



GRAEME IVES

HERITAGE PLANNING

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Delivered by Email

Mr & Mrs Packun

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Dear Jake

Higher Ash, 12 Hawkshaw Lane, Tottington Lane, Bury, BL8 4LD

Proposed Detached Garage: Heritage Statement

Introduction

This Heritage Statement has been prepared on behalf of Mr and Mrs Packun (the 'applicant') in respect to a proposed detached garage (the 'proposed development') at Higher Ash, 12 Hawkshaw Lane (the 'application site').

Higher Ash comprises a former barn that was vacant and in a deteriorating condition prior to the applicant securing planning permission to convert the barn into a dwelling. During the associated planning history, Higher Ash Farm, including the barn, was identified by the Local Planning Authority (LPA) as a non-designated heritage asset. Two planning applications were submitted in respect to the barn conversion:

Application Reference 66085/FUL: was originally refused permission by the LPA on 11th December 2020. One of the reasons for refusal concerned heritage impacts identified by the LPA in respect to the significance of the non-designated heritage asset. However, that scheme was won on a subsequent appeal on 15th July 2021 (Reference: APP/T4210/W/21/3266223). In respect to heritage considerations, the Inspector concluded:

"33. Taking all of this together, I find that the proposal's effects on the character and appearance of the appeal building and the wider landscape would be acceptable. A long-term use for the barn would be found which would prevent further decay to its fabric, and the proposed alterations and extensions would be carried out in a way which would allow original parts of the building to be

appreciated. The age and agricultural origins of the barn would remain instantly apparent to any observer passing along the public rights of way which criss-cross the site. I am thus satisfied that such significance that the building carries as a NDHA would be preserved. The proposed conversion would be designed to a good standard, and the character of the West Pennines Moors and the Special Landscape Area would be protected from unsympathetic development.”

Application Reference 66739/FUL: brought forward a series of amendments to the original scheme and was approved by the LPA on 7th June 2021.

The applicant therefore had the benefit of two approved schemes for the barn conversion and elected to implement the scheme won on appeal. That approval was subject to a range of planning conditions, including the following with respect to ‘permitted development rights’:

“6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 Part 1 shall be undertaken without the express consent in writing of the local planning authority other than those expressly authorised by this permission: Part 1, Class A, B, C, D, E, F, G.”

The construction of the proposed garage therefore requires planning approval and is subject to the current application.

In respect to the historic environment, the National Planning Policy Framework (NPPF) places the following responsibility on applicants:

“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 understanding the potential impact of the proposals 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 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.” (NPPF Paragraph 194)

This Heritage Statement has therefore been prepared to fulfil the above requirements of NPPF Paragraph 194 and is proportionate to the importance of the heritage asset.

The Significance of the Heritage Asset

The Status of the Asset:

The NPPF defines significance (for heritage policy) 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

The setting of a heritage asset is defined by the NPPF as follows:

“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.”

Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

The former barn is included on the draft ‘local list’ and during the determination of the original application (Reference: 66085/FUL) was identified as a non-designated heritage asset. The draft local list entry was informed by historic map regression and without a site visit or analysis of the potential heritage value of the buildings. The farmhouse, located to the north of the application site, has been heavily extended and while the eastern part of the barn appeared to have sufficient heritage value to be considered as a non-designated heritage asset, the western part of the barn was a later addition to the site and relatively mundane in character. The Inspector’s decision in respect to the above appeal summarised the status of the barn as follows:

“24. Higher Ash Barn is included on the Council’s “draft Local List” of heritage assets, along with Higher Ash Farm house. While that list has not been formally adopted, I have no reason to disagree with the Council’s view that the barn is a non-designated heritage asset (“NDHA”), the significance of which lies in its age and its legibility as an historic agricultural building. The appellants point out that the heritage value of the farmstead as a whole has been somewhat eroded by numerous alterations over the years, as well as by the barn’s poor condition. I also accept the appellant’s observations in this respect, but nonetheless note that they broadly accept the status of most of the barn as an NDHA.”

Historic Value:

Historically, Hawkshaw is not identified on Yates’ Map of Lancashire (1786). The village is named on Greenwood’s Map of Lancashire (surveyed in 1818) and Hennet’s Map of Lancashire (1829) refers to ‘Boardmans’, which is identified just to the north of Higher Ash Farm on more detailed Ordnance Survey maps. It is possible that the cluster of three building to the south-east of Boardman’s included Higher Ash Farm.

Figure 1: Hennet’s Map of Lancashire (1829)



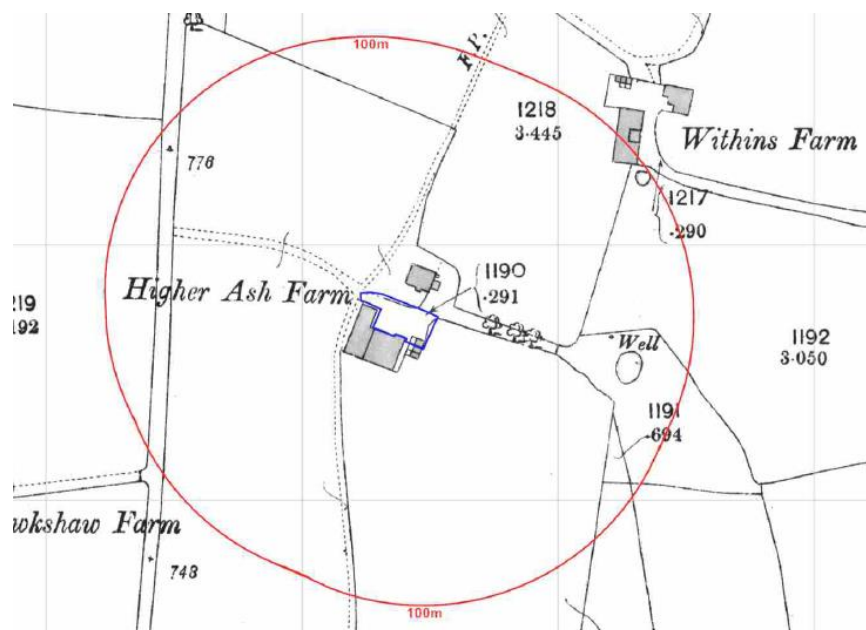
The first edition Ordnance Survey map of 1850 provides the first real detail of Higher Ash Farm, identifying two buildings in the location of the house and barn and specifically naming Higher Ash.

Figure 2: Ordnance Survey Map (1850) (1:10,560)



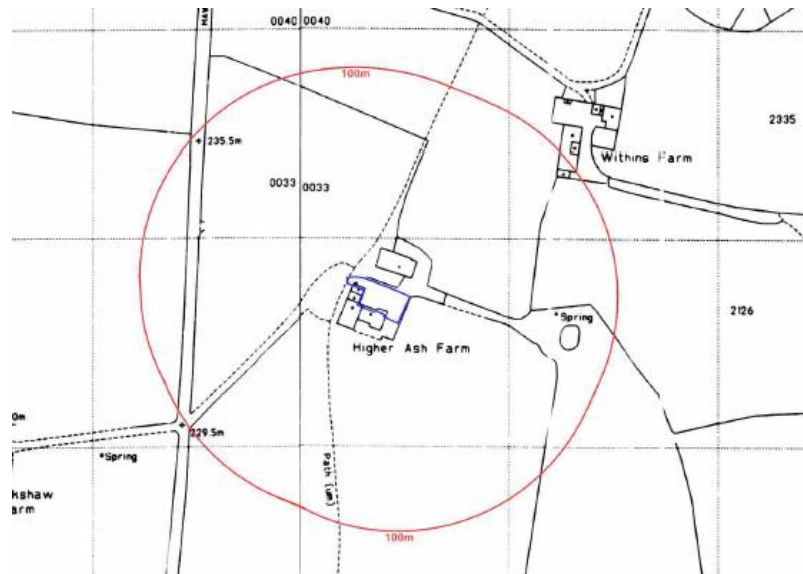
The Ordnance Survey map of 1891 provides a detailed view of the application site. The barn comprised a large 'L' shaped form to the south-west of the farmhouse. At that time the barn was subdivided, or comprised two adjoining buildings, and both of the south-western elevations followed a common building line. A row of small buildings was located to the east of the barn.

Figure 3: Ordnance Survey Map (1891) (1:2,500)



During 1992-1993 relatively significant changes took place within the farmstead. The farmhouse had previously a square plan form and had been extended to the west by 1993. The eastern part of the barn had been truncated to create a set-back in the south-western elevation. The on-site survey indicates that a mono-pitched outrigger may have been removed at that time. The small buildings to the east of the barn had also been removed.

Figure 4: Ordnance Survey Map (1993) (1:2,500)



Architectural Value:

The local list entry provides the following description of the asset:

“C17. 2 storey stone. Narrow courses and random to gable. Large corner stones. Slate roof. Full length and gable single storey extension. Original stone mullion windows to first floor, 3 and 4 lights. Some later. Significant outbuildings.”

However, the character of the farmhouse changed considerably with the addition of the single storey extension across the front elevation.

Figure 5: The principal, south-western, elevation of the farmhouse



The local list entry seems to be mainly concerned with the house and makes only a passing reference to 'significant outbuildings'. The 'outbuildings' comprise the large barn to the west of the proposed

garage. The barn appears to have been constructed in at least two, and possibly three, phases, with the eastern part of the barn being the first phase. The northern elevation, facing the farmhouse, is constructed with narrow coursed stone, larger stone quoins, with a slate roof covering. A full height, square-headed, cart entrance forms the central bay, with the left-hand bay projecting forward of the entrance.

Figure 6: The northern elevation of the eastern phase of the barn prior to the change of use works commencing



The western side of the barn comprises a long range with a northern projection, which has been partly rendered. The historic map regressions indicates that the inverted 'T' shape, illustrated on the 1850 Ordnance Survey map, incorporated the eastern wing of the barn, which was later truncated to the south, and a small projection to the western elevation. It appears that the existing western range, including the partly rendered element, had replaced that earlier small western projection by 1891.

Figure 7: The western elevation of the main western range prior to the change of use works commencing



The application site is located in a relatively introverted setting, with the farmhouse to the north, the barn to the west and a block of trees and scrub to the east and south. The garage would be located to the east of the barn, just beyond the position of the small outbuildings that were demolished in the early 1990s. Several further outbuildings have been constructed to the north of the farmhouse, beyond the application site.

Figure 8: An aerial view of the Higher Ash Farmstead (Google Earth Pro, April 2021)



Figure 9: The existing view towards the site of the proposed garage between the southern frontage of the former barn and the clump of trees



Proposed Development and Impact Assessment

The proposed garage would be located to the east of the former barn, immediately east of the position of the demolished outbuildings. It would comprise a traditional form with a pitched roof incorporating a central ridge line that would be aligned with the eastern part of the former barn.

The garage would be constructed of traditional materials, with rubble wall construction to match that of the barn and reclaimed slates to the roof.

The proposed garage would cause a minor change within the setting of the non-designated heritage asset. However, the garage would defer to the barn in respect to height and scale. It would complement the materiality of the farmstead, thus maintaining the consistency of the group of buildings.

The garage would be located within the introverted group of buildings. It would be screened from Hawkshaw Lane and the access drive by the former barn itself, with the farmhouse to the north-west and the clump of trees wrapping around the eastern and southern sides of the garage.

Figure 10: A view eastwards towards the enclosed garage site (approximately the location of the dump-truck) between the former barn and clump of trees



The original age and function of the key phases of the former barn would remain legible, which is consistent with a key consideration of the Inspector in respect to the above appeal.

Therefore, the proposed change in the setting of the non-designated heritage assets would not harm their heritage significance.

The LPA is in the process of preparing a new Local Plan, however until it is adopted the Unitary Development Plan (1997) continues to provide the basis for decision-making. Policy EN2 states:

“The Council will seek to preserve the Borough’s built heritage through the control of development, especially that affecting conservation areas, listed buildings and areas of historic local importance.”

Consultations on the Policy Directions of the emerging replacement local plan ended in November 2018. Policy Direction BH6 relates to Local Non-Designated Heritage Assets and states:

“It is proposed that the Local Plan should include a policy that seeks to ensure that, in considering proposals that have the potential to affect non-designated heritage assets contained on the ‘Local List’, the Council should make a balanced judgement taking account of the potential harm and benefits arising from the proposal.”

The proposed development would therefore be consistent with the relevant policy of the Local Plan.

In respect to national policies for the historic environment, the proposed development would be consistent with the conservation of the heritage asset and would make a positive contribution to the character of the wider farmstead (NPPF Paragraph 197).

The proposal would preserve those elements of setting that make a positive contribution to the significance of the asset and the application should therefore be treated favourably (NPPF Paragraph 206).

The proposed development would be consistent with the NPPF definition of conservation (for heritage policy):

“Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

As the scheme would conserve the significance of the heritage asset NPPF Paragraph 203, including the need to make a balanced judgement having regard for any harm, would not be engaged in this instance.

Summary:

The applicant benefitted from two planning approvals, during 2021, for the change of use of the former barn at Higher Ash Farm to a dwelling house. One of the approvals was secured on appeal and that scheme is currently being implemented. The Planning Inspector confirmed that the heritage significance of the barn would remain legible with that scheme, while the LPA was also content that the revised scheme would also conserve the significance of the heritage asset.

The current proposals, for a detached garage, would cause a minor magnitude of change within the setting of the heritage asset. However, setting is not a heritage asset itself, and the importance of setting lies in its contribution to the significance of a heritage asset and the ability to appreciate that significance.

The proposed garage would adopt a traditional form, with materials selected to complement the former barn and adjacent farmhouse. The garage would be positioned at the heart of the farmstead, in an enclosed space to the east of the former barn.

Therefore, the proposed change in setting would not harm the significance of the heritage asset and the proposed development would be consistent with local and national planning policies.

Yours sincerely



Graeme Ives