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23 Gleneagles Drive, Brockhall Village, Blackburn. BB6 8BF

telephone 01254 240865 mobile 07975 652903 email enquiry@modulusassociates.co.uk

Barn at Eatough's Farm, Fleet Street Lane, Ribchester. PR3 3XE

Heritage Statement to Support Planning Application

Description

The barn is one of a cluster of buildings associated with Eatough's Farm. It is thought that that the structure dates from the same period as that in which the Farmhouse was built (Circa mid 19th Century).

The barn is constructed from local, natural stone under a blue slate roof. It is of a simple design, typical of barns throughout the area, with a dual pitched roof extending at one side over a protruding section containing the full-height barn door opening. Other than the charm of its simplicity, there are no features worthy of note.

There is evidence that the Barn had a Shippon attached to its South facing gable wall, but which now only remains as a low-level wall and foundations.

History

The Farm, with House, Barn and Outbuildings, is shown on the **1892** and **1912** revisions of the 1:2,500 OS plans of the area, but is described as Atckis Farm (it does not appear on the **1847** 1:10,560 OS map but does on the **1894** 1:10,560 OS map). The **1932** and **1967** revisions of the 1:2,500 OS plan show the same footprint of Farmhouse and Barn, but it is now described as Eatoughs Farm and further Outbuildings appear to have been added. The most recent version of the 1:1,250 OS plan (submitted as the Location Plan) shows the Barn without the Shippon.

It is believed that the Farmhouse and Barn were part of a working farm until the early 1980's, after which the Farmhouse became a private residence and the associated buildings fell into disrepair.

Renovation

At some point prior to 25th June 2008, the Barn was completely renovated and re-roofed. This is shown on the attached sales particulars and conveyance document dating from when Mr & Mrs Powell purchased the property. It is believed that the renovation works were carried out in around 2005, although there is no documented evidence.

The nature and quality of the works would indicate that the previous owners had intended to convert the Barn to living accommodation. However, it would appear that they did not apply for Planning Permission for any works or conversion, and there is no indication of whether or not new window and door openings were added during the renovation. The general footprint of the Barn (minus the Shippon) appears to be identical to that shown on the 1892 and 1967 revisions of the OS plan.

A structural assessment has been made by a Chartered Structural Engineer, in which he found that the structure was in good order and required no structural repairs.

Proposals

The Barn currently stands as an empty shell and is used only for storage of general household items. It is proposed to convert the barn to a Dwelling House without altering the footprint or simplicity of the structure.