9th November 2011

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HERITAGE STATEMENT
CHANGE OF USE OF VACANT MILKING PARLOUR TO TWO DWELLING UNITS
ASSOCIATED PARKING AND DEMOLITION OF AGRICULTURAL SHEDS.

WATTS CLOSE FARM, BURNLEY ROAD, GISBURN, CLITHEROE, BB7 4JJ

Rev 001 - For planning purposes

1. Introduction
1.1. This Heritage Statement accompanies an application for the conversion of a vacant agricultural building to 2 number semi detached dwelling units.
1.2. The building has remained vacant for approximately 24 months, prior to which its last use was as a milking parlour.
1.3. The former milking parlour is considered a Heritage Asset as determined by the Local Planning Authority.
1.4. The Heritage statement makes reference to the following guidance:
   1.4.1. PPS5, Policy HE6:Information requirements for applications for consent affecting heritage assets
   1.4.2. The Conversion of Traditional Farm Buildings, English Heritage.
   1.4.3. Historic Farmstead, North West – English Heritage

2. Historical Context
2.1. The vast majority of agricultural building stock dates from the period between 1750-1880 due to a time of increased agricultural productivity and the demands of an increasingly urban population.
2.2. Local improvements in transport and infrastructure such as the Canal and Railway networks provided access to imported construction materials such as Welsh slate tiles and new agricultural products including artificial fertilisers, manures and feeds. The Leeds – Liverpool canal, completed in 1816, is located approximately 5 miles away from the site in Barnoldswick while the Gisburn Railway station that served the local area opened in 1879.

3. Historical Maps
3.1. An 1810 conveyance obtained from the Yorkshire Archaeological Society records a house, homestead and barn at Watt Close. The conveyance was prepared by agents acting for Lord Ribblesdale’s estate.
3.2. An 1853 map loosely indicates the presence of a building in this location but it is too large a scale to definitively prove its presence.
3.3. The 1894 Ordnance Survey map shows the barn; and an extension to the South West corner of the building, (in the location of the current lean-to structures).
3.4. The 1909 map indicates further extensions as the footprint appears to have increased in size. The map also indicates additional outbuildings surrounding the
barn.

4. **External Materials**

4.1. The external materials and construction of the parlour indicate that the barn originates from the period beginning in 1750. The slate roofing materials will have likely arrived with either the Canal or Railway. Given the mention of the barn in the 1810 conveyance, it is likely that the building was covered in a different roofing material prior to the coming of the canal or railway.

4.2. The existing rubble stone walls have been partially rendered. Elements within the walls indicate areas where stone has been more regularly finished which is attributable to the late 18th, early 19th Century Barn architecture.

4.3. The barn is of sufficient height to sustain two storeys. While its original use has not been established, the large feature opening is typical of a Combination Barn, used for storing Cattle and Hay.

4.4. There are a number of ventilation holes present in the external façade at both high and low levels which would provide ventilation to support these functions.

4.5. Through-stones can be seen on the North gable wall. Structurally, these tie the two leaves of stone together prior to the cavity being infilled.

4.6. The West elevation appears to show two different types of stone coursing at low level and high indicating that the Parlour could have originally been single storey and
later increased in height to double storey.

5. Modifications and Significant Features

5.1. Modification
5.1.1. The barn has been significantly modified and extended over its lifetime and various uses. As such very few original features have survived unaffected.

5.2. Internal Partitions
5.2.1. The parlour retains only 1 original stone wall which rises to wall plate level.
5.2.2. The remainder of the structure has been segregated internally with concrete blockwork walls during its time as a milking parlour.
5.2.3. A number of concrete upstands and railings used to control cattle during the milking process are still present.
5.2.4. The South lean-to extension has been largely plastered and painted white during its time as a preparation area.

5.3. Plant
5.3.1. Much of the milking plant, feeding stations and cattle stalls are still present in the Parlour.

5.4. Floor Levels
5.4.1. The floor levels internally vary by over half a metre, the original floors
having been replaced with concrete. The principal milking room also features a pit.

5.4.2. A timber first floor and steel supporting beams is also present.

5.5. Roof Structure

5.5.1. There are two Oak trusses supporting the roof structure. Only one Oak truss survives unmodified, truss will be refurbished and repaired where necessary. The second oak truss has been partially replaced by a steel structure, it is proposed to replace this truss with a new oak truss.

5.5.2. Where possible existing timber rafters and purlins will be retained.

5.6. Slate Roof

5.6.1. It is likely that the roofing materials arrived with the Canal or Railway because it appears to be a Welsh slate. However Welsh slate was widely available in the lowlands of Lancashire via established coastal shipping routes.

5.6.2. There are 4no. ridge vents visible on the roof. These are not considered original.

5.7. Large Opening on East elevation

5.7.1. The curvature of the arch appears foreshortened on its North side due to the construction of a concrete blockwork wall within.
5.7.2. The existing large arched opening is to be retained and glazed

5.8. Ground Floor openings

5.8.1. A number of the ground floor openings feature cut stone lintels and jambs.

5.8.2. A closed up door opening on the West elevation features cut stone jambs, a cut stone lintel, an oak lintel and a brick arch head. It is surmised that the brick arch was installed at a later date, possibly due to the oak lintel or stone lintel failing.