

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

Higher Ash Barn, Hawkshaw lane, Hawkshaw, Bury

Mr & Mrs Packun

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CONTENTS

Chapter:	Page:
1.0 Introduction	1
2.0 The Significance of the Heritage Asset	2
3.0 Impact Assessment	12
4.0 Conclusions	15

1.0 Introduction

1.1 This Heritage Statement has been prepared on behalf of Mr and Mrs Packun in respect to a full planning application for a change of use to form a residential dwelling and associated alterations (the 'proposed development') at Higher Ash Barn, Hawkshaw Lane, Hawkshaw, Bury (the 'application site').

1.2 From a heritage perspective Higher Ash Farm is included on Bury Council's Draft Local List. The list has not been formally adopted. However, Historic England guidance on Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

1.3 It is anticipated that the Local Planning Authority is likely to identify Higher Ash barn, as part of the farm, as a non-designated heritage asset for the purposes of determining the application.

1.4 A search of the national list has been undertaken and the Council's website has been consulted. The Holcombe Village Conservation Area is located well to the east of the application site and would not be affected by the proposed development. There are no other designated heritage assets within the vicinity of the application site.

1.5 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised 2019) (NPPF) and places the following requirements 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 189)

1.6 Given the above policy requirements Chapter 2 of this Heritage Statement describes the significance of the heritage asset, proportionate to the potential impact of the proposed development. Chapter 3 provides an assessment of that potential impact and Chapter 4 makes a series of conclusions with reference to the relevant policy requirements.

2.0 The Significance of the Heritage Asset

Introduction

- 2.1 The NPPF defines a heritage asset as follows:

“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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

- 2.2 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.”

- 2.3 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.”

- 2.4 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.”

- 2.5 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

The Historic Development of the Application Site

- 2.6 Hawkshaw is not identified on Yates’ Map of Lancashire (1786). The village is named on Greenwood’s Map of Lancashire (surveyed in 1818), although it appears to be annotated further to the north of the existing settlement. Greenwood’s Map illustrates the alignment of the modern-day A676 to Ramsbottom and names the Bull’s Head public house and Hawkshaw Lane is identifiable, heading north from the cross-roads on the A676.

Figure 2.1: Greenwood's Map of Lancashire (Surveyed 1818)

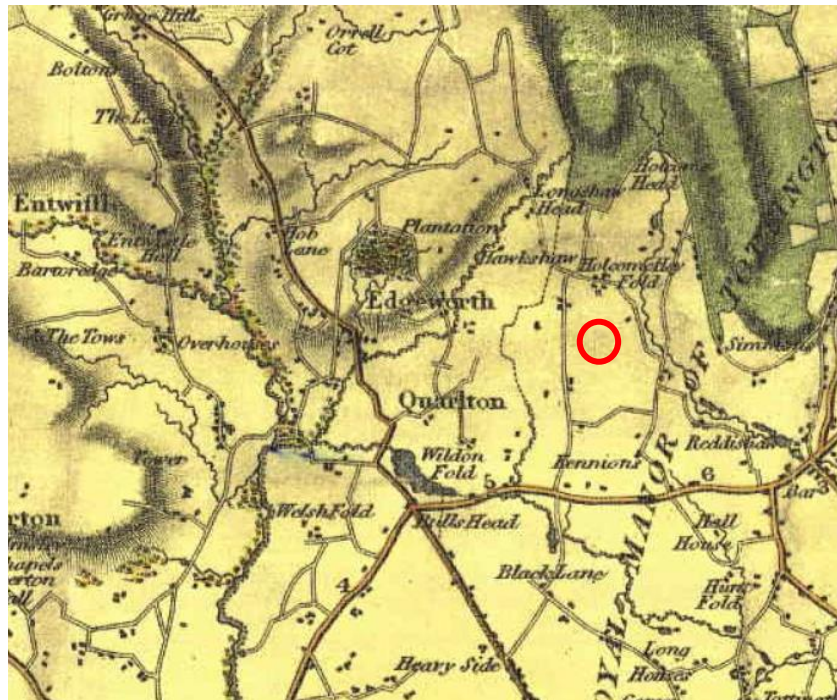


Figure 2.2: Hennet's Map of Lancashire (1829)



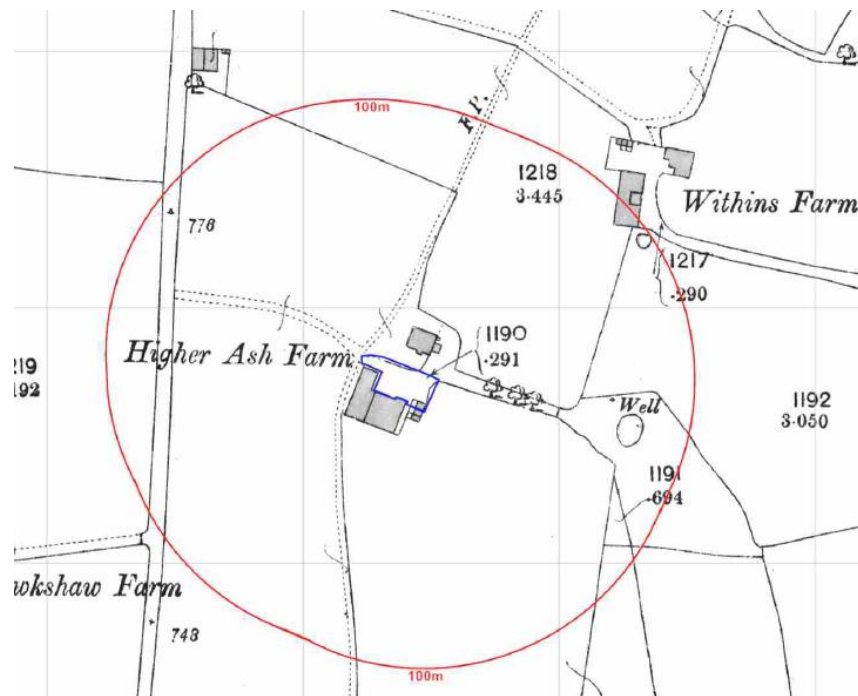
Figure 2.3: Ordnance Survey Map (1850) (1:10,560)



- 2.7 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.
- 2.8 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.

2.9 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, possibly kennels, was located to the east of the barn.

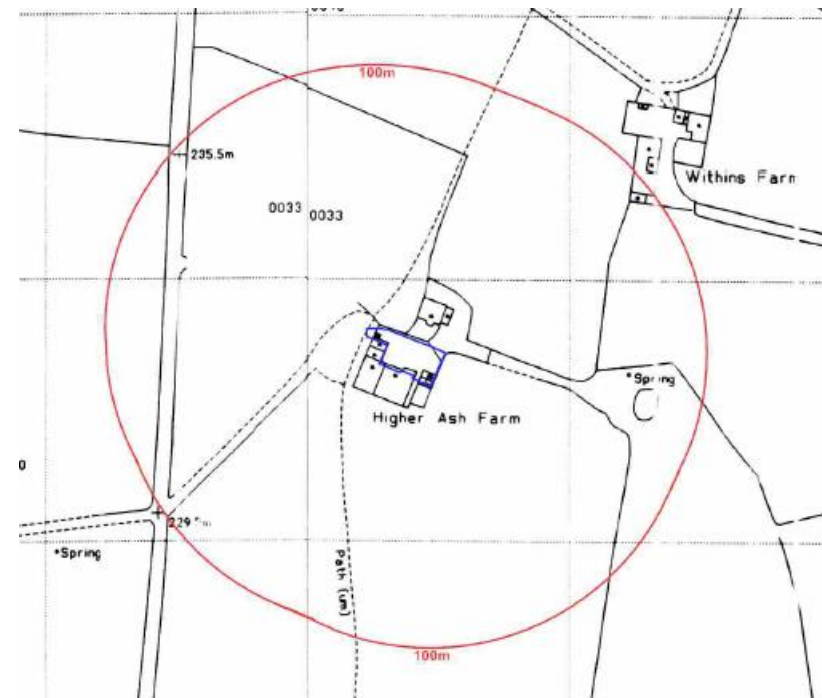
Figure 2.4: Ordnance Survey Map (1891) (1:2,500)



2.10 By 1910 the northern wing of the barn appears to have been subdivided, however the layout of the farm appears to have been

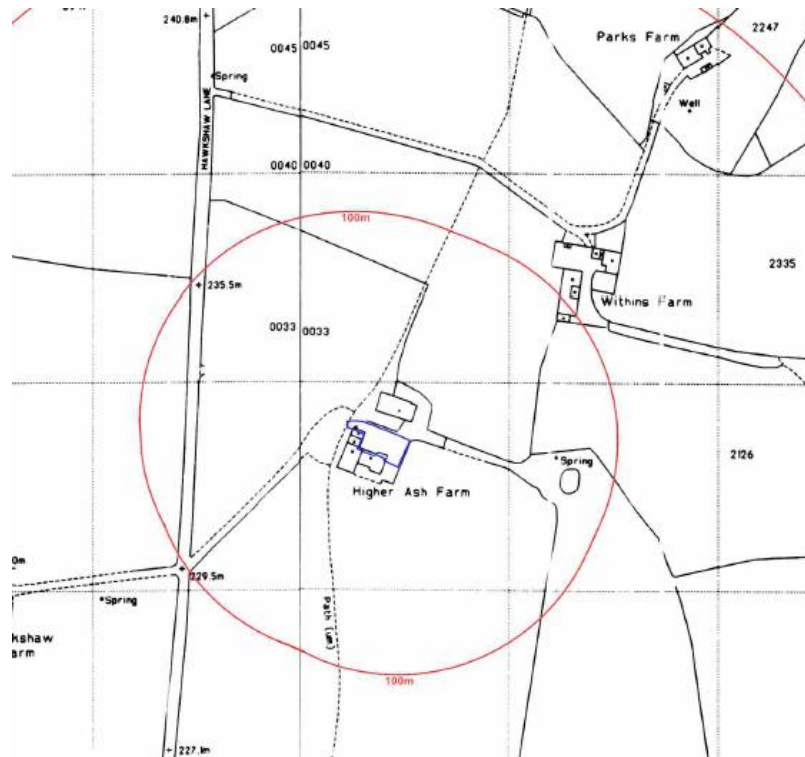
otherwise unaltered through much of the C20th, as confirmed by the 1992 Ordnance Survey Map.

Figure 2.5: Ordnance Survey Map (1992) (1:2,500)



2.11 However, 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 2.6: Ordnance Survey Map (1993) (1:2,500)



- 2.12 The layout and form of the farmstead has remained unchanged since that time.
- 2.13 In 1991, just prior to the above changes to the house and barn, planning permission had been granted for the conversion of the barn to two dwellings (C/2631/01) however that approval was not implemented. More recently, planning permission was granted on 28th April 2016, for the “Conversion of barn to one dwelling

including roof extension” (Application Reference: 59866). Notably, the historic environment was not referenced in the list of policies contained in the Decision Notice and a Heritage Statement was not submitted with that application.

The Heritage Value of Higher Ash Farm

- 2.14 In considering the significance of non-designated heritage assets the Planning Policy Guidance provides the following advice regarding the relative importance and value of heritage assets:

“Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.” Paragraph: 039 Reference ID: 18a-039-20140306)

- 2.15 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.”

Figure 2.7: The principle, south-western, elevation of the farmhouse



- 2.16 The single storey extension to the front elevation, which extends across the eastern gable, is clearly evident and has had a considerable impact on the potential architectural value of the building. It is assumed that the original elevation would have incorporated stone mullioned windows to the ground floor, however they are no longer evident from the exterior.
- 2.17 At first glance the western extension of the house, broadly in line with the rendered chimney stack, is less obvious. However, a closer inspection reveals the near vertical joint in the first floor elevation and it seems likely that the large stone quoins were removed from their original position and re-used to form the existing corner of the enlarged building.

Figure 2.8: A detail of extended first floor



- 2.18 The building appears to have been included on the local list by virtue of its age. Externally, the architectural evidence seems to be limited to the two mullioned windows, although the window frames appear to be uPVC and the lead-work is artificial.
- 2.19 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 that forms the application site. 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 2.9: The northern elevation of the eastern phase of the barn



Figure 2.10: The western elevation of the main western range



Figure 2.11: The rendered return elevation of the northern projection



- 2.20 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.

- 2.21 The western gabled wing of the barn projects well forward of the original phase to create an 'L' shaped plan form.

Figure 2.12: The southern frontage of the barn



Figure 2.13: The scare of a previous roof form on the side elevation



- 2.22 The historic map regression indicates that the barn had a continuous southern elevation from at least 1891 and evidence remains of a mono-pitch addition that would have previously concealed the southern elevation of the original phase until it was removed in 1992/3 (Figure 2.13). The mullioned window to the right-hand bay of the south-western elevation incorporates two contrasting types of stone and a metal lintel and seems to be a later adaptation of no heritage value.

Figure 2.14: The mullioned window to the south-western elevation



- 2.23 Internally, the phasing of the barn is evident in the timber roof structure. The original phase retains two trusses, although the eastern truss is rotten and has broken towards the centre. Various means of supporting the truss are evident, including a crude brick pier inside the northern elevation.

Figure 2.15: The defective eastern truss



Figure 2.16: The brick support to the eastern truss



- 2.24 The western truss remains in a far better condition and retains the king post truss and struts, suggesting that this phase of the barn may be contemporary with the house. The purlins appear original, although the roof has been resurfaced and felted.

Figure 2.17: The western truss in the original phase of the barn



- 2.25 The roof of the long western range of the barn complex is supported with more recent king post trusses. The internal walls provide evidence of a former first floor, which has been removed, and also expose the original south-western corner of the first phase, which forms a vertical joint within the western range.

Figure 2.18: The vertical joint and quoins to the left of the partly blocked doorway illustrate the south-western corner of the original barn inside the western range. The former first floor level of the western range is evident below the trusses and the right-hand part of the wall appears to incorporate a previous roofline.



- 2.26 The northern, partly rendered, wing has been opened-up to form a pair of garages, with a concrete floor. It seems to enclose a former external elevation to the long western range, which includes an original doorway.

Figure 2.19: The doorway between the northern and western ranges



- 2.27 The setting of Higher Ash Farm has experienced relatively little change. It forms part of the pattern of isolated farmsteads that extend north from Hawkshaw along Hawkshaw Lane. Modern uses have been introduced, such as equestrian related use in the farmstead to the south, however the farmhouse and barn can be appreciated in a relatively unchanged rural landscape. The most significant changes within the setting of the barn probably relate to the extensions to the farmhouse.

Summary

- 2.28 Higher Ash Farm, including the farmhouse and barn, have been included on the Bury draft 'local list' and it is anticipated that the LPA will identify the barn as a 'non-designated heritage asset' while determining the planning application for the proposed residential conversion.
- 2.29 The farmhouse and barn appear to be broadly contemporary (late C17th). They retain some architectural features that allow the age of farmstead to be appreciated.
- 2.30 However, both the farmhouse and barn were subject to change during the late C20th. The extensions to the farmhouse have eroded its potential heritage value, while the plan form of the barn was partially truncated.
- 2.31 The original phase of the barn remains in a poor condition, despite the roof having been resurfaced, features such as the first floor level or hayloft have been removed and the northern wing has been converted into a garage and partly rendered.
- 2.32 The barn typology contributes to the heritage value of the farmstead. The first phase of the barn and farmhouse derive heritage value principally from their age, although their relative importance has been eroded and it is unlikely that the western and northern wings of the barn would be considered as non-designated heritage assets in their own right.

3.0 Impact Assessment

Introduction

- 3.1 The proposed development has been assessed in accordance with the relevant national and local planning policies.

National Planning Policy Framework (2019)

- 3.2 Paragraph 190 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

- 3.3 In determining applications, Paragraph 192, requires LPAs to 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.*

- 3.4 When considering the impact of a proposed development on the significance of a non-designated heritage asset the NPPF (paragraph 197) advises that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Bury Local Plan

- 3.5 The current adopted Local Plan comprises the Unitary Development Plan, which was adopted in 1997. Clearly, that pre-dates current national planning policies in reference to non-designated heritage assets. However, 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.”

- 3.6 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.”

- 3.7 The justification for the above Policy Direction refers to the provisions for non-designated heritage assets in the NPPF and the need to protect heritage assets that “... are seen to contribute to the background character, significance and distinctiveness of an area where it is important to protect the best of these assets.”

The Proposed Development

- 3.8 The proposed development comprises the conversion of the existing barn into a single dwelling house. The proposed alterations and extensions required to achieve the proposed use comprising the following:
- The conversion of the original, eastern, phase of the barn to incorporate the kitchen and breakfast room at ground floor level and the partial introduction of a first floor to accommodate two bedrooms while retaining a double height space above the breakfast room. The defective, eastern, truss would be removed and replaced with the western truss.
 - The conversion of the western wing to incorporate a lounge, utility and play space. A first floor would be reintroduced and access from a central staircase, which would be expressed with a full-height glazed bay to the western elevation and a double height hallway internally. A series of bedrooms would

be placed in the proposed first floor and the eaves height would be increased slightly to achieve the necessary headroom.

- The northern wing would be converted to gym on the ground floor with a snug at first floor level. The existing garage door openings would be infilled.
- A small flat roofed extension would be constructed within the ‘L’ shape of the southern elevation.
- The existing awkward junction between the roofs of the eastern and western ranges of the barn would be bridged by a contemporary standing-seam clad roof that would provide the required headroom to connect the two buildings at first floor level.

Impact Assessment

- 3.9 The existing form and architecture of the barn would remain largely unchanged. The character of the building would remain very clearly as a barn comprising several phases of development.
- 3.10 The ability to appreciate the historic relationship between the farmhouse and barn as parts of a single farmstead would be unaffected by the proposed development. The existing double height opening to the northern elevation, facing the farmhouse, would be glazed but the impact on the setting of the farmhouse, which has been eroded itself by the modern extensions, would be neutral.

- 3.11 One of the two trusses within the original eastern phase of the barn would be removed, it has been compromised by insect infestation and has broken in the centre of the span. However, the double height space in that part of the barn would be retained and the remaining truss would be moved to replace the defective truss and would be exposed within that space.
- 3.12 The proposed additions, comprising the southern dining room and the link between the existing roof forms, have been designed to add a further layer of architectural design to the barn and to avoid confusion with the original fabric of the building. The roof addition would be clad in a contrasting material to the slate of the barn, which is not itself original, to emphasise the distinction between the old and new. However, the standing-seam cladding is functional response to the former use of the barn. The proposed dining room extension would be a light-weight glazed addition that would partly replace the element of the barn which was removed in 1992/3.
- 3.13 The western range of the barn would be subdivided to create ground and first floor accommodation, with a central double-height stairwell alluding to the internal space of the barn. However, the existing arrangement, without a first floor, perhaps gives an artificial sense of space that would not be experienced had the first floor remained in situ. The eaves level of the elevations would be raised with stonework to match the existing narrow coursed construction.
- 3.14 The current condition of the barn appears to be subject to gradual deterioration, for example in respect to the roof of the original eastern phase. The proposed development would bring forward a comprehensive programme of repairs to facilitate the proposed residential use.
- 3.15 In light of the above impacts, the proposed development is considered to conserve and enhance the heritage asset in accordance with NPPF paragraph 192 and the building would be brought back into use in a manner consistent with its conservation. The three phases of the barn would remain legible, the proposed adaptations would conserve the character of the barn and the ability to appreciate its original function and the relationship between the farmhouse and barn, within the farmstead, would be preserved.
- 3.16 Therefore, the proposed development is considered to have a beneficial impact on the significance of the heritage assets and is in accordance with the relevant policies of the NPPF.
- 3.17 Similarly, the proposed development would preserve the historic local importance of Higher Ash Farm in accordance with Policy EN2 of the Unitary Development Plan.
- 3.18 The effect of the proposals on the significance of the non-designated heritage asset should be taken into account in determining the application. However, given that the proposed development would conserve the significance of Higher Ash Farm, the requirement to undertake a 'balanced judgement' would not be engaged in this instance.

4.0 Conclusions

- 4.1 Higher Ash Farm, Hawkshaw Lane, is included on Bury Council's draft Local List. Although the list has not been formally adopted it is anticipated that the LPA will identify the barn as a non-designated heritage asset while determining the planning application.
- 4.2 The local list description is primarily concerned with the adjoining farmhouse. The farmhouse appears to date from the mid to late C17th, although the architectural value of the building has been eroded by a later extension to the front elevation.
- 4.3 The eastern part of the barn is anticipated to be broadly contemporary with the farmhouse, while the western and northern ranges appear to have been added during the mid to late C19th. Part of the southern frontage of the barn was removed in 1992/3 and planning consent was granted in 2016 for a similar residential conversion to that now proposed.
- 4.4 The proposed development would retain the current character of the barn with limited change proposed to its appearance. The adaptations that are proposed would clearly differentiate the new additions from the original structure. Minimal change is proposed to the northern elevation, facing the farmhouse, and the relationship between the principal buildings of the farmstead would be preserved.
- 4.5 The proposed internal conversion would combine a series of double-height and more cellular spaces to help maintain a sense of space within the barn, while also reflecting the previous floor levels.
- 4.6 The condition of the barn seems to be slowly deteriorating and the building would benefit from a comprehensive programme of repairs as part of the proposed conversion.
- 4.7 The proposed development would conserve and enhance the significance of the heritage asset and therefore is considered to be consistent with the relevant policies of the NPPF.
- 4.8 The proposals would retain the character and distinctiveness of the farmstead and would be consistent with UDP Policy EN2.