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Heritage Statement

Conversion of a traditional stone barn to form an annexe related to an existing listed farmhouse

Higher Lickhurst Farm

Bowland With Leagram

Chipping

Lancashire

PR3 2QT

Heritage Statement

1. Although the barn relating to the proposals is not listed itself, the “Host Dwelling” is a grade II listed farmhouse which has previously been restored and developed in the last several years (Details will be included below). Due to its close proximity to the host dwelling, any work undertaken on the barn will have to be of a top standard to maintain the high degree of quality demonstrated during the prior development to the Host Dwelling.

2. National Planning Policy Framework (Para 135) sets out Government policies on non-designated heritage assets and states that LPAs should have regard to the scale of any harm or loss and the significance of the heritage asset, in this case we provide a heritage statement, detailing the significance of the barn and farmhouse.

3. Structural Appraisal

After Consulting Philip Wright Associates, they performed a structural appraisal of the barn in its current state and these were their findings and recommendations.

- Front elevation: Is of fair and reasonable condition although incorporated a historic bow of less than 25MM, so fell within reasonable limits and similarly the coursing was noted to be of a reasonable level.
- Left Hand Elevation: Deemed to be in fair and reasonable condition and also has an outward bow but is within acceptable limits.
- Rear elevation: the wall was deemed to be of fair and reasonable condition but some repointing will be necessary and the roof of the lean to is in bad condition.
- Right Hand Elevation: Deemed to be in fair and reasonable condition.
- Roof: Some misalignment is evident with a slight sag between supporting trusses.
- Internally: Hay loft floor has started to decay and has been attacked by woodworms. Some noticeable cracks are evident on the interior walls but these can be repaired in the renovations. no evidence of roof damage from the inside.

4. Evaluation of Structural Appraisal

Below are the proposed changes to the structural fabric of the barn following the recommendations detailed in the structural appraisal and in preserving the character as much as possible whilst making a positive and useful change to the use of the currently disused building.

- Re-use existing Doorways and openings completely with these remaining as openings or glazing un-used openings to make additional windows. The only key alteration to these is placing a traditional barn door over the existing opening in the later built portion of the barn forming a more conventional and secure Car store.



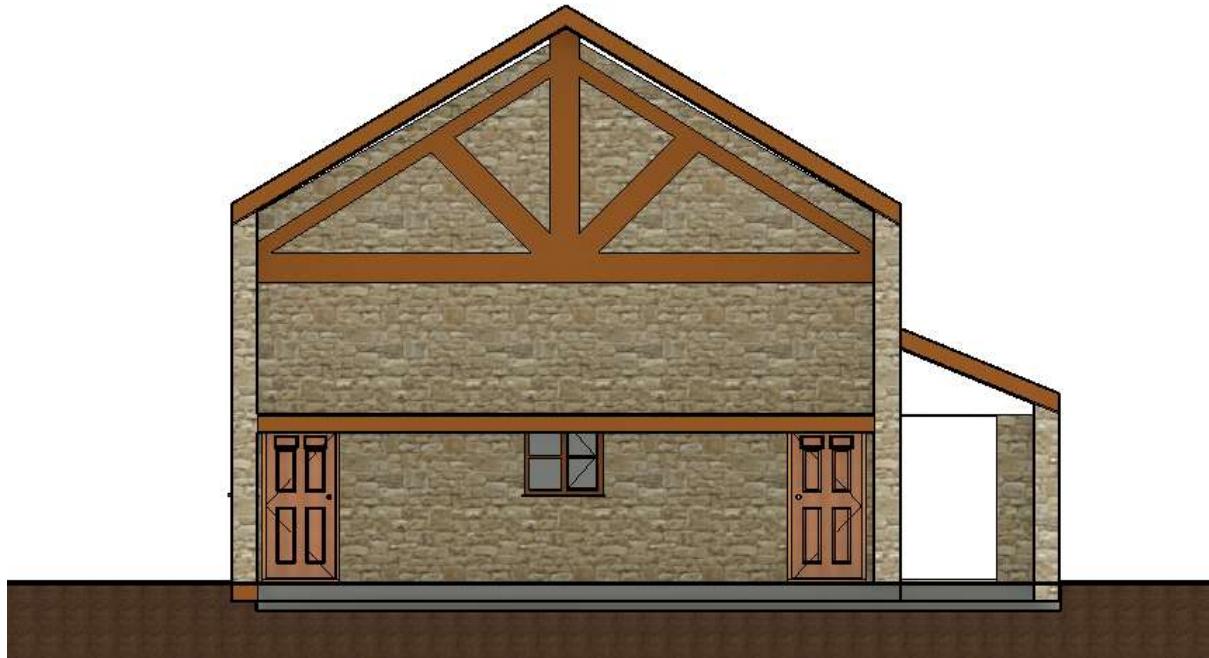
Front Elevation

- The currently unstable external lean-to section of the barn will be opened up into from the side of the barn and will be rebuilt using glazing to allow extra light into the downstairs of the barn forming a garden room. The original foundations and footprint of this lean-to will be maintained but a glazed finish rather than a stone one will be adopted. This is located to the rear of the barn so is not visible from the access.



Elevation Views

- The existing King-Post trusses are to be removed and replaced with steel roof beams. The existing beams show no historical merit with one already being replaced and with these continuing to be in place, it would greatly restrict the potential of a first-floor height as these beams come down too low for the space to be useable. The roof will be refinished to match as currently there are two different roof finishes showing the two ages of the extension to the barn.



Interior section showing truss layout

- Roof Lights will be installed in the refinished roof to allow extra light into the first floor. Currently there are no openings at this second-floor level so to minimise the number of openings to be made in to the existing structure, roof lights are the best option for increasing light flow.



Roof Lights front elevation



Roof Lights rear elevation

- There will be a slight change in levels to allow for the first floor to be installed and have a useable height above it. This first floor will comprise of two bedrooms, a bathroom and a storage room above the newer addition to the barn with a staircase to access from the car-port below. The ground floor space will mostly be maintained with two minor partition walls separating an office space and a staircase to the first floor being the only additions.



Proposed floor plans

5. Assessment of retained features.

Stone Lintels

There are several stone lintels around the structure which we will aim to restore and keep as original features. All of the existing openings will be either repaired and re-used or changed to windows and re-used that way.

All of the window and door surrounds look to be in good condition so restoring them should not be an issue and will add character to the completed appearance of the barn.

Roof Structure and Trusses

The roof is currently made up of two King post trusses, with one located in each half of the building. One side has 5 purlins installed and the other having only 3. Already these do not match up with the purlins being at different levels between the two sides.

After consulting a structural engineer, the recommended approach was to replace the trusses with Steel. This is because the beams have an underside height of (). This means there is not enough headspace to have a liveable second floor without almost entirely taking the existing trusses apart.

This shouldn't harm the character of the barn as these trusses are not original and are simply made from dimension lumber rather than a historic oak or similar.

Barn extension

The barn has been previously extended although it is unclear when this was undertaken. There are two distinctly different build styles and roof finishes as well as roof structures. This extension is visible on areal photos from the 1940's so this is not a recent extension.

The extended portion lacks a lot of the character of the original with it being made from blockwork rather than stone as the original section was. Part of this section of the barn has previously collapsed and been rebuilt in a more stable fashion whilst maintaining the style and character of this section of the barn.

This area of the barn will be utilised as a more secure car-port with a wooden barn door and a second floor installed to hold a storage area which will be accessible from a staircase proposed inside the Car-port.

Internal piggery concrete structures

The older portion of the barn was once used as a piggery and some of the concrete bays and small walls which facilitated this use remain inside the barn. As this use will never be undertaken again inside the barn these are not essential to the character so are okay to be removed to make way for a new ground floor slab to comply with current building

regulations. This new floor finish will level out with the finished floor level of the car-port end of the barn.

Roof finish and addition of roof lights

The roof finish is currently made up of two different types of slate clearly showing they were laid at different points in history. The proposed scheme is to re-surface the roof in red slate to match the existing farm building and other local farm buildings in the area.

The proposed first floor of the barn has no openings so getting light into this space in its current configuration would be difficult. We have proposed to include rooflights in the new roof finish to allow light into these spaces. If done correctly using conservation roof lights , this should not be a huge impact on the character of the barn and allows it to be updated for a modern use.

Floor levels

As previously mentioned, the older barn has a lower floor level than the newer section. We are aiming to correct this by laying a new floor slab with a build-up which will meet building regulations. As the ground floor level of the barn is being used primarily as a car-port, the floor finish will not need to be relayed here.

Roof height

No changes to the roof height are being proposed. The new steel roof supports will run where some of the existing purlins are and will not raise the height of the roof. The lean-to has a partially collapsed roof and in the demolition of this section and the rebuilding in glazing we will be making a new lean-to roof which will be slightly higher to allow in more light.

Adding doors to agricultural opening

Currently the newer part of the barn is functioning as an agricultural store and car-port with a single large exposed opening. We are planning on adding fixed barn doors to this opening to provide better security for the car when it is stored inside as there have been some break-ins in the area in the past. These doors would look and act like traditional barn doors.

Alterations to stone lean-to

The older part of the barn has a small lean-to structure at the side of it which is very damaged and worn, the roof has partially collapsed and the space is almost unusable.

The scheme proposes opening into this area by making an entryway in the wall of the barn, and rebuilding this lean-to in glazing as a garden room to maximise the light into the ground floor.

The footprint for this will use the existing foundations from the current lean-to so the space will not be made any larger than it currently is , it will just mean the space if more accessible and better utilised.

Statement of Significance for host dwelling

Statutory Address: HIGHER LICKURST FARMHOUSE

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Bowland-with-Leagram

National Grid Reference: SD 63686 45917

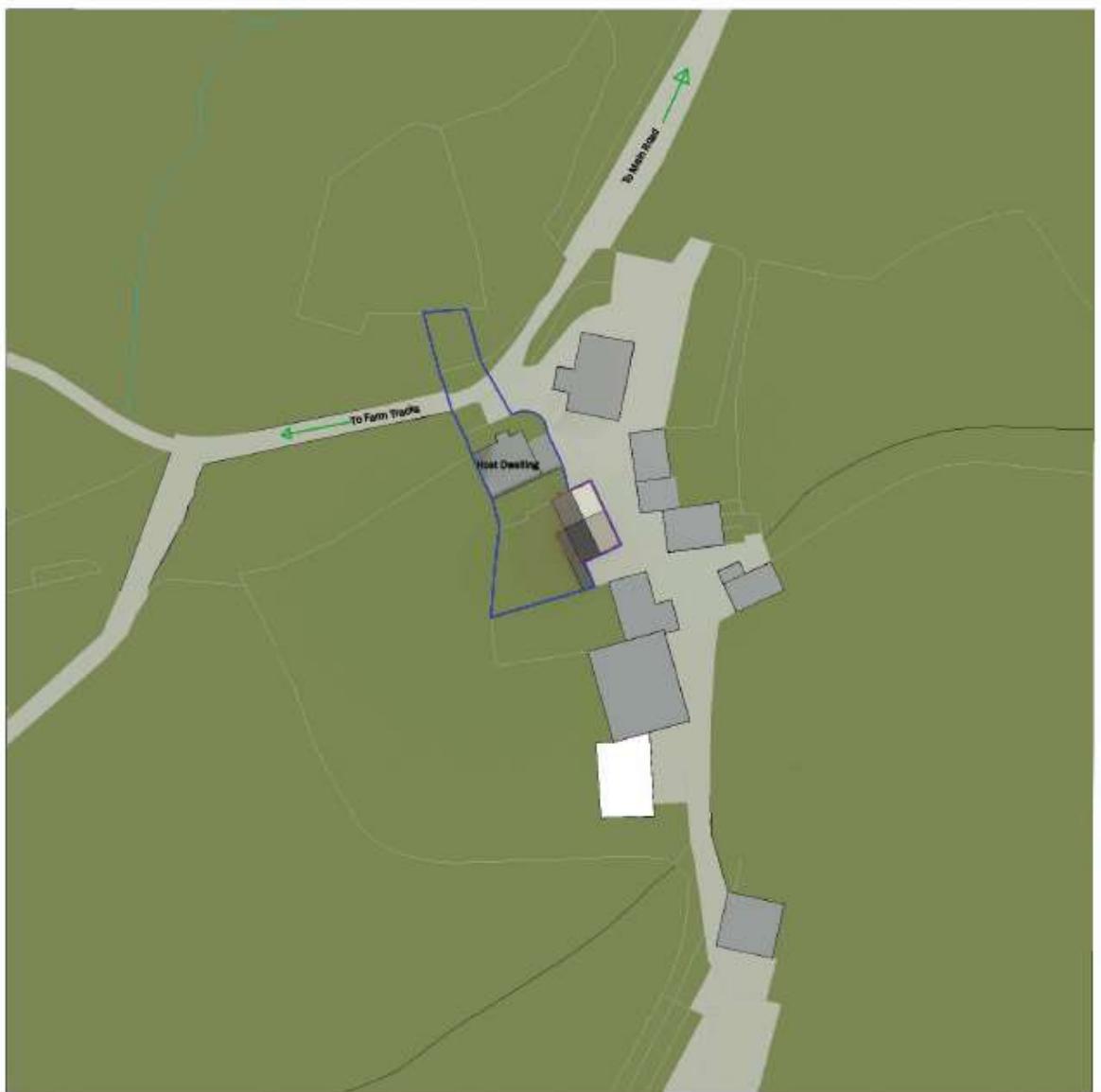
Grade listing: II

1/58 Higher Lickhurst Farmhouse

Listing NGR: SD6368645917

House, late C18th. Squared watershot sandstone with slate roof. Double- pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows of 3 lights with square mullions. Door surround has Tuscan pilasters, a narrow pulvinated frieze, and a moulded pediment. The right-hand (east) chimney now has a brick cap, and the left-hand gable is slate hung. At the rear is a stair window with plain stone surround and segmental head.

Location Plan



1 LOCATION PLAN
1 : 1250

Grid Reference: SD 63703 45915

Planning History Concerning Site

Application Number: 3/2013/0682

Description: Proposed reinstatement of the property as a family home by way of extending the house into the ground floor adjoining ancillary farm building, and providing new sanitary facilities on the first floor. The property is also in need of urgent repairs in order to maintain this heritage asset.

Application Number: 3/2015/0233

Description: Application for retention of unauthorised works to rebuild single storey attached outbuilding following collapse during underpinning process. Removal of existing internal lime plaster finish, structural repairs to the masonry walls. Excavation of existing solid floor construction at ground floor level. Proposal to lay new insulated concrete floor, insulation and screed (incorporation under floor heating) and stone flag finish. The existing cold slabs to the former pantry have been temporarily removed and are to be reinstated once the works to the floor are complete.