

HERITAGE STATEMENT

Proposal:

Horse Walker & Multipurpose Agricultural Building.

Location:

Land at Portfield Farm Barn, Portfield Lane, Whalley, BB7 9DP

Applicant:

Mr. Stephen Barnes
Portfield Farm Barn
Portfield Lane
Whalley
BB7 9DP

Introduction

The application site lies to the east of Portfield Lane, Whalley, BB7 9DP and lies within an agricultural block of land extending to some 13.49 Acres (5.46 Hectares) which is owned by the applicant (shown in Appendix 1, edged blue).

The land forms part of the clients property known as Portfield Barn, a Grade II listed building (List Entry Number: 1072046). To the west of the Barn there is also a scheduled monument known as Portfield Hillfort (List Entry Number: 1013608)

In accordance with the National Planning Policy Framework (the Framework), it is necessary to describe the significance of the Heritage Assets along with its setting. A Heritage Asset is defined as:

“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” (Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012).

The Framework defines setting as: ‘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 the asset, may affect the ability to appreciate that significance or may be neutral’. (Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012).

The impact of the proposed development then needs to be considered and the Framework advises that “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”. (§. 132).

This statement is informed by the Framework and by English Heritage guidance. The level of detail is “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” (Framework, §. 128). The statement demonstrates that the proposal will not have a negative effect of the character, significance, or quality of the historic environment. The significance of the Heritage Assets will therefore be preserved.

Local Heritage Assets

Barn at Portfield Farm

Heritage Category: Listed Building

Grade: II

List Entry Number:1072046

Date first listed: 01-Feb-1972

List Entry Name: BARN AT PORTFIELD FARM

Statutory Address 1: BARN AT PORTFIELD FARM, PORTFIELD LANE

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Whalley

National Grid Reference: SD 74654 35610

Details

WHALLEY PORTFIELD LANE SD 73 NW 2/70 Barn at Portfield Farm 1-2-1972 II

Aisled barn, c.1600. Sandstone rubble with slate roof. East wall has wide entrance with quoined reveals and timber lintel. To the left are 2 worn chamfered one-light windows which have a later window with plain reveals between them. Under the eaves are breathers. At the left is a blocked doorway. To the right of the entrance are 2 windows with plain reveals and a blocked one-light chamfered window. The left-hand gable wall has 2 doorways into the aisles and a 1st floor pitching hole, all with plain reveals. The right-hand gable wall has a blocked double-chamfered window under the apex, 2 C19 windows on the 1st floor and 3 on the ground floor. At the left is a door with plain reveals, further right a blocked doorway with plain stone surround. Interior of 5 main bays. Trusses have raking queen struts and tie beams braced to aisle posts. The aisle plates are also braced to the posts. Aisle ties and principals run from the posts to the outer walls. Between the main bays are intermediate aisle posts with their own aisle ties and principals, but no tie beams or principals spanning the nave. The northern truss has been replaced by or encased in a later brick wall containing a flue for a 1st floor fireplace. At the northern end, where the barn is lofted, the outer ends of some of the aisle ties can be examined. These terminate at short wall posts with curved angle braces. Their size, together with the lack of any jowling or evidence for jointing with a wallplate, suggests that they are contemporary with the present stone walling and are not evidence for earlier timber walls.

Listing NGR: SD7465435610

MAP EXTRACT The site of the listed building is shown on the attached map extract.



Portfield Hillfort

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Whalley

National Grid Reference: SD 74581 35499

Reasons for Designation

Slight univallate hillforts are defined as enclosures of various shapes, generally between 1ha and 10ha in size, situated on or close to hilltops and defined by a single line of earthworks, the scale of which is relatively small. They date to between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), the majority being used for 150 to 200 years prior to their abandonment or reconstruction. Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. The earthworks generally include a rampart, narrow level berm, external ditch, and counterscarp bank, while access to the interior is usually provided by two entrances comprising either simple gaps in the earthwork or an inturned rampart. Postholes revealed by excavation indicate the occasional presence of portal gateways while more elaborate features like overlapping ramparts and outworks are limited to only a few examples. Internal features included timber or stone round houses; large storage pits and hearths; scattered postholes, stakeholes and gullies; and square or rectangular buildings supported by four to six posts, often represented by postholes, and interpreted as raised granaries. Slight univallate hillforts are rare with around 150 examples recorded nationally. Although on a national scale the number is low, in Devon they comprise one of the major classes of hillfort. In other areas where the distribution is relatively dense, for example, Wessex, Sussex, the Cotswolds and the Chilterns, hillforts belonging to a number of different classes occur within the same region. Examples are also recorded in eastern England, the Welsh Marches, central and southern England. In view of the rarity of slight univallate hillforts and their importance in understanding the transition between Bronze Age and Iron Age communities, all examples which survive comparatively well and have potential for the recovery of further archaeological remains are believed to be of national importance.

Small multivallate hillforts are defined by boundaries consisting of two or more lines of closely set earthworks spaced at intervals of up to 15m. These entirely surround the interior except on sites located on promontories, where cliffs may form one or more sides of the monument. They date to the Iron Age period; most having been constructed and occupied between the sixth century BC and the mid-first century AD. Small multivallate hillforts are generally regarded as settlements of high status occupied on a permanent basis. Earthworks may consist of a rampart alone or a rampart and ditch with counterscarp banks. Access to the interior is generally provided by one or two entrances and the interior generally consists of settlement evidence similar to that found in slight univallate hillforts. Small multivallate hillforts are rare with around 100 examples recorded nationally. In view of their rarity and their importance in understanding the nature of settlement and social organisation within the Iron Age period, all examples with surviving archaeological remains are considered to be of national importance. Portfield hillfort is a rare example in northwest England of a slight univallate hillfort which was subsequently modified at a later date into a small multivallate hillfort. Limited excavations undertaken between the 1950s and 1970s found artefactual evidence which demonstrates that the area occupied by the monument was used from Neolithic times to medieval times, and further evidence of the nature of the settlement at the hillfort will exist.

Details

The monument includes Portfield hillfort, also known as Planes Wood Camp. It is situated on a south facing promontory on the eastern side of the valley of the river Calder and includes a flat enclosure

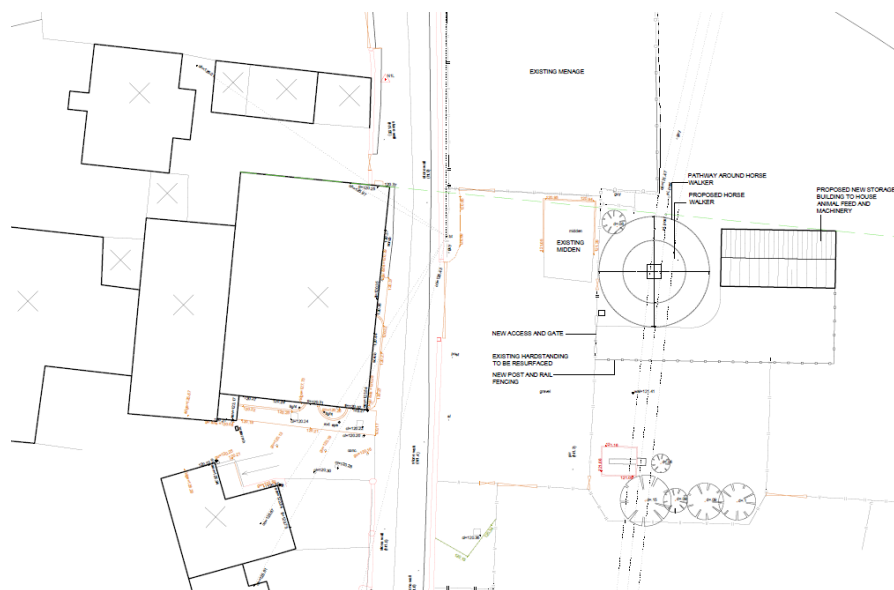
Proposals

The proposed site is located to the east of Portfield Barn across Portfield Lane and lies within an agricultural block of land extending to some 13.49 Acres (5.46 Hectares). The land is currently used for cropping of hay, haylage production and equestrian grazing.

The proposed development comprises the erection of a horse walker and an associated storage building. There is an existing menage on the site together with an area of hardstanding used for parking of various machinery, vehicles, and horse boxes. There is also an existing area of amenity space linked to the Portfield Farm Barn, the applicant's home.

The proposed horse walker is to be located adjacent to the existing menage to assist in the training and exercise of the horses. A detached secure, agricultural building is to be located close by, adjacent to the existing amenity area and hardstanding which will be used to store machinery, hay, feed, and other equipment used in association with the equestrian use of the site.

The existing hardstanding area is to be repaired and storage of the standing machinery and materials relocated to the new building to improve the overall appearance of the site.



Proposed Site Plan

Impact of Proposals

There is some potential for heritage significance arising from the site's setting, given its location in relation to the designated heritage asset of the listed building the Barn at Portfield Farm and the scheduled monument, Portfield hillfort.

However, the site is separated from the listed building by Portfield Lane and sits within an open area of land approximately 32m from Portfield Barn.

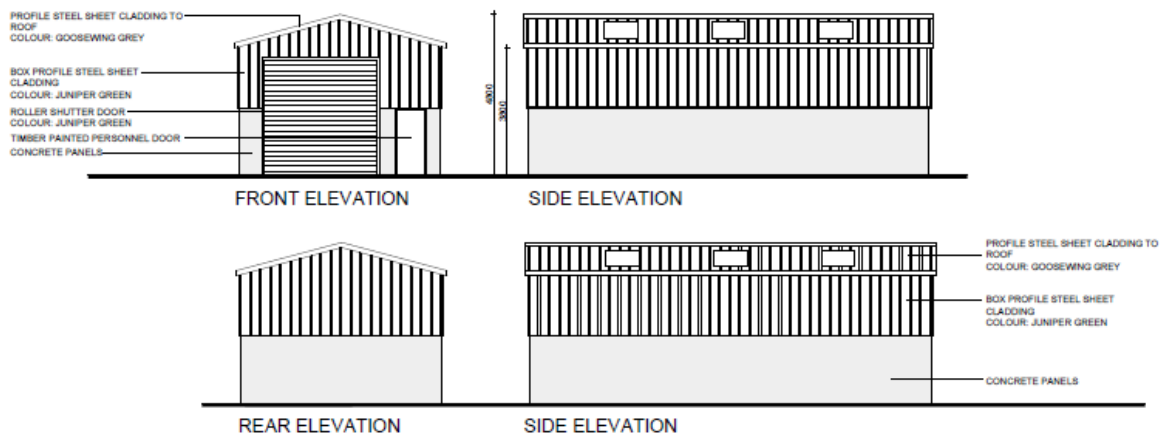
Sat between the Barn and the proposed development is an existing menage that is enclosed by timber post and rail fencing. Behind this will sit the horse walker, a galvanized steel structure approximately 2m high.



Proposed image of horse walker

The proposed storage building is located approximately 32m away from the Barn. The storage building is to be constructed from typical rural materials that are found in the vicinity of the site. These include concrete panels at low level, vertical timber boarding at the upper level with grey roof cladding. The dimensions of the building are:

Length 12.0m; Width 6.0m; Height to eaves 3.8m; Height to ridge 4.8m.



Proposed Storage Building

The Portfield Hillfort is located to the rear and west of Portfield Barn, and though in relatively close proximity to the site, the fort is well hidden from the site by the listed building, therefore the site will have minimal impact on the scheduled monument.

The views to the listed building, Portfield Barn are primarily seen from Portfield Lane. These views will be unaffected by the proposed development. There is a public footpath that runs across the north-east of the site where there are potential views of the listed building, but the path drops down the slope, so views are limited by the site topography. Also, due to the small scale of the proposed buildings and their setting, well away from the listed building, the view of Portfield Barn can easily be seen from various points on the footpath.

The development therefore will not have an impact on either the listed building or the scheduled monument.

Assessment of impact

The impact of the proposed development is assessed by considering the location, scale, prominence, and design of the proposal. Views between the application site and the scheduled monument and Listed Buildings are also considered.

The proposed design of the storage building reflects the materials used for agricultural buildings in the rural locality and the horse walker is potentially demountable can be removed in the future.

The proposed structures will not impact upon the current views to the listed building and by improving the hardstanding area, removing the standing plant and agricultural machinery to a purpose-built structure will improve the overall appearance of the setting of Portfield Barn and area itself.

The proposals will therefore have a positive impact upon the continued management of the land and improve the setting of the listed building.

Conclusion

The property is located in close proximity to a Grade II listed building, Portfield Barn and a scheduled monument, Portfield hillfort. The proposed storage building, and horse walker are sat well away from the listed building and there will be a gap of over 30m between the proposed structures and the listed building and as such will not harm the significance of the heritage assets within the area.

It can therefore be concluded that the proposed development will therefore sustain the significance and have no negative impact on any Heritage Assets.

Appendix One

Site Location Plan

