

# Heritage Statement

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**SITE:** Halton Hill Farm, Garstang Road, Chipping PR3 2QJ

**PROPOSAL:** Replacement Dwelling and attached barn including Link to Detached Barn all to Create a Single Dwelling Including Detached Garage and Annexe, Replacement Agricultural Building and Demolition of Agricultural Buildings

## 1. INTRODUCTION AND PROPOSAL

This heritage statement is in support of a planning application create a replacement dwelling on the footprint of the existing house and attached barn with a link into a detached outbuilding to create a single dwelling and to replace the existing dilapidated outbuildings with a modern agricultural building to support the continuation of small scale farming. Although fit for conversion, due to significant tax and insulation/sustainability benefits, it is beneficial to rebuild the original house and attached barn.

This statement:

- describes the heritage context of the site by reference to a range of sources
- analyses the heritage significance of the site and buildings
- assesses the impact of the proposed development on the heritage of the site and buildings

## 2. SITE AND SURROUNDINGS

The site is a small farm which has been progressively developed since its construction in the early part of the nineteenth century. A map and records from a survey of the Stonyhurst Estate dated 1774 (LRO DDX59/1) (Appendix 1) shows earlier buildings on an adjacent location where clear evidence of workings of some kind can still be seen.

The current configuration of stone buildings is first evidenced on the Chipping Tithe Map of 1840 and confirmed in OS maps from 1847. Subsequent OS maps show the farm largely unchanged until after the second world war when several block-built workshops and shippens were added to the north, east and south. Between 1955 and 1960<sup>2</sup> a lean-to extension was added to the south gable of the house and the pre-existing structure (Building 7) attached to the west of the farmhouse was rebuilt on its existing footprint.

A reference to the property have been found dated 1832<sup>3</sup> but this gives no further evidence of the form or extent of the farm at that date.

### **3. ANALYSIS OF HERITAGE SIGNIFICANCE**

The site is situation in the Forest of Bowland Area of Outstanding Natural Beauty. Specifically it is not within a designated conservation area, none of the buildings on the site is statutorily listed and no features are identified as scheduled ancient monuments.

The farm buildings are in poor condition and in need of extensive work to make safe and useable. The post-war block-built additions are in particularly poor condition and are an eyesore. The farmhouse and attached barn are in better condition and the basic structure of the stone-built outbuilding appears to be sound. The stone-built buildings are of traditional construction and form a group typical of a small Ribble Valley farm. The stonework is typical of early/mid 19<sup>th</sup> century buildings in the area. Earlier buildings would have shown evidence of water shed stone. Floor boards and internal ledged and batten doors in the house are also typical of that period with slightly more refined boards. Timbers in the outbuilding (Building 2) are also quite recent.

### **4. ASSESSMENT**

Although the stone buildings have no specific heritage value they are representative of a traditional form and grouping of agricultural buildings within this part of rural Lancashire. The proposal is therefore for a sensitive rebuild of the farmhouse and attached barn, a new link to, and conversion of the detached barn to retain the original character of the farm. This will be done by rebuilding on the same footprint maintaining the external distinction between farmhouse and barn, retaining both cart entrances and hayloft openings. It is proposed similarly to convert the stone outbuilding to residential accommodation, retaining the existing walls and linking it sympathetically to the larger building. Other outbuildings will be rebuilt using traditional materials and methods and in a configuration which respects the existing footprint and layout. It has been established that although these buildings appear to have been placed in an adhoc manner they are actually well laid out to deflect prevailing winds.

This proposal is for a sensitive and considered development of Halton Hill Farm into a single dwelling. The proposal would provide a new and productive use for the site whilst preserving the essential character of the group of buildings in the Area of Outstanding Natural Beauty.



## REFERENCES

Survey of the Stonyhurst Estate, 1774 (LRO DDX59/1)

National Heritage List for England – English Heritage

Ordnance Survey Maps

<sup>2</sup> Statement from Edna Bamber, daughter of previous owner, who witnessed construction

<sup>3</sup> Record of Marriage of John Windle and Ann Ball, both of Halton Hill. Marriages 1813-1837 from the Bishop's Transcripts, Page 85, Entry 254. Source LDS Film 1502474

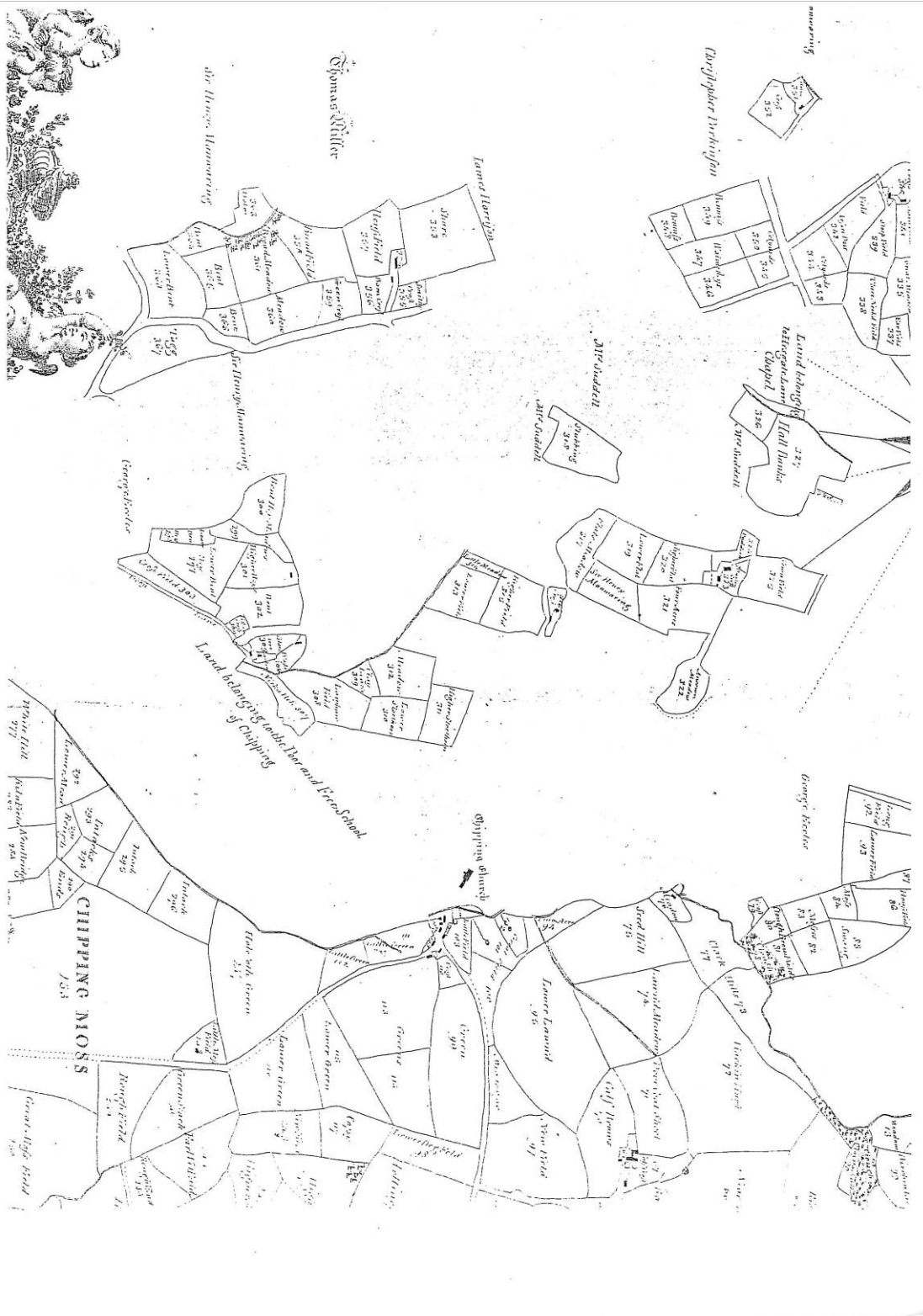
## APPENDICES

- 1 Copies of map and entry for Halton Hill Farm in 1774 Survey of Stonyhurst Estate,
- 2 Copy of Chipping Tithe Map, 1840
- 3 OS Map 1847 scale 6 inch to 1 mile
- 4 OS Map 1893, scale 25 inch to 1 mile
- 5 OS Map 1912, scale 25 inch to 1 mile
- 6 OS Map 1930, scale 25 inch to 1 mile
- 7 Existing photos

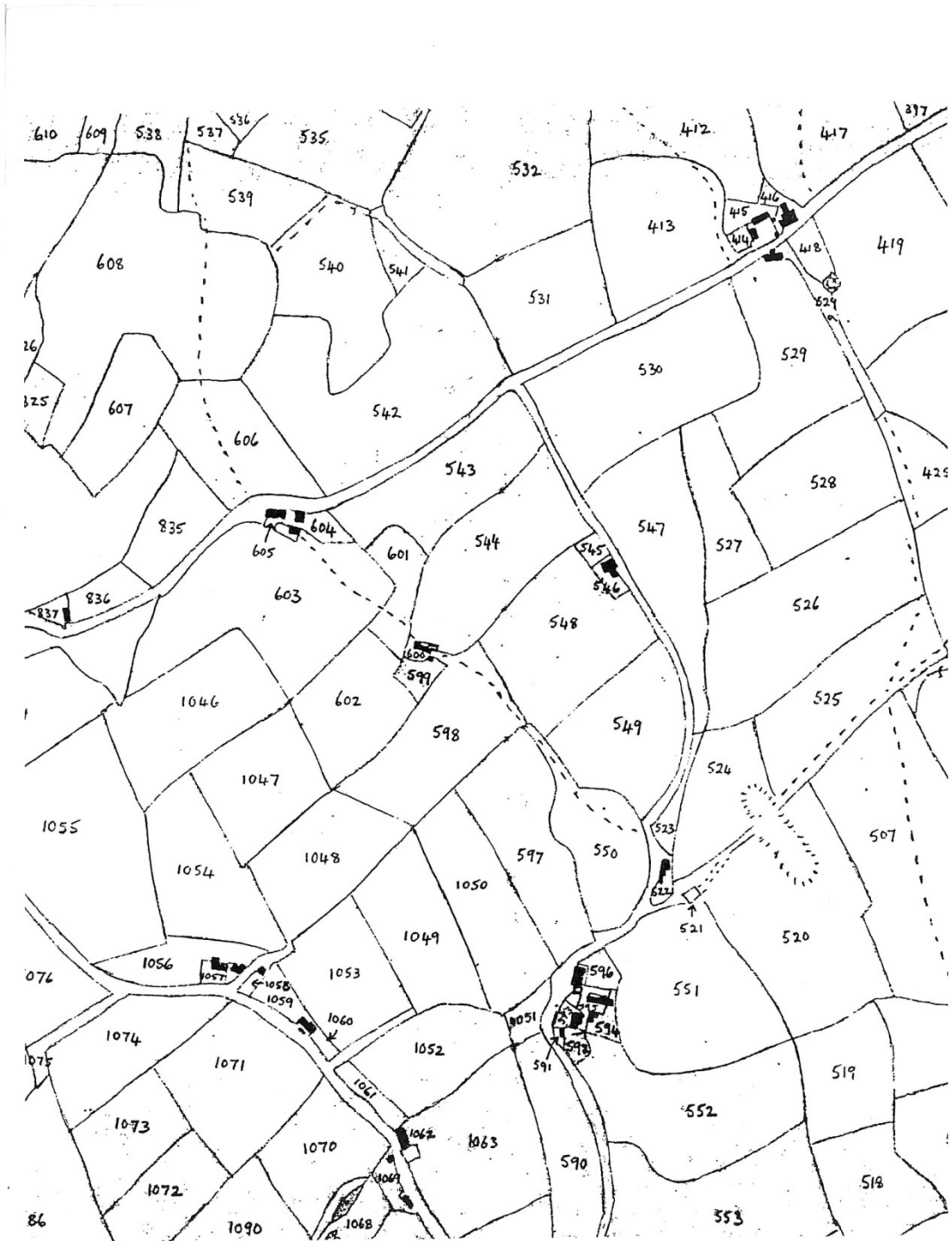
# APPENDIX 1 - EXTRACT FROM STONYHURST ESTATE SURVEY 1774

|                                     |         |         |  |  |  |
|-------------------------------------|---------|---------|--|--|--|
| 88 Little Field                     | 5 3 0   | 3 2 0   |  |  |  |
| 89 Swang                            | 3 1 0   | 1 0 0   |  |  |  |
| 90 New Break                        | 3 3 20  | 1 3 3   |  |  |  |
| 91 Brow                             | 3 3 10  | 2 0 31  |  |  |  |
| 92 Long Field                       | 5 1 20  | 3 1 11  |  |  |  |
| 93 House and Lower Field            | 23 3 10 | 14 0 10 |  |  |  |
| <b>JOHN ELLISON.</b>                |         |         |  |  |  |
| 297 Lower Bent Hey                  | 5 0 24  | 3 0 29  |  |  |  |
| 298 Ditto                           | 0 3 10  | 0 2 4   |  |  |  |
| 299 Bent Hey Meadow                 | 1 3 0   | 1 0 13  |  |  |  |
| 300 Ditto                           | 3 1 10  | 2 0 32  |  |  |  |
| 301 Higher Bent Hey and Barn        | 3 0 7   | 1 3 20  |  |  |  |
| 302 Higher Bent Hey                 | 4 1 13  | 2 2 27  |  |  |  |
| 313 Lower Field                     | 3 3 30  | 2 1 29  |  |  |  |
| 314 Little Meadow                   | 0 3 20  | 0 2 6   |  |  |  |
| 315 Higher Field                    | 4 0 20  | 2 2 7   |  |  |  |
| 316 House, Garden, and Croft        | 0 2 34  | 0 1 30  |  |  |  |
|                                     | 28 1 14 | 17 1 38 |  |  |  |
| <b>CHRISTOPHER BAITSON.</b>         |         |         |  |  |  |
| 303 Croft Field                     | 2 2 20  | 1 2 19  |  |  |  |
| 304 Finner Croft                    | 0 2 0   | 0 1 9   |  |  |  |
| 305 Black Acre                      | 1 0 20  | 0 1 31  |  |  |  |
| 306 House, Garden, and Waste        | 1 1 30  | 0 3 22  |  |  |  |
| 307 Nicka Hole                      | 2 2 10  | 1 2 13  |  |  |  |
| 308 Lanthaw Field                   | 4 3 30  | 3 0 7   |  |  |  |
| 309 Clay Leach                      | 1 1 0   | 0 3 3   |  |  |  |
| 310 Lower Sloe-Thorne               | 3 1 0   | 2 3 34  |  |  |  |
| 311 Higher Sloe-Thorne              | 3 0 30  | 2 1 15  |  |  |  |
| 312 Meadow                          | 3 3 10  |         |  |  |  |
|                                     | 24 2 30 | 15 0 33 |  |  |  |
| <b>RALPH ELLISON.</b>               |         |         |  |  |  |
| 317 Flatts Meadow                   | 3 1 30  | 2 0 19  |  |  |  |
| 319 Lower Flatt                     | 3 3 0   | 2 1 9   |  |  |  |
| 320 Higher Flatt                    | 3 0 0   | 1 3 15  |  |  |  |
| 321 Four Acres                      | 5 1 16  | 3 1 8   |  |  |  |
| 322 Ancown Meadow                   | 2 1 20  | 1 1 34  |  |  |  |
| 323 House, Garden, and Barley Croft | 1 2 20  | 1 0 0   |  |  |  |
| 324 Paddock                         | 1 0 0   | 0 2 19  |  |  |  |
| 325 Town Field                      | 4 1 20  | 2 2 32  |  |  |  |
| 326 Hall Banks                      | 2 2 5   | 1 2 10  |  |  |  |
| 327 Ditto                           | 8 1 15  | 5 0 24  |  |  |  |
|                                     | 35 3 6  | 22 0 10 |  |  |  |
| <b>CATHARINE COTTAM.</b>            |         |         |  |  |  |
| 351 House and Holm                  | 0 3 10  |         |  |  |  |
| 352 Croft                           | 2 1 5   |         |  |  |  |
|                                     | 3 0 15  |         |  |  |  |
| <b>COUNTESS HEY.</b>                |         |         |  |  |  |
| <b>WIDOW BLEASDALE.</b>             |         |         |  |  |  |
| 353 Share                           | 8 3 0   |         |  |  |  |
| 354 House, Fold, and Waste          | 0 3 30  |         |  |  |  |
| 355 Smithy Croft                    | 1 0 20  |         |  |  |  |
| 356 Barn Croft                      | 1 2 10  |         |  |  |  |
| 357 House Field                     | 4 2 0   |         |  |  |  |
| 358 Broad Field                     | 4 3 20  |         |  |  |  |
| 359 Green Croft                     | 2 0 20  |         |  |  |  |
| 360 Meadow                          | 4 2 20  |         |  |  |  |
| 361 Broad Meadow                    | 4 1 30  |         |  |  |  |
| 362 Wood                            | 1 0 0   |         |  |  |  |
| 363 Holm                            | 1 3 35  |         |  |  |  |
| 364 Bent                            | 1 3 11  |         |  |  |  |
| 365 Ditto                           | 2 3 59  |         |  |  |  |
| 366 Ditto                           | 1 1 0   |         |  |  |  |
| 367 Tag                             | 6 3 10  |         |  |  |  |
| 368 Lower Bent                      | 5 3 0   |         |  |  |  |
|                                     | 54 2 15 |         |  |  |  |
| <b>GOOSE-LANE.</b>                  |         |         |  |  |  |
| <b>PETER MELLING.</b>               |         |         |  |  |  |
| 369 Brook Field                     | 3 1 20  |         |  |  |  |
| 370 House and Lower Bond Field      | 2 3 0   |         |  |  |  |
| 371 Higher Bond Field               | 2 0 20  |         |  |  |  |
|                                     | 8 1 0   |         |  |  |  |
| <b>LEAGRIM and LITTLE BOWI</b>      |         |         |  |  |  |
| <b>BIRCHIN LEE.</b>                 |         |         |  |  |  |
| <b>CHARLES WALMESLEY.</b>           |         |         |  |  |  |
| 17 White Hill                       | 4 1 0   |         |  |  |  |
| 18 Birch in Lee                     | 3 1 20  |         |  |  |  |
| 19 Clough                           | 2 0 20  |         |  |  |  |
| 20 Hay Stack Brow                   | 2 0 30  |         |  |  |  |

ALSO 3 OTHER SHEETS

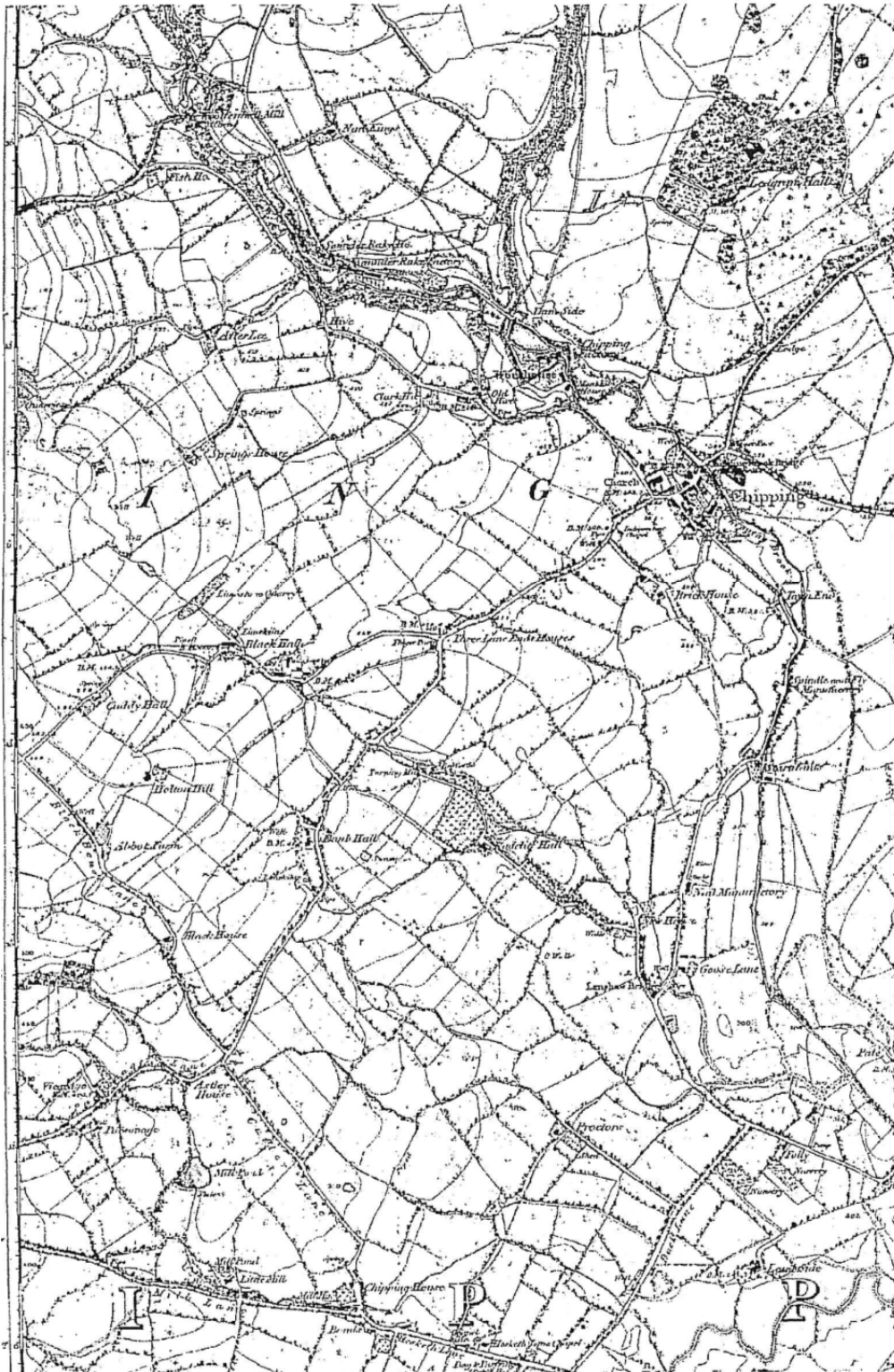


## APPENDIX 2 - Copy of Chipping Tithe Map, 1840



APPENDIX 3 - OS map 1847 scale 6 inch to 1 mile

OS 1847

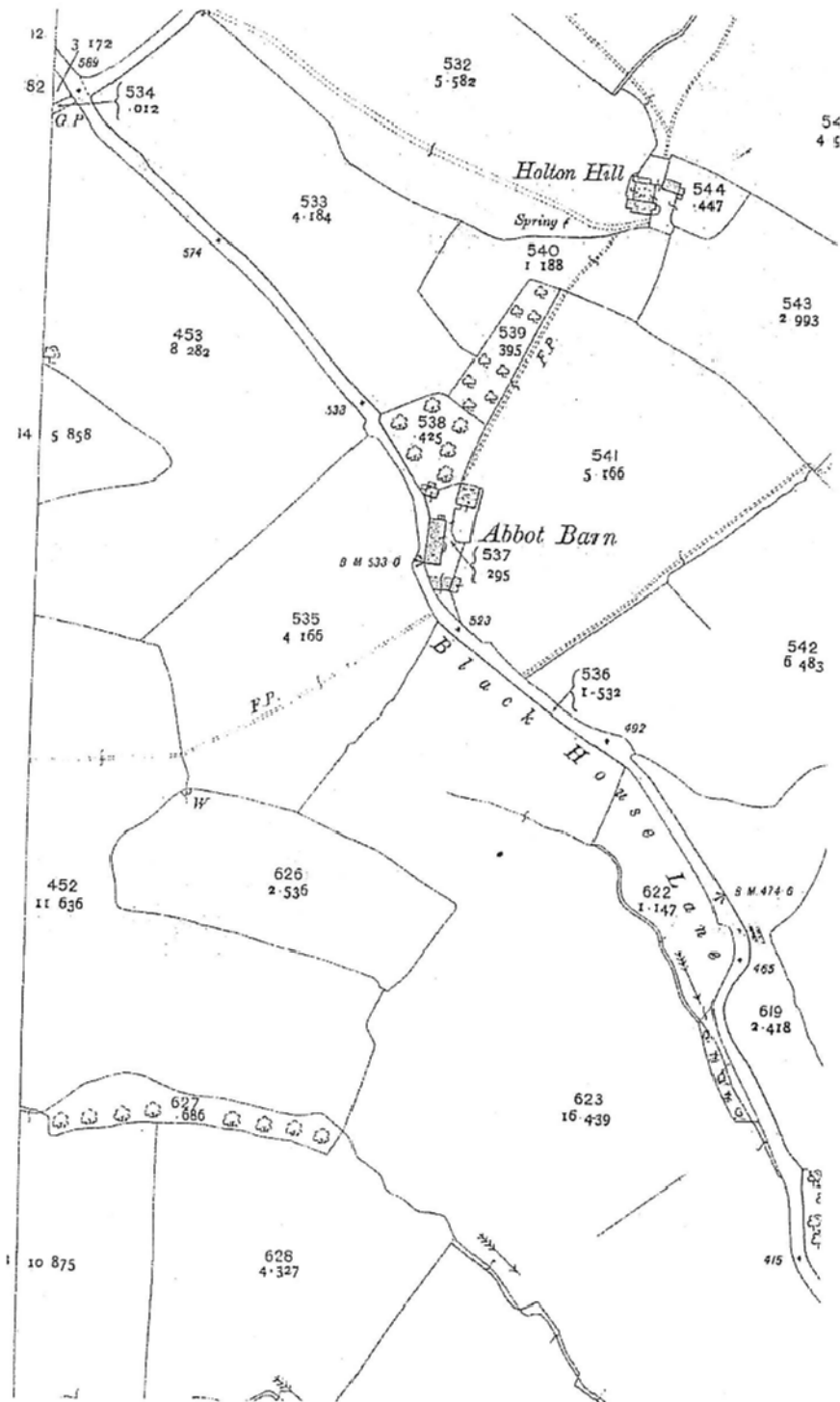






## APPENDIX 5 - OS Map 1912, scale 25 inch to 1 mile

Appendix C: Ordnance Survey Map, dated 1912, scale 25 inch to 1 mile



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