



# Heritage statement to support planning application for conversion of barn to north-west of Maypole Inn, Main Street, Long Preston, North Yorkshire, to dwellings

## 1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to the Yorkshire Dales National Park Authority (YDNPA), for the conversion of the redundant barn to the west of the Maypole Inn, to dwellings. It was commissioned by the owner Brockenhurst Services Ltd, and a site visit was made by the writer on 3 August 2022, with reference to the proposal drawings by John Wharton Architect.
- 1.2 The building lies within the Long Preston Conservation Area (designated in 1989), a designated heritage asset within the terms of the NPPF, and its development has the potential to affect the setting of the grade II listed Maypole Inn. An appraisal of the conservation area has been produced by the YDNPA<sup>1</sup>. No other heritage assets have been identified which might have a bearing on the application.
- 1.3 The barn is believed to date from about 1700 and is seven bays long, with a frontage to Main Street. The exterior is very plain and appears to have been relatively little altered through its life, while the interior has been subject to greater change, primarily through the removal of its shippens and haylofts. The roof structure appears largely original and is embellished by a king-block truss, a locally distinctive and significant architectural feature.

## 2 Location

- 2.1 The barn is a detached structure which stands on the north-east side of Main Street in the centre of the village, at NGR: SD 83351 58270. It is set back from the main part of the carriageway, behind a lay-by, believed to have formed the forecourt for a petrol station at the site in the mid twentieth century. The barn is separated from the Maypole Inn by the entrance to the inn's car park, which lies to the rear of both buildings. The north-west end of the barn faces onto the entrance to an agricultural field; the private house known as Rose-Lea stands beyond this (photos 1 and 2, below).

<sup>1</sup> *Conservation Area Appraisals in the Yorkshire Dales National Park: Long Preston* (2010)

### 3 Current use

- 3.1 The barn is currently redundant and disused. It served as a garage and workshop during part of the twentieth century, and is not thought to have been in agricultural use for several decades.

### 4 Proposed development

- 4.1 It is proposed to convert the barn into four dwellings, with gardens and parking to the side and rear (see John Wharton Architect's drawing, 3055.1, July 2022)

### 5 Existing records of the building

- 5.1 The building is recorded in the YDNPA's Historic Environment Record<sup>2</sup> as MYD55766. The record entry refers to the site as "Barn with Pigeon Loft", and amounts to the following text:

Pigeon Loft in SE gable of barn behind the Maypole Inn, Long Preston. Triangular shaped opening with 20 square holes arranged in 4 rows of 2,4,6,8.

- 5.2 The barn was the subject of a record made in 2009 by members of the Yorkshire Vernacular Buildings Study Group<sup>3</sup>. The record gives a detailed description and interpretation, and includes some survey drawings.
- 5.3 Although at a small scale, the first edition OS 1:10560 map<sup>4</sup> (figure 1) suggests that the barn has not changed in outline since the mid nineteenth century, and that is supported by an examination of the existing building.

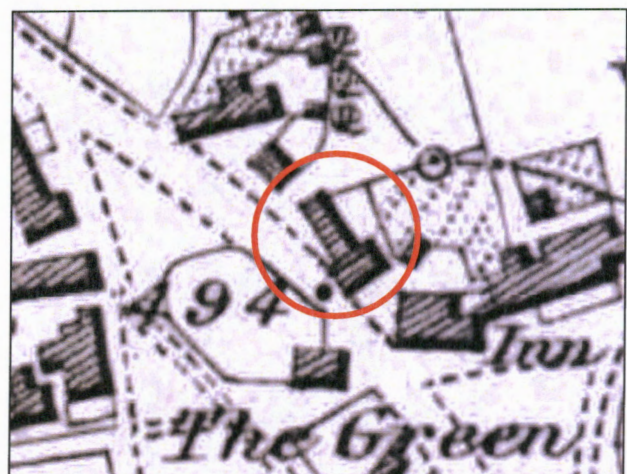


Figure 1: OS 1:10560 map, 1852

<sup>2</sup> As searched via <http://www.heritagegateway.org.uk/gateway/>

<sup>3</sup> YVBSG report no. 1785 "Maypole Barn"

<sup>4</sup> Yorkshire, sheet 149; surveyed 1847-9 (not shown at original scale)

## 6 Heritage assets

- 6.1 The Long Preston Conservation Area's special interest is set out in the YDNPA's appraisal. The barn is mentioned in this, but only with regard to its dove-cote or pigeon loft in its south-east gable. However, there is no doubt that the building makes an important contribution to the conservation area.
- 6.2 The Maypole Inn is grade II listed<sup>5</sup>. The list entry reads:  
Inn. Late-C18 with mid-C19 alterations and C17 origins. Rendered, painted stone dressings, stone slate roof. 2 storeys, 3 bays. Entrance left of centre has mid-C19 porch with Tuscan pilasters, double leaf 6-panel door. 3 ground floor and 3 upper floor tripartite windows have moulded surrounds, flat faced mullions and projecting sills. Projecting quoins, shaped kneelers, gable end coping. Gable end ridge and right of centre ridge stacks, projecting C17 right-hand stack rests on 2 stone corbels.
- 6.3 No other heritage assets are known to exist which are considered to have a bearing on the application.

## 7 The present site and buildings

- 7.1 Although the building's immediate surroundings appear to have remain relatively undeveloped in recent years, its setting has been very much affected historically by the movement of farming activity out of the village, and the growth in motor transport, and the barn is now positioned between the very busy Main Street (the A65 road) and the large open car park serving the Maypole Inn, so that only the field at the north-west end and its dry-stone boundary wall at the barn's north corner remain within its setting as links to its agricultural origins.
- 7.2 The building itself is built from local stone in the form of glacial cobbles, with dressings of sandstone. The front of the roof is of local stone slate laid in diminishing courses, but the rear pitch is covered with blue or green metamorphic slate (probably Welsh or Cumbrian), probably nineteenth or twentieth century.
- 7.3 The front of the building faces south-west onto the tarmac lay-by and footpath alongside Main Street (photo 3). The right-hand part of it (bays 5 to 7) break forward slightly, and this is the position of the main entrance, a cart doorway under a timber lintel, with dripstone over. There do not appear to be any openings or former openings to the right of here. In the left-hand part there are two doorways which formerly served a shippon in the north-west end, one now reduced to a window, and both have chamfered surrounds. There are also three

<sup>5</sup> National Heritage list, entry number: 1166394

breathers with simple surrounds, forming a row at ground floor level, which suggest that this part of the building, next to the threshing bay, was used to store arable crops.

- 7.4 The south-east gable (photo 4) has a wide, inserted doorway, and two original blocked openings, the latter indicative of a second shippon, in this wider end of the barn. There is also a blocked forking hole, and the openings and ledges to the triangular pigeon loft, over which is what may be a small owl hole, now infilled.
- 7.5 To the rear, the south-east end also breaks forward, although at a different point from the front elevation, making the footprint asymmetric. This wider part has a blocked ground floor opening, perhaps a former mucking-out hole. The winnowing doorway, opposite the front cart entrance, is located within the narrower part, under a stone lintel. To the right of it, near the north-west gable, is a doorway reached down a few steps, which also served the shippon here. No other openings in the rear presently exist, but some recesses inside the barn here do appear to be infilled breathers or putlogs, but are not evident externally because of repointing.
- 7.6 The north-west gable has a ground floor window or mucking-out hole, a forking hole at loft level, and an owl hole.
- 7.7 The interior has lost all its original fixtures and fittings from the ground floor, and a wall of concrete blocks now separates what was formerly the shippon from the threshing bay. This south-east end has a floor surface of chippings, but otherwise the barn floor is now almost entirely of concrete. There are also twentieth century timber partitions in the north-west end, associated with use of the barn as a garage.
- 7.8 The six roof trusses, and most of the purlins, appear to be original to the building, and to be of oak (some with marks of re-use). Four are principal-rafter trusses with raking struts, but the north-west one has a king-block and the south-east one a shaped collar, as ornamentation. These are characteristic of the local area in the period about 1700, and are the main evidence for ascribing the barn its date.

## **8 Statement of heritage significance**

- 8.1 The barn has heritage significance arising from its aesthetic and historical values. It is a traditional agricultural building, whose origins are closely tied to the prosperity of the locality in the seventeenth and early eighteenth centuries, in



part because an abundance of nearby hay meadows on low-lying ground allowed greater than average numbers of cattle to be husbanded<sup>6</sup>. Its original function as a combination barn with two shippens is very clearly evident, not least through the survival of original openings, and it obviously makes a strong contribution to the character and appearance of the conservation area, primarily through its front elevation and gables, with the pigeon loft in the south-east end of particular note. The rear makes less contribution, firstly because the modern car park setting is a slightly negative feature, and secondly, there is a lack of distinctive features. The barn also contributes to the setting of the grade II listed Maypole Inn, although the two are obviously detached and lack close visual association.

## 9 Impact of proposals on heritage assets

9.1 The barn is presently redundant and lacks a sustainable function, so its proposed conversion is needed to establish its optimum viable use. The scheme would retain all existing openings, and involve no extension to its footprint, so would essentially preserve its present character. A small number of new openings is proposed, along with the creation of residential curtilage at the rear and south-east, and these are changes which would have a small effect on its setting and appearance. However given the sympathetic design of the scheme in its entirety, it is considered that these changes are so slight, in relation to the conservation area and setting of the listed building, that they would not amount to harm to the significance of those designated heritage assets, and the character and appearance of the conservation area would be preserved.

Stephen Haigh, MA  
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<sup>6</sup> see YVBSG report



Photo 1: The barn, in its setting on Main Street between Rose-Lea (L) and Maypole Inn (R)



Photo 2: The barn in its setting on Main Street, looking north





Photo 3: Front (south-west) elevation



Photo 4: Rear of the barn, in its setting at the edge of Maypole Inn's car park





Photo 5: Interior, looking south-east: former threshing bay, with modern wall separating former shippon beyond



Photo 6: King-block truss, over north-west end of barn





Photo 7: Interior: north-west end