

# DESIGN & ACCESS STATEMENT

## The Old Barn, Malt Kiln Brow, Chipping

March 2023



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This Design and Access Statement has been drafted as a supplementary report to accompany an application for planning and Conservation Area consents at the above property. It identifies challenges and opportunities encountered in the design for the sensitive adaptation of the building. The statement provides a description of the proposed building development together with an appraisal of the planning merits of the scheme in the context of relevant planning policies and guidance. The application is supported by the following documents.

Planning Application Form

Drawn Information

Heritage Statement including Statement of Significance

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Date: March 2023

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- 2.0 Building History & Context Assessment
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Fig 01—The Old Barn, Malt Kiln Brow (2023)

## 1.0 | INTRODUCTION & GENERAL INFORMATION

### NAME OF BUILDING:

The Old Barn  
 Malt Kiln Brow  
 Chipping  
 Preston  
 PR3 2GP

### GRID REFERENCE:

SD 62042 43589  
 X (Eastings) - 362042 Y (Northing) - 443589

### WHAT 3 WORDS:

stores.cabbies.encoder

### LISTING REFERENCES:

The Old Barn is not Listed under 'The National Heritage List for England (NHLE) but is located within the boundary of Ribble Valley Borough Council's Kirk Mill Conservation Area.

Listings: (Immediately outside of the curtilage of The Old Barn)

Grove House—1465964—Grade II

Kirk House—1147319—Grade II

Other Listings: (In the wider context of The Old Barn)

Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat—1401593—Grade II

Other Conservation Areas (outside of Kirk Mill Conservation Area)

Chipping Conservation Area –2007– 25 No Listing Buildings within the conservation area boundary

### DATES OF INSPECTION:

The initial survey and inspection was carried out over the 1st week of February 2023

### WEATHER ON DAY OF INSPECTION:

Over-cast, little to no wind, temperature 8 - 10 deg C. Visibility - Good



Fig 02—O.S. Map Site Location Plan—The Old Barn 2023)

## 2.0 | BUILDING HISTORY & CONTEXT ASSESSMENT

### WIDER CONTEXT

The Old Barn is located on Malt Kiln Brow, north of the village of Chipping, in the Ribble Valley. Chipping village is located on the periphery of the Trough of Bowland. Its historic centre is located around St Bartholomew’s Church, within the village. Chipping is located within the ‘Forest of Bowland Area of Outstanding Natural Beauty’ AONB).

### IMMEDIATE CONTEXT

The Old Barn occupies a site south east of Kirk Mill on the eastern side of Malt Kiln Brow. The barn lies to the east, in close proximity to Chipping Brook a stream and mill race fed from a confluence with Dobson’s Brook. These water courses are supplied by a large mill pond that lies immediately to the north east of Kirk Mill with a further three mill ponds up stream. The Old Barn was likely part of this wider mill complex, and later became part of factory associated with a later chair works which developed the area and utilised otherwise redundant mill buildings in the area for manufacture of furniture.

### THE OLD BARN

The Old Barn, which appears on the Ordnance Survey map of 1893, is of coursed red sandstone rubble construction with tooled faced sandstone quoins supporting all corners. The barn is a traditional rectangular plan form of three bays and a dual pitched slate roof. The principal barn door is positioned centrally between two smaller flanking doors. All openings have jambs and heads faced with dressed sandstone stone quoin surrounds. Internally the barn contains a mezzanine corresponding to the 3-bay plan form. The roof is a rafter and purlin construction supported on two equidistant timber trusses, of ‘queen-post’ design. The roof has two differing weathering surfaces; the west/principal pitch is natural grey slate, the east pitch is corrugated asbestos, likely a replacement of a former slate covering. The barn door is top-hung and two-part sliding, of green painted timber.

### SITE & BUILDING HISTORY

The earliest recording of the Kirk Mill Site is c.1544 were its documented as the site being occupied by a Corn Mill. It is unknown when the Corn Mill was first established however, there is some evidence to suggest it was in operation during C15th.

The Corn Mill was disused by c.1785 and purchase by a partnership Messrs. Stirrup, Shakeshaft, Barrow & Salisbury. Richard Salisbury being a cotton manufacturer in Chipping. These partners erected a Cotton Mill on the site, which was based on the design and technology for spinning cotton patented by Richard Arkwright of Preston. The Mill and surrounding complex underwent a series of successive owners until finally ending in 1866. In 1871 the Mill was leased to a group of chair-



Fig 03—O.S. Map—Kirk Mill (1895—1914) WIDER CONTEXT



Fig 04—O.S. Map—Kirk Mill (1895—1914) IMMEDIATE CONTEXT

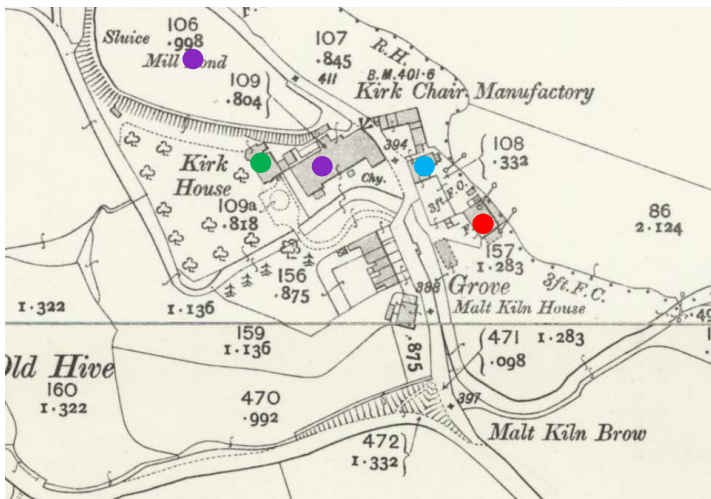


Fig 05—O.S. Map—Kirk Mill (1895—1914) IMMEDIATE CONTEXT

- The Old Barn
- Grove House—Grade II
- Kirk House—Grade II
- Kirk Mill (and associated)—Grade II



Fig 06—The Old Barn (2022)

makers, a business taken over and subsequently purchased by Henry James Berry (son of John Berry (one of the original chair-makers)) in 1903. It is during this period of chair making and furniture manufacture that we see the first evidence of the erection of 'The Old Barn'. It is during the tenure of successive sons 'Berry' that the site underwent great expansion particularly after WW2, a new factory expansion was developed east of Chipping Brook, in close proximity to 'The Old Barn'. The firm 'HJ Berry & Son' ceased trading in January 2010 and the Mill afforded Grade II Listed status in the same year. The factory expansion east of Chipping Brook was demolished following planning approval c.2016-17 leaving its earlier barn, 'The Old Barn' as seen at the time of this report.

### 3.0 | ANALYSIS OF PROPOSALS

In accordance with the National Planning Policy Framework here follows an objective review of the proposed scheme to verify to what extent conservation of significance has either been secured or compromised.

It is proposed to preserve and conserve the existing fabric of The Old Barn and alter the rear. Existing fabric would be conserved and preserved where possible and appropriate to bring the building back into sound condition. Proposals include an adaptation of the existing which includes changing the interior layout to facilitate a domestic plan form. The demolition of the rear flat roof outshut and its structure, would facilitate space for rear adaptation forming open living, kitchen and garden room. The desire for this has come out of a necessity to adapt the barn in a way that is more suited to modern living with better connections to the field at the rear.

Crucial significant elements of the barn would be retained and preserved where possible. These include; existing openings, primarily its existing large barn door opening and sliding panels. Internal walls of significance and large 'queen post' trusses would be retained and proposals articulated to best correspond to their retention.

Rear adaptation would consist of two outrigger type extensions forming two independent gables. The spacing of the two would create an opening through the centre. This being a strategic method of introducing light into an otherwise deep plan of the existing barn. The rationale for this has been bred from a desire to adhere to the historic barn plan form. What would have been an open thoroughfare and threshing floor would now become a central atrium. A central atrium which corresponds to the existing roof structure, spaced in a manner which highlights the existing queen post trusses. Curtain glazing would be applied to the rear elevation of this central axis, semi obscured from the two flanking outriggers. Slot windows would be formed on the principal elevation, a necessity for



Fig 07— Grove House—Grade II (2022)



Fig 08—Grove Square (2022)



Fig 09— Kirk Mills—Grade II (2022)

introducing light to first floor bedrooms. Slot windows have been chosen to maintain the barn type appearance and mitigate against an over domesticated appearance of its frontage.

Materials would be carefully selected to compliment the existing construction. Red sandstone with dressed stone to openings. Existing slate would be utilised where possible on the significant elevation and matching slate to replace the corrugated covering and new outriggers at the rear.

The site layout would be developed in response to curtilage and site constraint. A bounding wall of 1.5m would be introduced. This would be set back from the existing Chipping Brook and contain openings for vehicle and pedestrian access. External hardstanding would be altered to accommodate a new path along the southern extent of the proposed. This hardstanding would be broken up with planters.



Fig 10—The Old Barn—OA North image (2015)

#### 4.0 | QUANTUM OF DEVELOPMENT

##### SCALE OF EXISTING

Existing Footprint	137.0m <sup>2</sup>
Existing Internal Floor Area	118.0m <sup>2</sup>
Length	9.0m
Width	14.7m
Ridge Height	8.5m
Eaves Height	5.5m

##### SCALE OF PROPOSED

Proposed Footprint	58.9m <sup>2</sup>
Proposed Internal Floor Area	46.6m <sup>2</sup>
Length	9.8m
Width	4.5m
Ridge Height	7.8m
Eaves Height	4.8m

## 5.0 | ACCESS

The premise of the proposed means that access to the extension would be at the rear of Hamilton Cottage via the existing side driveway. There would be two points of entry; the first primary entrance on the south/side elevation and the second, garden entrance on the west/rear elevation.

The internal finished floor level would be set maintaining a level threshold with the existing. This is approximately 150mm above the existing external ground level.

### Statement of intent

It is the intention of the applicant to fully comply with the current regulations and best practice. The applicant aims to make all areas of the development as accessible as possible, in line with local planning policy and the obligations imposed upon them and future occupants under the Disability Discrimination Act.

### Guidance and Legislation

The design of the scheme with regard to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Impact & Falling ) and Part M (Access and Use of Building) of the approved documents along with reference to the Disability Discrimination Act.





Fig 11—The Old Barn—Site Layout as Existing (2023)

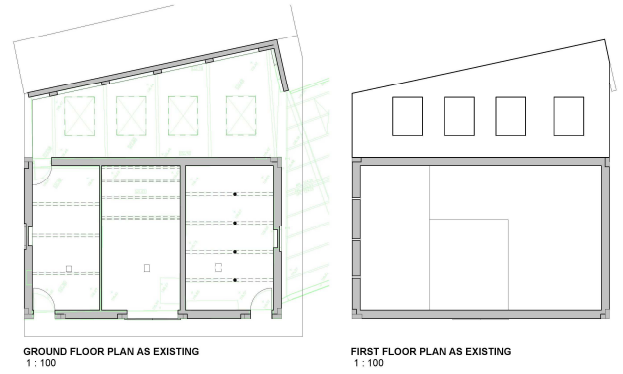


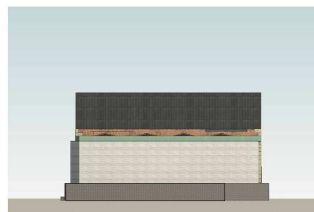
Fig 12—The Old Barn—Plans as Existing (2023)



EAST ELEVATION AS EXISTING  
1 : 200



NORTH ELEVATION AS EXISTING  
1 : 200



WEST ELEVATION AS EXISTING  
1 : 200



SOUTH ELEVATION AS EXISTING  
1 : 200

Fig 13—The Old Barn—Elevations as Existing (2023)

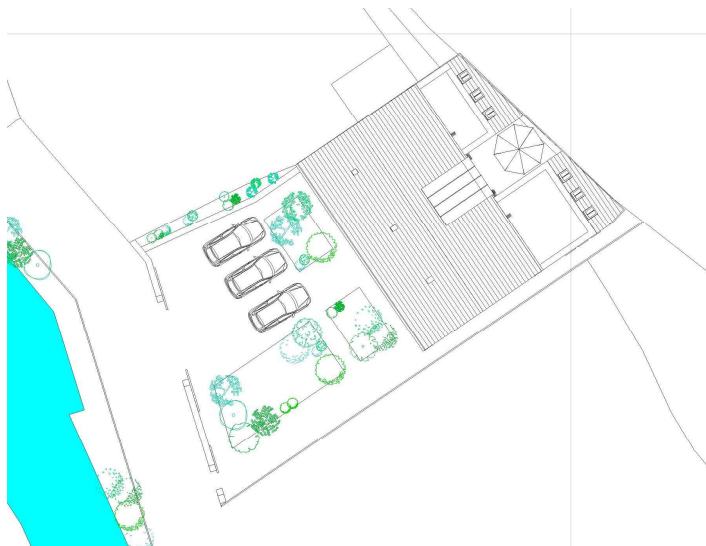


Fig 14—The Old Barn—Site Layout as Proposed (2023)

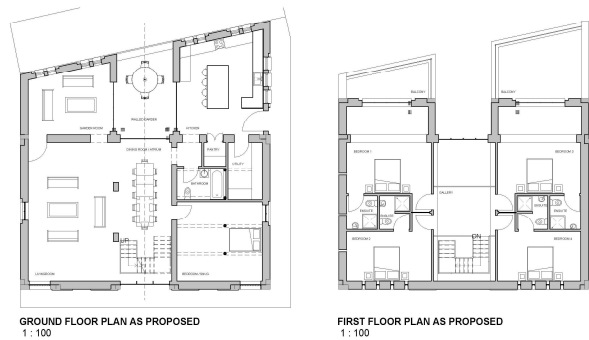


Fig 15—The Old Barn—Plans as Proposed (2023)



EAST ELEVATION AS PROPOSED  
1 : 200



NORTH ELEVATION AS PROPOSED  
1 : 200



WEST ELEVATION AS PROPOSED  
1 : 200



SOUTH ELEVATION AS PROPOSED  
1 : 200

Fig 16—The Old Barn—Elevations as Proposed (2023)

