers with rounded caps.
- Monument no. 1394752 - The remains of Downham lime kiln and associated lime yard. It is a single pot flare or draw type kiln, used to burn limestone and is situated at the rear of a stone-walled lime yard which was used for storage. An arched opening gives access to the draw hole with a rounded stack above, containing the charge hole, now largely infilled.

- Monument no. 514263 – Lower Hall Cottages. House, probably early 19th century with late 16th century remains. It is of rubble construction, mainly limestone, with a stone slate roof and is three storeys high. To the left of the door are mullioned windows with an inner hollow chamfer and an outer casement moulding. The ground-floor one is of 5 lights; those on the first and second floors are of 6 lights each. To the right of the door are chamfered mullioned windows of 19th century type, one on each floor, with 4 lights on the ground floor, 3 lights on the flat floor and 2 lights on the second floor. The door has a chamfered stone surround. To the right of the door are traces of a blocked window. Also, to the right of the door, on the first and second floor, is a straight joint. The rear (north west) wall borders the garden of Downham Hall and is blank apart from a ground-floor outshut. Within an open section of this outshut, in the rear wall of the house, is a deeply-moulded doorway with ogee head. The door itself is of plank construction with bands of studs and with two decorative iron straps.
- Monument no. 514260 – Fir Tree House. Late 18th century house, constructed from rubble with a stone slate roof and is of two storeys in two bays. The ground floor windows are of 3 lights, the left hand one rebated and chamfered with splayed mullions, and a hood whilst the right hand one has a plain stone surround and square mullions. The first floor windows are of 2 lights with square mullions and plain stone surrounds. The door, between bays, has plain reveals.
- Monument no. 514264 - Pair of houses, formerly one, built in the late 17th century. The building is constructed from rubble, partly rendered, with a slate roof and is of two storeys in two bays. The windows are mullioned, rebated and chamfered, and of 3 lights each. Those on the ground floor have hoods, now partly missing. The paired doors have stone surrounds of the 19th century type, the left-hand one chamfered, the right-hand one plain, and external stone steps.
- Monument no. 887144 - Roman penannular brooch found near Downham in 1979.
- Monument no. 44667 – Old Well Hall. A row of three houses, formerly one, dating to the 17th century and constructed from rubble with sandstone dressings and a stone slate roof. The building is of two storeys with attic and windows are double-chamfered with mullions and hoods.
- Downham Hall Gardens - Features of Downham Hall gardens include a garden terrace, formal garden, rock garden and a kitchen garden.
- Flatt Barn, off Pendle Road: Historic Building Record. Archaeological building recording carried out in advance of proposed residential conversion of a 18th/19th century field barn.

2.6 PLANNING HISTORY

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

¹² Alcock, N. (2024) *A Database of Aisled Buildings in England and Wales (Online) Available at: https://www.tandfonline.com/doi/full/10.1080/03055477.2024.2321373 (Accessed on 16th December 2024)*

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.

A Map of Downham, dated 1593 by Thomas Osbaldeston as well as the Downham Tithe Map dated 1852 have both been inspected as part of this research however the maps contain very little detail and do not appear to show the site of Home Farm and therefore do not contribute to an understanding of the history and development of the site.



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

Home Farm first appears, albeit unnamed, on the OS map of 1847 and is depicted as rectangular building. There is a building to the north east which is expected to be the former cart shed / granary (built 1812) as well as a further building to the north west, the nature of which is not known as there is no building in this approximate location at present.

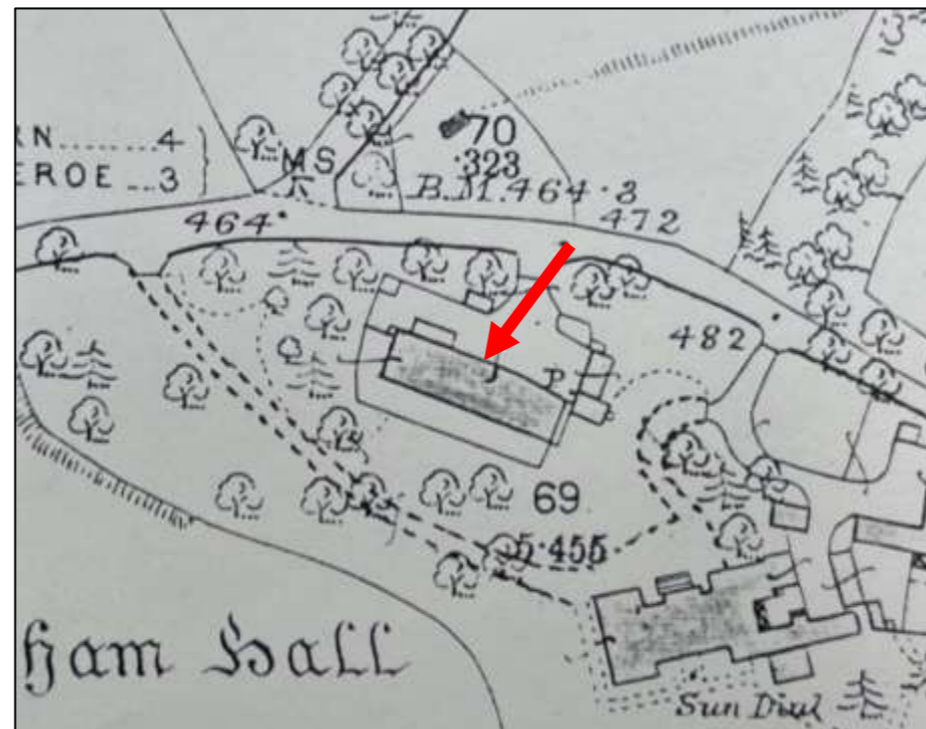


Fig 04: Extract of OS 1:2500 scale map of 1894

Home Farm then appears on the subsequent OS mapping from 1894. The barn is again shown to the south of the site, however the adjoining cart shed is now present to the north facing elevation. The mapping also shows that the cart shed / granary has been enlarged to its south end and that the existing outbuilding to the south west of the site entrance has also since been built. The structure to the north west still remains,



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

By 1912, the piggery has been built to the west side of the north outbuilding as well as the privy to the west gable end of the barn.

2.10 BUILT FORM ANALYSIS

2.10.1 Exterior - North Facing Elevation:

The north elevation of the barn has a large cart entry opening which is positioned centrally on this elevation of the barn. The doors consist of segmental stone jambs and a pair of repaired, vertically boarded harr-hung doors and the top of the doors reach upwards to the underside of the eaves given the relatively low eaves height of the barn. The barn doors are flanked on the west by a 19th century lean-to addition which is built from rubble limestone, with sandstone quoins dressings with roughly dressed stone quoins and a mono-pitched roof with a covering of blue slate which reaches up to the underside of the eaves to the main barn roof. The east end of the addition served as a cart shed and is served by a set of double doors with a segmental stone jamb on the north side of the doors. There is a large timber lintel over the double doors. The west end of the addition formerly served as either a shippen or stable and is served by a single doorway to the west end of the north elevation. The doorway has dressed stone jambs and lintel with a timber stable door. A 17th century doorway is located to the west end of the north elevation of the barn and served as a cattle entry doorway. The doorway has segmental stone jambs and a stone lintel, with chamfer. The doorway has been sealed up. To the east side of the barn cart entry are two pairs of breathers, with monolithic stone heads, jambs, and sills. There is a 19th century forking hole with gable roof over located adjacent to the breathers. A further 17th century door, lies to the far east end of the north elevation, again with chamfered segmental stone jambs and stone head and also likely served as a cattle entry doorway. The gable form roof has a covering of stone slates with six glass slates.

The north elevation of the former stables is comprised of a roughly central personnel door at ground floor level with chamfered stone jambs and lintel and a vertically boarded timber door. The door is flanked on the left by a mullioned window with central chamfered stone mullion, jambs, and head. The windows are comprised of two fixed casement windows each being of 'eight lights' with glazing bars. The right of the ground floor door is a rebated fixed casement window with top hung opening casement, with 'nine lights' and glazing bars. The window surround is comprised of segmental chamfered stone jambs and head. Over the doorway is a 19th century pitching hole, with monolithic stone surrounds and a gable roof.

2.10.2 Exterior - East Facing Elevation:

The east elevation of the barn is now internal and forms an internal wall between the barn and former stables. The wall contains an internal doorway at ground floor level which provides passage between the barn and stables. At high level the barn contains a number of opened and blocked breathers. The outline of the original barn roof is visible from the first floor of the stables.

The east elevation of the stables is visible from the site of Downham Hall and bears few features with the exception of a high-level circular opening, just below the ridge, probably an owl hole and is formed in dressed stone voussoirs. Isolated areas of past rebuilding also appear to be evident. There appears to be a blocked-up window located roughly central to the gable end.

2.10.3 Exterior - South Facing Elevation:

The south elevation of the barn has a central inserted doorway, which lies opposite the large cart entry door and is likely a winnowing door. To the right-hand side of the door are two breathers with monolithic stone heads and jambs and an inserted 19th century window opening. The window is fixed and is of 'six-lights' with glazing bars. The window has a stone head and sill. To the left of the doorway are three breathers with another inserted 19th century window of the same style. The roof again has a covering of stone slates. It is evident that the most western bay has been rebuilt.

The south elevation of the former stables has a wide arched cart entry opening with limestone voussoirs and which has largely been infilled and has an inserted window. The window is of 'six-lights' with glazing bars and is fixed, with a stove flue protruding through the centre bottom pane. Two further 19th century inserted windows flank the opening on its left side,

2.10.4 Exterior - West Facing Elevation:

The west gable end of the barn has a single inserted window to the ground floor, with a furrowed stone head and segmental jambs. The timber window is fixed with a top-hung casement window to the top. The window is of 'nine lights' with glazing bars. There are three open breathers and one blocked breather to the elevation. At first floor level is a 17th century mullioned window, with chamfered mullion, jambs, and head, with a stone relieving arch over comprised of roughly dressed stone voussoirs. A former privy is situated to the north side of the west gable end, which is built from rubble limestone, with some sandstone dressings and has a stone slate covering.

2.10.5 Interior – Barn:

Internally the barn is divided into seven roof bays with a central aisle and narrow side aisles of approximately 1m wide. The bays are formed from six pairs of oak arcade posts which stand on stacked stone stylobates. The arcade posts to the most western bay are later replacements. There are no mortises for aisle ties. The trusses have light collars and raking queen struts and are largely in oak. The purlins and rafters are now of softwood and the trusses have been repaired with softwood. The upper part of truss no.2 (from the east) has been entirely replaced, as has the western truss. The stylobates appear to be original all except the south west stylobate which is a 20th century replacement. A mixture of curved and straight braces is used in between the arcade posts and the tie beams and arcade plates. Each end bay has been converted into shippens, with softwood timber stalls and haylofts over sometime during the 19th century. The floor to the central bay has a stone flag floor covering and might have served as a threshing floor. Other areas of the floor appear to be concrete.

2.10.6 Interior – Former Stables:

The interior of the former stables is of two storeys, with the ground floor having served as the stable and cart shed with the first floor serving as a hay loft. The first-floor west unit is accessed via a stone and timber staircase, however there is no first-floor access into the east unit. The roof structure is comprised of one sawn softwood queen post roof truss located over the east first floor unit, with sawn softwood purlins and ridge spanning between the east gable end, the truss, and the internal spine wall between the stable and barn. The rafters are also in sawn

softwood. The floors to the ground floor are in concrete, with softwood timber stalls present to the east end of the largest ground floor unit. The first-floor structure is modern and is comprised of four timber bressummer beams spanning east – west, with sawn timber joists and floorboards over.

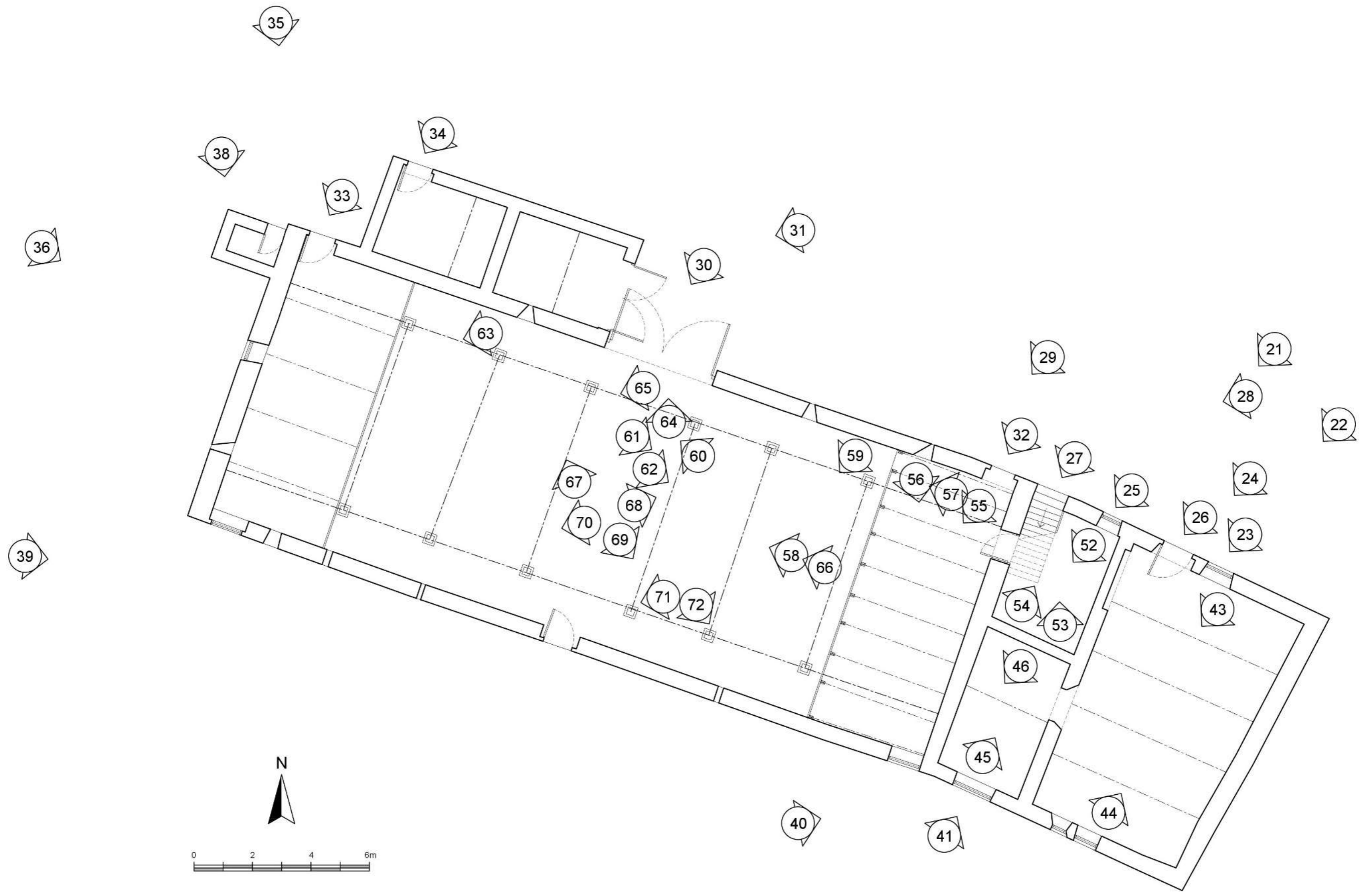


Fig: 06: Existing Ground Floor Plan (NTS)

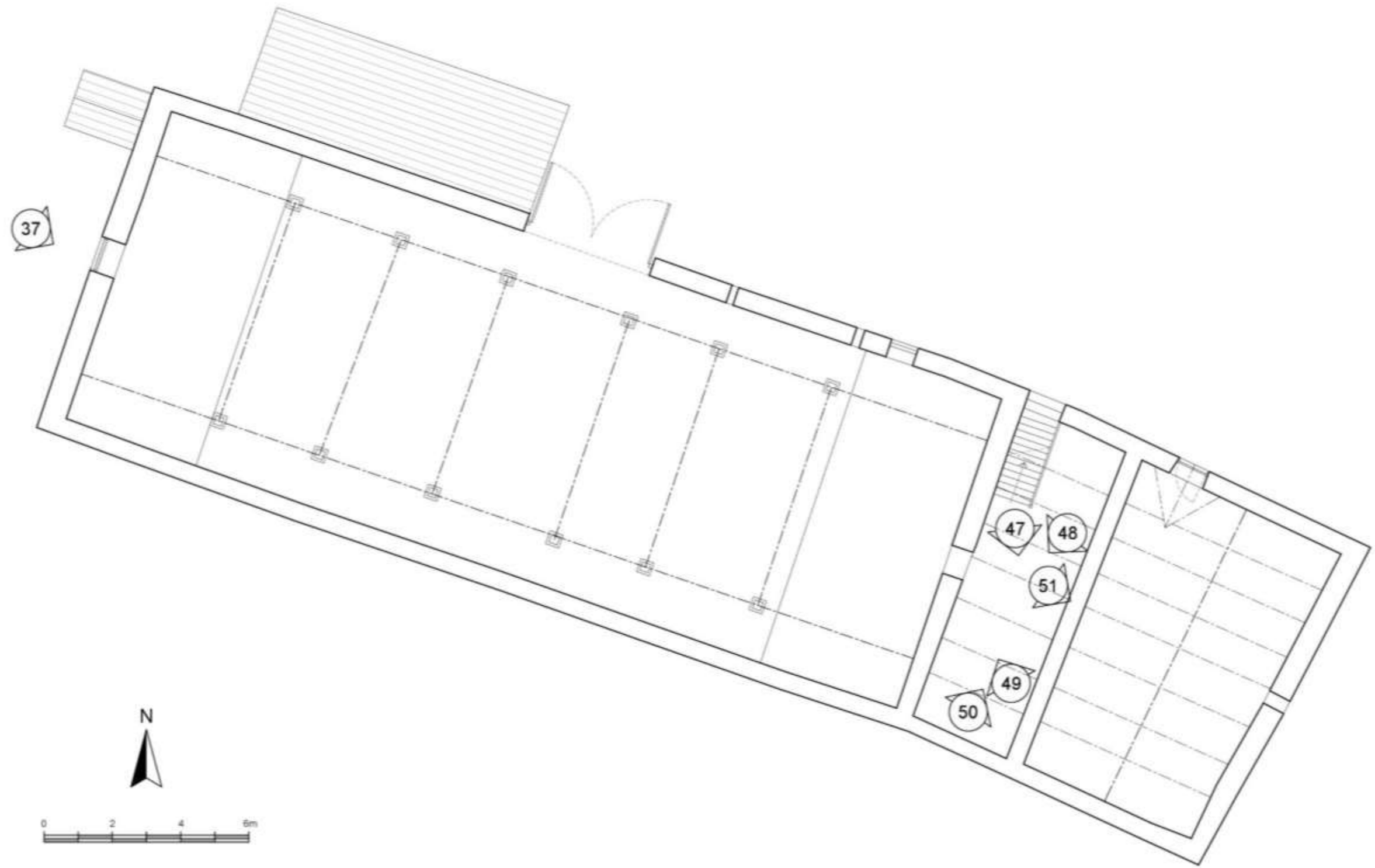


Fig: 07: Existing First Floor Plan (NTS)



PL21: View of the former stable and barn from the north east.



PL22: View of the north facing elevation of the former stables from the north east.



PL23: View of re-used 17th century window to the ground floor of the north facing elevation of the former barn.



PL24: View of later 19th century forking hole and gablet to the north facing elevation of the barn.



PL25: View of rebated window to the north facing elevation of the former stable with chamfered stone head and jambs.



PL26 (left): View of former stable door to the north elevation of the former stable. PL27 (right): View of doorway to the north elevation of the former stable with chamfered stone head and jambs, possibly re-used 17th century stonework, leading to the former hayloft over the stables.



PL28: View of the north facing elevation of the barn.



PL29: View of 19th century pitching hole with gablet to the north facing elevation of the barn.



PL30: View of cart entry and harr-hung doors to the north facing elevation of the barn.



PL31: View of 19th century former cart shed and shippen to the north elevation of the barn.



PL32 (left): View of 17th century shippen door to the east end of the north elevation of the barn with chamfered head and jambs. PL33 (right): View of 17th century shippen door to the west end of the north elevation of the barn with chamfered head and jambs.



PL34: View of 19th century doorway to the north elevation of the former cart shed / shippen addition to the north side of the barn.



PL35: View of the barn from the north west.



PL36: View of the east facing gable of the barn from the east.



PL37: View of first floor 17th century window, with relief arch above, to the east facing gable end of the barn.



PL38: View of the former privy to the north west corner of the east gable end.



PL39: View of the barn from the south west.



PL40: View of the former stables from the south west.



PL41: View of blocked up cart entry to the south facing elevation of the former stables, with inserted window.



PL42: View of the former stable and barn from the south east.



PL43: View south within the main unit to the ground floor of the former stables.



PL44: View north within the main unit of the ground floor of the former stables.



PL45: View north within the south west unit to the ground floor of the former stables.



PL46: View south within the south west unit to the ground floor of the former stables.



PL47 (left): View of the east gable end wall to the first floor unit of the former stables. PL48 (right): View of the roof structure to the south roof slope over the first floor unit of the former stables.



PL49: View of the west gable end within the first floor unit of the former stables. The outline of the gable end of the barn is visible.



PL50: View of the roof structure to the north roof slope over the first floor unit of the former stables.



PL51: View into the first floor hay loft of the barn which was not accessible at the time of our site inspection.



PL52: View south within the north west in to the ground floor of the former stables.



PL53 (left): View of the stair soffit within the north west in to the ground floor of the former stables. PL54 (right): View north within the north west in to the ground floor of the former stables



PL55: View south within the east shippen of the barn.



PL56: View east within the east shippen of the barn.



PL57: View of passage leading from the east shippen and into the core of the barn.



PL58: View west within the barn.



PL59: View south west within the barn.



PL60: View of the stone flags adjacent to the barns cart entry.



PL61: View east within the barn.



PL62: View of the roof structure over the eastern half of the barn.



PL63: View of the west gable end and hay loft.



PL64: View of the harr-hung doors to the north elevation cart entry.



PL65: View of the roof structure over the western half of the barn.



PL66: View of the roof structure over the eastern half of the barn.



PL67: View of the arcade posts and braces adjacent to the west side of the north cart entry.



PL68: View of the arcade posts and braces adjacent to the east side of the north cart entry.



PL69: View of arcade posts and braces to the south side of the barn.



PL70: View of arcade posts and braces to the south side of the barn.



PL71: View of stone stylobate.



PL72: View of stone stylobate.



PL73: View north to the first floor of the former cart shed / granary.



PL74: View south to the first floor of the former cart shed / granary.



PL75: View of the existing timber roof structure to the former cart shed / granary from the north.



PL76: View of the existing timber roof structure to the former cart shed / granary from the south.

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.”¹³ 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.*¹⁴

It is considered that aisled barns are some of the finest English barns and is a method of construction which is said to pre-date the Roman conquest of Britain. However, the earliest aisled barns in existence today date from the 12th century with construction of aisled barns lasting well into the 19th century which is a testament to the longevity and success of this style of barn building and how it suited the needs of their users.

Recent research (Alcock, 2023) indicates that there are over 2100 aisled barns in England and Wales with only 22 aisled barns present in Lancashire making them something of a rarity in the county. They appear to be largely limited to north east Lancashire, close to the borders of West and North Yorkshire, with a small number located in Central Lancashire. It is likely, given the high number of aisled barns located in West and North Yorkshire, that it is a style of barn building that was migrating from these areas albeit somewhat slowly. The aisled barns in existence in Lancashire today date from the 17th, 18th and 19th centuries.

The barn as well as the other buildings at Home Farm provide physical evidence of agricultural practices at the site since at least the 17th century. However, it is the

¹³ 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.](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 22nd June 2022)

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 with an 18th century stable added to east end of the barn, as well as a 19th century cart shed and shuppen to the north side of the barn, along with a number of later 19th century interventions. The exact age of the barn is unknown as there is no datestone, inscriptions or any other records which confirm this.

The barn is relatively well preserved, albeit for some later repairs and interventions, however these appear to be historic in nature and are evidence of the historical development of the barn i.e. the 19th century gablets and forking holes. The aisled construction of the barn is intact but with evidence of later repairs having been undertaken as well as the replacement of individual components The repairs were likely undertaken as a means of preventative maintenance required to address issues of defect and decay. Some 17th fabric does appear to be present to external walling, as well as the timber aisle and truss construction. However, the purlins, ridge and rafters are later softwood replacements.

Internally there is evidence of how the barn functioned in the 19th century, with shippens and haylofts present to both the east and west ends of the barn. There is a central cart entry doorway, with the remnants of a stone flag floor covering suggesting that this may have served as a threshing floor. However, it is unknown how the barn would have been used and functioned in the 17th century.

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

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.”*¹⁵

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 a number interesting features primarily relating to function as opposed to being features of embellishment and are largely limited to the 17th century doorways and mullioned window as well as the timber aisled construction and trusses. The blocked up former cart entry to the 18th century stables is also of

¹⁴ 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 16th September 2020)

¹⁵ 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 16th September 2020)

interest. The 19th century forking holes and gablets are of interest and are evidence later adaptations required to suit specific needs at that time.

Technologically, aisled construction was a solution to the often problematic issue of providing a wide span roof which was required in order to achieve a barns characteristic large open internal space. The width of a barn was sometimes dictated by the available length of timber for the creation of a truss tie beam, where an uninterrupted floor space was required. However, where the use of intermediate support was acceptable this could be accommodated by the timber available. Although aisled construction resulted in an obstructed and interrupted floor space this was often not problematic and the individual bays and aisles had their own specific uses within the barn.

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.”*¹⁶

In terms of associative historical value, the barn, being part of Home Farm, is associated with its past occupants and users and its clear relationship with Downham Hall and Assheton Family. However, these associations do not appear to be physically manifested in the fabric of the barn and therefore cannot be harmed by proposed future interventions.

In terms of illustrative historical value, the building is a constituent part of a 17th century farmstead that has been altered and enlarged in the 18th and 19th century and belonged to the Downham Estate. The building provides a limited insight into the agricultural use of the site, in the 18th and 19th centuries, however the 17th century use of the site is unclear. Compared to other aisled barns within the region and further afield, the barn and its construction is not as impressive by way of its smaller scale, its condition, lesser degree of completeness and the nature and degree of later intervention.

¹⁶ 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 16th September 2020)

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.”¹⁷

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 the village. The setting remains typically rural and agricultural in character and appears to be relatively unchanged given that the local area is under the ownership of the Downham Estate which has prevented the spread of modern development into the village and has left the village with an exceptional historic character and appearance.

3.6 STATEMENT OF SIGNIFICANCE

The Aisled Barn at Home Farm is an example of a 17th century barn which was enlarged in the 18th century through the addition of a stables as well as various 19th century interventions and alterations. Its formal designation as a grade II listed building, places it within the 91% of listed buildings and suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance.

The significance of the building is embodied within its age, construction, extant historic fabric, and its relationship with Downham Hall. In terms of historic fabric, the most important elements of the building are its external shell and its 17th century internal aisled construction and associated roof trusses. The significance of other internal features and fabric is limited. Historically the barn has a direct connection with Downham Hall and the Assheton Family.

It is one of the Downham Estates historic buildings for which an adaptive and proactive reuse is seen as the best means of ensuring its long-term preservation. The barn makes a significant contribution to the character and appearance of the Downham Conservation Area and to the settings of other nearby listed buildings, including Downham Hall, by way of its visual and functional relationship with these buildings which would have been dictated by the estate.

¹⁷ 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 1st August 2022)

4.0 PLANNING POLICY 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 relevant buildings at Home Farm are grade II listed and as such benefit 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.

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.”

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

4.2 NATIONAL PLANNING POLICY

National Planning Policy Framework 2024

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2024, 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 policies 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 policies;

207. 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.

208. 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.

210. 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.

212. 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.

213. 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.*

214. 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.*

215. 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.

Downham Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Downham Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area.

Downham Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Downham Conservation Area.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 DEVELOPMENT PROPOSALS

The main elements of the proposed scheme include:

- The building is proposed to be converted into a commercial site with associated car parking. Refer to associated proposed drawing which illustrates the associated work which are summarised as follows:
 - a) Re-roofing works including the installation of roof insulation and flush fitting conservation rooflights to replace glass slates.
 - b) Retaining existing timber doors and windows with sympathetic repairs and the installation of secondary glazing as required.
 - c) Existing unglazed openings to be glazed with new aluminium units with double glazing.
 - d) Installation of internal wall insulation using insulated lime plaster.
 - e) Removal of existing floors where present, installation of a new limecrete flooring system with underfloor heating and relaying of existing stone flag floor covering.
 - f) External repointing works using lime mortar.
 - g) Removal and reinstallation of the existing timber shippen stalls.
 - h) Installation of new internal aluminium glazing / screens to form offices.
 - i) New internal wall openings for use as doorways.
 - j) Installation associated mechanical and electrical services such as lighting, power etc, heating including underfloor and radiators.
 - k) The existing stone boundary walls which flank the gateway to Downham Hall are to be reduced to 1m in height.
 - l) A new metal estate fence is to be erected, including new access gates, to the south west of the barn site which will provide separation between Downham Hall and the proposed barn access track.
 - m) A new floor mounted solar panel array is to be installed to the land immediately to the south of the barn to provide a means of renewable energy production.
 - n) First floor of the early 19th century former cart shed / granary is to be repurposed as a conference room.
 - o) Conversion of outbuilding to house wood pellet boiler and store.
- The existing stone boundary walls which flank the gateway to Downham Hall are to be reduced to 1m in height so as to improve highway safety and visibility when leaving the site. This gateway is to form the new access to the barn, which will involve the creation of a new access track leading from the existing drive and entering the barn site via a new wall opening to the west of the barn.
- A new metal estate fence is to be erected, including new access gates, to the south west of the barn site which will provide separation between Downham Hall and the proposed barn access track.
- A new floor mounted solar panel array is to be installed to the land immediately to the south of the barn to provide a means of renewable energy production.

5.2 ASSESSMENT CRITERIA

To understand the effect of the impact on the heritage values of the Barn, 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

- The building is proposed to be converted into a mixture of a commercial site with a small ancillary and residential unit, with associated car parking. This involves the following works;

a) *Re-roofing works including the installation of roof insulation and flush fitting conservation rooflights to replace glass slates:*

The re-roofing of the main building, outbuilding and cart shed building will be undertaken using the existing roof covering. Any new stone slates required will match the existing. The proposed insulation is to be made from natural fibres therefore maintaining the breathability of the building fabric and with the use of lime plaster, these new materials will be fully compatible with the fabric of the listed building. The installation of insulation will reduce the carbon footprint and increase the energy efficiency of the building and is therefore in line with current planning policy aspirations and a definite public benefit. This is expected to be highly beneficial.

b) *Retaining existing timber doors and windows with sympathetic repairs and the installation of secondary glazing:*

This allows the retention of all the historic door and window features and enhances the saving of energy via the installation of non-structural secondary glazing. This is expected to be highly beneficial to the retention of the character of the building and energy conservation.

c) *Existing unglazed openings to be glazed with new aluminium units with double glazing:*

The proposed windows and doors will be aluminium for minimal visual profile with double glazed units so as to improve the energy efficiency of the building and reduce its carbon footprint. The windows and doors will be set back within the existing openings by 150 – 200mm so as to further reduce visual impact and maintain a sense of depth to the openings. Existing timber doors are to be retained to be re-hung to open outwards, with fully double glazed doors hung to be opened inwardly to allow for maximum energy efficiency and natural light. This is expected to be highly beneficial and visually neutral to the historic aesthetic of the building.

d) *Installation of internal wall insulation using insulated lime plaster*

The proposed insulation is to be made from natural fibres therefore maintaining the breathability of the building fabric and with the use of lime plaster, these new materials will be fully compatible with the fabric of the listed building. The installation of insulation will reduce the carbon footprint and increase the energy efficiency of the building and is therefore in line with current planning policy aspirations and a definite public benefit. This is expected to be highly beneficial.

- e) *Removal of existing floors where present, installation of a new limecrete flooring system with underfloor heating and relaying of existing stone flag floor covering.*

Two sections of existing concrete floors will be removed which will be harmful to the historic fabric of the barn as it impacts on the breathability of the fabric. The introduction of new breathable limecrete floors will address this issue and maintain the breathability of the fabric. Any areas of stone flag flooring will be recorded prior to removal and numbered so that they can be relaid as existing. The earthen floor will be replaced with a new section of flooring due to the associated negative impact the retention would have as demonstrated. The inclusion of insulation will reduce the carbon footprint of the building and increase its energy efficiency. This should prove to be highly beneficial. New floor finishes include the reinstatement of existing as well as replicate the former finishes which it replaces.

- f) *External repointing works:*

External repointing works will address an existing weakness and vulnerability and will maintain the structural integrity of the external walling. The repointing is to be undertaken using an appropriate lime mortar so as to maintain and enhance the breathability of the wall fabric as well as ensuring the longevity of the stonework. This should prove to be highly beneficial.

- g) *Removal and reinstatement of the existing timber shippen stalls:*

The retention and reinstatement of the existing timber shippen stalls should be welcomed as the stalls contribute to the historical development and use of the building and will be highly beneficial in maintaining the significance of the building as a former agricultural building.

- h) *Installation of new internal aluminium glazing / screens to form offices:*

The installation of new glazed partitions will create subtle internal subdivision of spaces whilst maintaining the visual aesthetic of the characteristic openness within the barn and is expected to have a neutral impact especially as aluminium will allow for slimmer and less visually intrusive profiles for the glazing frames

- i) *New internal wall openings for use as doorways.*

A new wall opening is proposed to the ground floor of the 18th century stables. The opening is proposed as access to be located in between the proposed ground floor cloaks and kitchen. This will require the removal of small areas of historic fabric to form the openings but only the minimal amount required. This is required in order to facilitate the new optimum viable use of the building. This is expected to have a negligible impact.

- j) *Installation associated mechanical and electrical services such as lighting, power etc, heating including underfloor and radiators.*

This is a requirement of conversion works. The internal layout and detail will ensure the ability to subtly include these aspects supported by an economical and sustainable heating source and solar panels.

- k) *The existing stone boundary walls which flank the gateway to Downham Hall are to be reduced to 1m in height so as to improve highway safety and visibility when leaving the site. This gateway is to form the new access to the barn, which will involve the creation of a new access track leading from the existing and entering the barn site via a new wall opening to the west of the barn.*

At present the height of the walls provide poor visibility in both directions along Chatburn Road, however this is particular access point is preferred over the existing Home Farm site access, as this is located on a bend in the road and is considered to be more dangerous than the access to Downham Hall. The walls which flank the gates to Downham Hall are to be reduced in height to improve visibility along the road in both directions for those leaving the site as well as improving the visibility of those leaving site for other road users. The existing coping stones are to be removed and the wall reduced by 3 no courses, with the existing coping stones being reinstated. This will result in the loss of some historic boundary wall fabric but is mitigated by the proposed public benefit (improved highway safety).

The proposed access track is to match the existing access in terms of surface treatment and will lead to the south west corner of the Home Farm site. A new wall opening will involve the removal of some wall fabric to form the new opening, however this will be re-used on site. This considered to be a modest intervention and only requires the removal of non-significant fabric and is expected to have a negligible impact.

- l) *A new metal estate fence is to be erected, including new access gates, to the south west of the barn site which will provide separation between Downham Hall and the proposed barn access track.*

A new metal estate fence and gates are to be erected so as to separate the proposed access track from land at Downham Hall. The new estate fence will be of a metal post and rail style, with slender components so as to reduce their visual impact and maintain a sense of openness to the setting of the listed buildings. This is expected to have a neutral impact.

- m) *A new floor mounted solar panel array is to be installed to the land immediately to the south of the barn to provide a means of renewable energy production.*

The proposed solar panel array is to be discreetly located to the south side of the building, in between the building and boundary wall opposite, so as to take advantage of the south facing aspect. They will be ground mounted to a maximum height of 600mm. Their proposed location will ensure that they will not be visible from the Downham Hall site, the core of the Home Farm site, and from the conservation area, therefore preserving their settings as well as their character and appearance. With the solar array being located to the south side of the barn, the character and aesthetic value of the principal front north facing elevation will not be harmed. The introduction of solar panels will provide a source of renewable energy whilst reducing the carbon footprint of the building and is therefore in line with current planning policy aspirations, a definite public benefit and will be highly beneficial. Refer to associated detailed drawings.

- n) *First floor of the early 19th century former cart shed / granary is to be re-purposed as a conference room.*

The existing first floor of the former cart shed / granary is to be repurposed for use as a conference room. The interior will be made good / refurbished as required so as to be of a suitable standard of internal finishes and using appropriate materials. This will ensure that this area of the building has a function so as not to fall into disuse resulting in a decline in its condition. This will be highly beneficial.

- o) *Conversion of outbuilding to house wood pellet boiler and store.*
The works will include the re-roofing, new floor, window repair and ground floor and external flue to house the boiler and store. This will ensure a sustainable way to heat the proposal and offer a viable use for a redundant outbuilding. The flue will be located away from the existing barn and coloured black.

5.4 PRE-APPLICATION SUBMISSION

A pre-planning application submission was made in February 2025 with an associated site visit made 18.06.2025 and a written response issued 17.7.2025. Planning Ref: RV/2025/00026.

The full details and associated response are provided in the supporting design and access statement illustrating the overall positive position of the project and how items raised have been addressed in this proposed submission.

5.5 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. Through the conservation lead approach and public benefits of the conversion, the proposal offers an opportunity to provide a future use, longevity to the building and enhancement to the surrounding area.

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.

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, virtually unusable, 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 (heritage benefit).

- 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 (social and environmental benefit).
- The proposals include a number 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, the setting of nearby listed buildings and the character and appearance of the Downham Conservation Area (Heritage benefit).
- Employment of building consultants and local 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, including the incorporation of solar panels as a means of renewable energy generation and a wood pellet boiler for heat and hot water production (environmental benefit).
- Improved highway safety and increased visibility along the road for those leaving the site and increased visibility of those leaving the site by other road users (social benefit).
- The creation of new workspace and communal conference space (public and employment benefit).
- Reuse of local building stone reduces the need for imported material (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 the setting of other nearby listed buildings and the character and appearance of the Downham Conservation Area.

In both the past and present, planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be preserved in time. The likelihood of change is anticipated in the government's current National Planning Policy Framework (2024) but was more clearly outlined in earlier guidance, Planning Policy Guideline No.15 (PPG 15) dating from 1996, which stated,

“Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.”

Historic England's document from 2008 namely, Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment, also states;

“Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change”

APPENDIX A: HISTORIC ENGLAND LIST ENTRIES

BARN TO HOME FARM, NORTH WEST OF DOWNHAM HALL, AND STABLE IN SAME RANGE TO EAST (GRADE II LISTED)

Aisled barn, probably C17th. Limestone rubble with sandstone dressings and stone slate roof. North wall has wide entrance with long-and-short jambs and timber lintel. At each end are shippen doors with chamfered surrounds. To the right of the left-hand door is a window with plain stone surround. Above, under a gablet, is a pitching hole with lintel and sill of C19th type. To the right of the wide entrance is a later lean-to. Adjoining to the left, with a higher roof level, is a building formerly used as a stable. To the left it has a 2-light rebated and chamfered mullioned window. To the right of the central door is a window with chamfered surround. Above the door, under a gablet, is a pitching hole with chamfered stone surround. The central door has a chamfered stone surround, as does a 2nd door at the right. Interior. The barn is of 7 bays with narrow aisles, about one metre wide. The aisle posts rest on stone bases and are braced to the tie beams and to the aisle plates, some of the braces being straight and some curved. There are no mortises for aisle ties. The trusses have light collars and raking queen struts. The purlins and rafters are now of softwood and the trusses have been repaired with softwood. The upper part of truss no.2 (from the east) has been entirely replaced, as has the western truss. At each end of the barn are later shippens with softwood stalls.

BUILDING ON EAST SIDE OF YARD AT HOME FARM, NORTH WEST OF DOWNHAM HALL (GRADE II LISTED)

Farm building, possibly originally cart shed and granary. 'WA 1812' on 1st floor plaque at left-hand side. Squared sandstone with stone slate roof. 2 storeys, with open lower storey supported at front on 3 chamfered solid stone piers. The openings formed are spanned by lintels, the left-hand one being of stone and the others now of concrete. These rest on capitals of square plan. Above all except the left-hand opening are blank stilted semi-circular arches, the stonework which blocks each of the 3 arches being pierced by a window with plain reveals. The right-hand opening is now blocked on the ground floor, which has a door and window with plain reveals. The left-hand (north) gable has a 1st floor doorway reached by external stone steps.

DOWNHAM HALL (GRADE II* LISTED)

Country house, 1835, by George Webster, with later alterations and with some remains of c.1600. Limestone and sandstone rubble with sandstone dressings and slate roof. Grecian style. 2 storeys with attics. North facade has 2 outer projecting wings of 2 bays each. The central bay of the facade projects with a pedimented gable and a single-storey tetrastyle portico of unfluted Greek Doric columns. This central section is linked to the wings on the ground floor. On the 1st floor it is linked to the main front by 3-sided projections. Windows sashed with glazing bars and with aprons on the ground floor and a 1st floor sill band. The window of the central projecting bay is flanked by the shields of Henry de Lacy and John of Gaunt. Cornice and blocking course. Chimneys on ridge and above outer walls, some over windows. South facade a balanced composition with 2 outer projecting wings: the eastern one of 2 bays, the western of one bay. Central section of 5 bays with central porch of 2

paired antae, a C20th reconstruction in keeping. The west wing has masonry with traces of dressings from the earlier house. The west facade is of 3 bays, the central bay flanked by pilasters. The ground floor windows have architraves and cornices on console brackets, the outer ones with aprons, the central one now a door. On the east side of the house are later C19th additions. Interior has open-well stair with stick balusters and ramped handrail. Library has Grecian bookcases by Webster. Haworth, J. and Taylor, A. [Websters of Kendal.]

MILESTONE AT WEST SIDE OF ROAD, NEAR JUNCTION WITH CHATBURN ROAD

Milestone, C18th, sandstone. Of rectangular plan. Front face has shouldered semi-circular top, and chamfered edges. It is inscribed:

'To Colne 9 Miles To Gisburn 4 Miles To Clitheroe 3 Miles'.

APPENDIX B: DOWNHAM CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Downham Conservation Area was designated on 3rd March 1978.

The special interest that justifies designation of the Downham Conservation Area derives from the following features:

- Hillside location with stunning views of the village and Pendle Hill, especially from the porch of St Leonard's Church;
- Downham Beck, ducks and stone bridges;
- Downham Hall and parkland to the west;
- Architectural and historic interest of the conservation area's buildings, including 32 listed buildings;
- Remarkable surviving historic appearance with almost complete lack of 20th century alterations and accretions;
- Historic appearance enhanced by complete absence of TV aerials and overhead wires;
- Spacious layout devoid of 20th century infill;
- Prevalent use of local building stone;
- Widespread use of timber joinery for windows and doors;
- Rural setting of the village;
- Three grade II* listed buildings: Downham Hall, St Leonard's Church and Old Well Hall;
- Trees, both in the surrounding landscape and beside the road;
- Areas of stone floorscape
- Local details such as the stocks, two old wells, stone boundary walls, GR PO box and telephone kiosk;
- Village green beside the brook.