

# Heritage Statement

Application for the  
conversion of barn into two dwellings.

Barn at Barracks Farm, Chipping Road, Chaigley,  
Nr Clitheroe, BB7 3LX.

## Introduction

This statement shall be read in conjunction with the Design, Access and Planning Statement that supports the proposed conversion of a disused, stone built, agricultural barn into two residential dwellings. This statement provides an assessment of the significance of this Heritage Asset, then adds weight to the justification that this scheme is acceptable. For reasons identified in this statement it is considered that the application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the heritage asset.



## Site Context

The site in question sits within the administrative boundary of Ribble Valley Borough Council, and the site lies within the Parish of Aughton, Bailey and Chaigley. The site is also located within the Forest of Bowland Area of Outstanding Natural Beauty. The site is accessed off a single track lane.

## History of Site

The farm house and building at Barracks Farm have been in situ since the 1840s. The map below is dated at 1845 and shows the farm house and building subject to this application.



Map c1840

The site has remained in this layout and form since this time; however the building subject to this application has been altered over the past few years in order to cope with the changing methods of farming. Barracks Farm barn is of no special architectural interest; however it does form part of a traditional farm courtyard group of buildings at this location. Therefore any extension, addition or alteration to it must seek to preserve the existing simple nature of the building and minimise the impact upon the site characteristics.



Aerial Photo c1960

### Application Proposal

The application seeks planning permission for the proposed conversion of the building into two dwellings. The dwellings proposed have been designed in-line with the design principles highlighted. They are 3-4 bedroom properties with sufficient space for most families, however the internal layout can also be easily re-modified to create less bedrooms and open up the internal space if the owner so wished. However the internal layout is done, the minor alterations to the external shell of the building have been done so with the traditional character of building in mind.

The submitted elevational plan (drg. ###) provides details of the proposed scheme and includes detail of the proposed construction and materials to be used.

### Assessment of Impact upon the Significance of the Heritage Asset

Paragraph 131 of the NPPF advises that 'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight

should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

In this instance, the key aspect of the proposal is that the conversion method proposed and the design of the conversion will enhance the significance of the heritage asset, and will make more of a positive contribution to the local character of the area.

The proposed development seeks to conserve the asset's significance by virtue of its simple conversion and use of traditional materials. Clearly, as two new dwellings, this building is at its optimum viable use, and whilst the immediate benefit of this scheme is for the applicant, the overall benefit is to the setting and character of this group of buildings, and the creation of two dwellings in a sustainable location.

### Conclusion

The proposed scheme has been considered using two specific thought processes. Firstly, to seek the most viable use of the building now the owner no longer farms the land, and secondly to successfully convert the building in a sensitive and sympathetic manner.

In assessing the harm caused by this proposal the following factors must be considered,

- i) The setting of the building is preserved and indeed enhanced by the proposal,
- ii) The proposed development will have a minimal and acceptable impact on the character of the building,
- iii) The economic viability of the building is improved,
- iv) By converting the building and tidying up the site, this makes a significant contribution to the rural landscape, and
- v) The proposed works will bring environmental benefits to the community including economic benefits and enhancement of the environment.

For reasons identified in this statement it is considered that the application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the heritage asset. It is contended therefore that the application proposal represents appropriate development and as such planning permission ought to be granted.