

DESIGN AND ACCESS AND HERITAGE STATEMENT



Hougher Fall Farm, Old Clitheroe
Road Dutton

Conversion of Barn and
Outbuildings into 2No Dwellings



The barn and its attached buildings are now redundant whilst the timber framed remnants of the bungalow have continued to be used as domestic garaging. The cruck frame barn is probably late 17th early 18th century and was once part of the Dutton Estate. Although the roof is slated It appears to have once had a thatched roof. The slate roof and later timber rafters are in fairly reasonable condition having been re-slatted 20 years ago. The cruck frame is still forming the principal support for the roof although the frame is severely affected by woodworm. Steel ties have been added to help prevent the frames from spreading and pushing the walls out. There are a number of bulges in the random rubble stone walls but these are all readily repaired with much more than 70% of the walls structurally sound. The gable walls show no sign of the original thatch roof. The West Elevation wall looks like it has been 70% rebuilt with the original section of coursed stone walling to the North being all that remains of the original structure on this side. The author speculates that originally the cart door faced west towards the original entrance to the farm and that when the farm was separated the door was blocked up and moved to the East side - hence the change from coursed stone to random coursing.

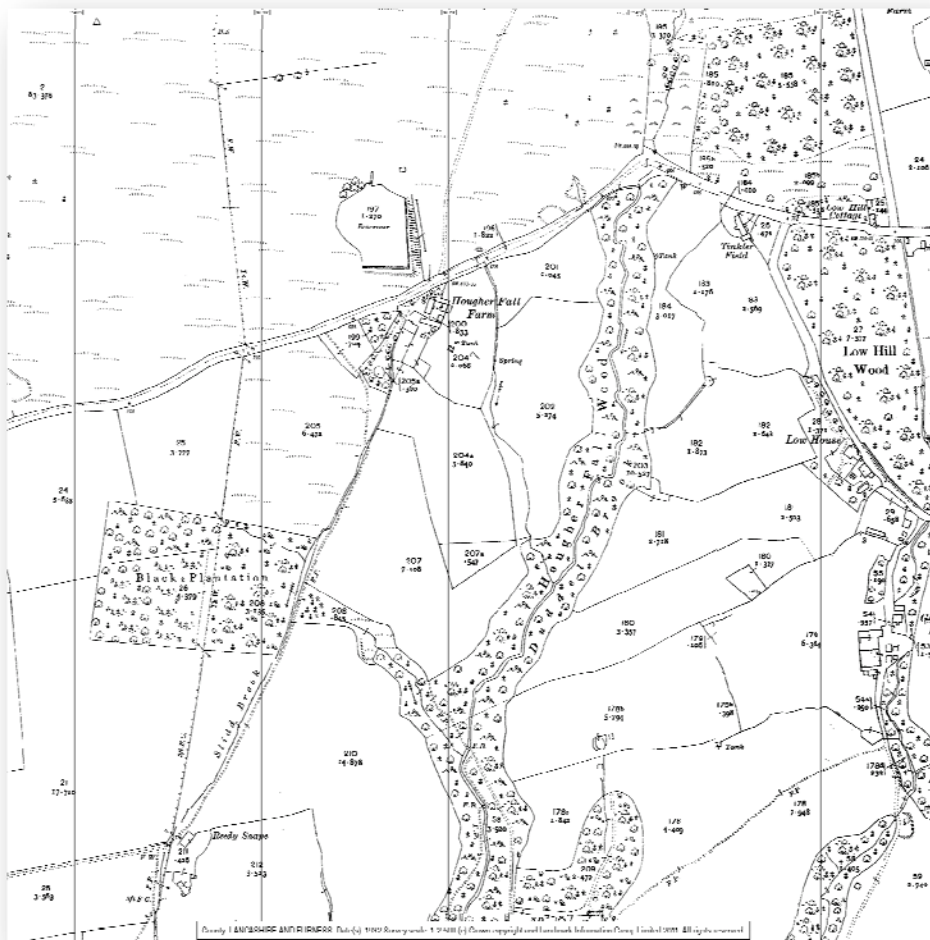


Figure 2 Extract from 1932 1:2500 OS Map

The barn has 3 cruck frames with one frame only 2m from the Northern gable. This suggests that the barn was a different size. Judging from first edition 1:10,000 OS maps it appears to have been smaller and therefore it may at one time not have had stone walls. The floor of the barn is on 3 levels with the lower level covered by a hay loft. This area once housed cattle.

The attached outbuildings built between 1912 and 1932 are single storey and help to form a courtyard on two and a half sides - the full courtyard was once completed by the timber framed bungalow and garages. The courtyard is part cobble and part concrete.

One of the spaces in the attached outbuildings currently houses the filtration equipment for a bored well in the courtyard. The well is shared by both Hougher Fall and Hougher Fall Farm. The well water also serves the farm buildings. This space also once housed a furnace probably for boiling water - the original chimney stack still exists. The end space in the stone buildings was utilised as a grain store and still contains the grain hopper. The bay next to this is open ended and would have housed carts/machinery. All of these single storey outbuildings were once covered with asbestos shingles.

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The proposal is to convert the Barn and attached outbuildings into two separate dwellings. Garaging for one property would be provided against the boundary to Hougher Fall giving privacy for the neighbour. The existing garage would be utilised by the other property.

1. **Layout:** One 3 bedroom property would be housed in the cruck frame barn utilising the outbuilding on the North gable. The remaining 2 bed property would be in the outbuildings. The well filtration kit would remain in its current position and is adequate to serve the additional properties.
2. **Scale:** The residences are sized to meet demand whilst respecting the original structure. There is a distinct lack of 2 bed properties in the Ribble Valley - particularly in the Area of Outstanding natural Beauty.
3. **Landscaping:** The barns are set into the hillside and surrounded by mature trees. It is easy to pass by on Old Clitheroe road without noticing they exist at all. The creation of 2 residences with all their paraphernalia would not be noticed in this very discreet setting.
4. **Appearance:** The proposal will include the repair of these stone built properties including new slate roofs and replacing existing windows and doors. Only one new gable window is required for means of escape. To this end the property will remain true to its original intent. The concept for the conversion of the barn will be to maintain the volume of the barn by retaining the full height spaces as they exist today. The cruck frames will be released from their burden by the insertion of hidden steel portal frames. The crucks can then be retained in their precise position as a true record of the original structure.
5. **Use:** The barn and outbuildings have been marketed for commercial use for the past 6 months. There has been no interest. The 2 bedroom property meet demand in the Ribble Valley whilst the 3 bedroom property correctly respects the original cruck frame. The applicant has 4 daughters and hopes to retain the smaller dwelling for them. Two of the daughters already help on the farm.
6. **Access:** The approval of a new access as part of a bio safety measure not only facilitates access to the existing farmhouse but also to this development which can take place without any impact on the bio safety plan for the farm.