

**Heritage Statement**

**in connection with**

**Proposed Conversion of a barn at Parsonage Farm,  
Ribchester**

Prepared by

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June 2023 (revision A)

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## 1 INTRODUCTION

### Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess the heritage significance of an unlisted barn at Parsonage Farm, Ribchester, and the impact of proposed residential conversion upon that significance. A first phase draft of the statement exploring site history and heritage significance was produced in June 2022 for pre-app consultation purposes. This helped to prioritise conservation of significance in the design of the conversion, as assessed here (section 4) within this updated version.
- 1.2 The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
  - Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
  - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
  - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
  - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority (end of first phase)
  - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>i</sup> and 'Conservation Principles, Policies and Guidance'<sup>ii</sup> and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2021). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
  - GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
  - GPA3 - Setting and Views
  - Historic England Advice Notes (HEAN) 1-12

## **The Author**

1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

## **Methods of Research and Investigation**

1.5 Inspections of the site were carried out in March 2022 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).

1.6 In terms the site's potential for buried archaeology, this has not been explored beyond scrutiny of historic mapping. Owing to the location and history of the site, it is considered appropriate that a desk-based assessment be completed before any building work commences.

1.7 Some investigative excavations have already been carried out to determine more accurately the full extent of the original barn and any adjoined elements that have been removed. As described more fully later, these excavations exposed foundations that confirmed that there were previously an additional two bays at the western end of the barn (replaced by a more recent milking parlour) and a lean-to addition previously adjoined its southern side.

## 2 GENERAL DESCRIPTION

### Location

2.1 Parsonage Farm lies on the western side of Ribchester and north of the River Ribble. A location plan is given in figure 1.



Figure 1) Site location



Figure 2) Aerial view of the barn and adjacent buildings (viewed from the north)

## Outline Description & Historical Background

- 2.2 The farmstead at Parsonage Farm comprises a detached house and a series of farm buildings, including the large barn that is the subject of this report and which lies south of the farmhouse. The farmstead occupies a rural position on a gently sloping site just north of the River Ribble.
- 2.3 The subject barn is a large and much extended structure comprising a series of parts that differ in age, scale and construction. These parts are shown and described below.



Figure 3) Arrangement of the various parts

- 2.4 **OLDEST SIX BAY BARN** (originally eight bays in length) – A six bay storage barn formerly eight bays in length, of brick construction with part rendered elevations, kingpost truss, purlin and rafter roof with slated roof covering and a concrete ground floor slab. The building is aligned roughly along the east west axis. It has a rebuilt/replaced eastern end gable wall (brick) and is part open to an extension at the western end which replaced two original western bays. The presence of these former bays has been confirmed through excavation. The building interior is notable on account of its large open volume, triangular brick support piers beneath the truss ends and the quality of the timber roofing members which include

some carpenter's marks used for assembly. It also possesses a series of openings leading to adjacent parts, including some blocked redundant openings at lower level to the long southern elevation which appear to be holes through which feed was passed to cattle occupying a former adjoining shippon (this shippon was demolished and replaced by a large steel framed shed described later). The building has a projecting porch with cart entry at the western end of the northern elevation. There are later additions to the north, south and east. The original date of construction is not known, however features of the building, particularly the roof timbers and the triangular brick piers suggest a later C18th construction date, possibly adapting an older building. Photographs of the building are given below.



Figure 4) Long northern elevation with cart entry porch, two upper pitching holes above lean-to store additions



Figure 5) Northern cart entry porch with brick cheeks and wooden loft above



Figure 6) Localised removal of render revealing brick wall at eastern end of the northern elevation



Figure 7) Rebuilt/replacement eastern gable with upper breather vents, inserted loft window and sliding door



Figure 8) Barn interior showing king post trusses with trenched purlins and jowelled king posts. This view is looking to the western end extension. The roof timbers have recently been cleaned.



Figure 9) View along the barn looking east



Figure 10) Long southern elevation enclosed within the adjoining portal frame shed extension



Figure 11) Central portion of southern elevation showing past alterations including blocked door (right) and blocked cart entry (centre left)

2.5 WESTERN EXTENSION TO ORIGINAL BARN – A part single and part two storey rendered brick and block addition built on the western end of the six-bay barn. This building appears to occupy the position of two former bays of the original barn, as indicated by mapping and

foundation excavations. It dates from the C20th. Photos of the extension are given below.



*Figure 12) The western extension to the original barn which likely replaced two former bays of the barn*



*Figure 13) Western end of the western extension*

- 2.6 LEAN-TO EXTENSION TO NORTH OF ORIGINAL BARN – Rendered block extension against the long northern elevation, built in the C20th (see figure 3 earlier).
- 2.7 SOUTHERN PORTAL FRAME SHED EXTENSION – A large open extension (which replaced a

much smaller lean-to shippon) which adjoins the long southern elevation of the original barn and dates from the C20th.



Figure 14) Eastern gable of the barn showing portal frame addition to the left (south)

2.8 Historic mapping (shown later) depicts the development of the barn and farmstead since the mid C19th. The farmstead at Parsonage is possibly mentioned in a passage within 'The History of the Parish of Ribchester, in the County of Lancaster' (Thomas Charles Smith, Jonathan Short - Bemrose & sons, 1890), which cites the Parliamentary surveys initiated by Oliver Cromwell (1647-50) to evaluate confiscated landholdings relating to the 'Improprate rectory and parsonage of Ribchester'. The passage reads as follows:

*"There is, belonging to the Parsonage, a faire Parsonage house built with bricke, and one barne, about five bayes in good repair; there was another barne of about eight bayes, which is blowne downe about three years agoe, and not yet built againe, most of the tymber lost."*

2.9 It is feasible that this mid C17th account describes a predecessor of the barn that now exists, whereas the house described in the passage is that which lies north of the current farmhouse (the current farmhouse was built in the 1930s) now known as Parsonage Cottage. The notable part of the description is specific mention of brick: this confirms the use of brick in vernacular construction in an area more typically dominated by stone buildings. In terms of whether the barn described could be that which now remains at the farm, this would seem unlikely given the scale of the building and details such as the

construction of the roof and the regularity of the bricks, however it is very possibly that the extant barn contains elements of the building noted in the mid C17th.

2.10 The triangular brick piers of the barn are a particular source of interest since the triangular pier is more commonly associated with brick barns in the West Lancashire region. The trusses, which are kingposts with jowelled posts and trenched purlins, retain some carpenter's marks which indicate a sequence of erection, however the numbering is not consistent and shows the roof has been possibly dismantled and re-assembled at some point in the past, possibly the mid C19th. There is also some dissimilarity in the trusses which shows they are not all of the same age, with the central four bays of the building comprising the trusses that are most similar to one another.



*Figure 15) Jowelled king post with pegged joints and carpenter's marks*

2.11 Taking into account the available evidence, it seems possible the building dates from the later C18th or earlier C19th but contains elements of an older building. It also has a modern slate covering, cement rendering to north and west and numerous blocked and altered openings as described earlier. An original two bays at the western end and a former lean-to shippon addition to the south have also been removed in the past with replacement structures occupying their former position.



Figure 16) OS map 1847 – this shows the barn to the house and the older parsonage with gardens to the north. The barn has a long slender plan profile with what is likely to be the southern former shippon, an adjacent southern cart entry porch and two cart entry porches to the north. The position of the porches and proportions of the building footprint indicate that the western end of the original barn extended further than the extant six bay building, and what is now the western extension was in fact formerly a continuation of the barn.

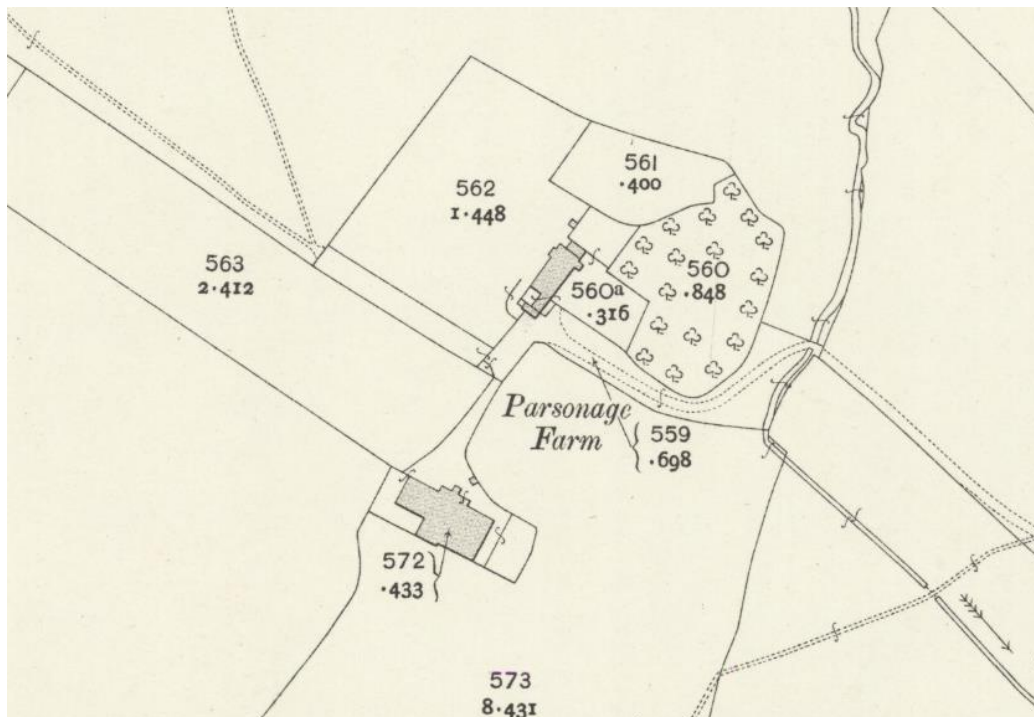


Figure 17) OS map of 1912 – this again shows a deeper building plan to the centre and eastern ends of the building where the former adjoined shippon was on the south side of the building. The building also continues further to the west as depicted in the previous map.

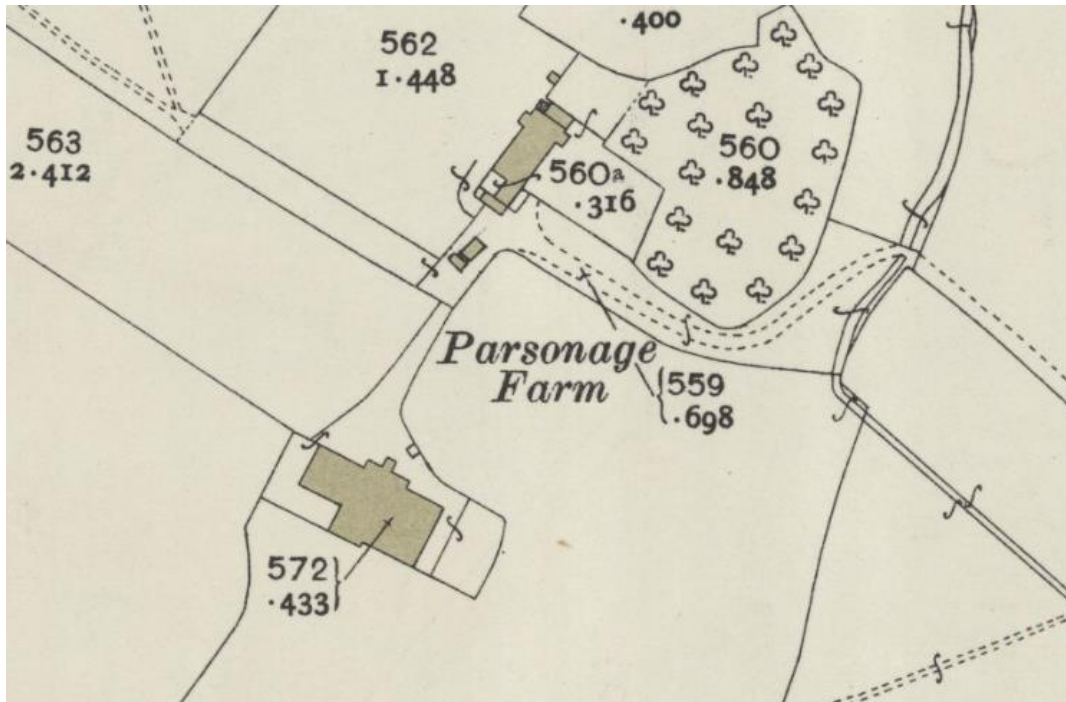


Figure 18) Map of 1932 just before the current farmhouse was built

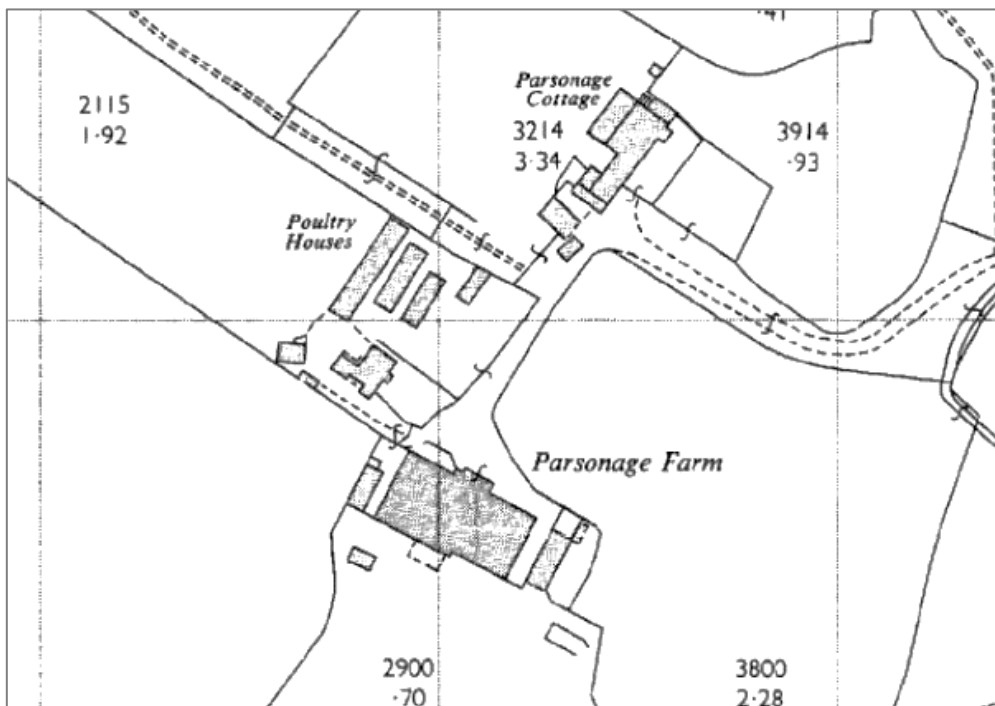


Figure 19) 1960s OS map showing development of the farmstead with the 1930s house to the north of the barn and new additions to the south west side of the barn. This predates the arrival of the large portal frame shed

Figure 20)

## Heritage Asset Designations

2.12 None of the buildings at Parsonage Farm are listed, however the oldest part of the barn is considered a relevant contender for non-designated heritage asset (NDHA) status.

### **3 HERITAGE APPRAISAL**

#### **Introduction**

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)<sup>iii,iv</sup> and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2021), given in extract below:
- 3.2 *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a ‘Statement of Significance’. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

#### **Heritage Interests**

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase ‘heritage interests’ is interchangeable with the phrase ‘heritage values’, which was used in Historic England guidance from 2008<sup>v</sup>.

#### **Archaeological Interest**

- 3.5 Historic England (2019) suggests that “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”
- 3.6 Given the age of the farmstead at Parsonage, records of older buildings and the proximity to Ribchester, there is potential for buried archaeology at the site and some notable archaeological interest associated with the vernacular construction and function of the oldest part of the barn. Further investigations, including a building record, may well be required before any development commences.

#### **Historical Interest**

- 3.7 Historic England (2019) suggests this to be - “An interest in past lives and events (including

pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity".

- 3.8 The oldest part of the barn retains notable historic interest through its connections with farming, associations with the parsonage and the general history of the site (dating at least from the C17th). The extent to which the barn has been altered in the past does reduce its historical interest to some degree, particularly the most recent changes from the C20th which also serve to obscure visibility and interpretability of the older building.

### **Architectural and Artistic Interest**

- 3.9 Historic England (2019) suggests that: "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- 3.10 There is notable architectural interest in the manner the oldest part of the building was constructed, particularly the kingpost roof and the brick supporting walls with triangular bricks piers. The layout and scale of the barn are also factors that provide added interest, however past changes have eroded some of the architectural interest of the building fabric. In terms of visual quality, the building is unappealing as viewed from the outside but has impressive interior characteristics particularly in regard to its height, scale and vernacular features such as the roof structure. The later additions to the building inhibit the architectural character of the building and further lessen interest associated with exterior views.

### **Statement of Significance**

- 3.11 Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation in light of the proposals for change. In this context, a statement of significance is given below.
- 3.12 An appraisal of heritage interests has been conducted to explore the inherent heritage interests and associated significances of the much altered and extended barn at Parsonage Farm, Ribchester. The principal findings of the appraisal are that, whereas the barn is not statutorily listed, it possesses sufficient heritage interest to deem it worthy of non-

designated heritage asset status. This interest specifically lies in the oldest part of the barn, a large and open six bay structure with brick enclosing walls, triangular pattern internal brick piers and a kingpost truss roof. The building might occupy the position of a barn recorded in archives of the mid C17th, but in the details of its construction and materials it is thought likely to date possibly from the late C18th or early C19th albeit possibly using some older reclaimed materials particularly in the roof structure.

3.13 The primary significance of the building lies in the historic building fabric as visible from the interior, most specifically the brick enclosing walls with piers and roof structure. These all display vernacular techniques on a larger than typical scale, including some features (the piers) which are more typically seen in the western Lancashire region. The adjoined later parts of the building hold no real significance, owing to their age and construction, and also erode a degree of significance attributed to the older barn. The other physical changes to the barn, including altered and blocked openings, have a degree of significance through their depiction of changes in the functional use of the building. That being said, they also reduce interpretability of original function, particularly where the changes have been obscured by surface render such as that applied to the main northern elevation of the building. This is also true where main elements of the building have been replaced, such as the rebuilding of the eastern gable and the western end where two previous bays appear to be removed and a partial gable built up.

3.14 In terms of priorities for conservation and given that the building would appear a suitable candidate for non-designated heritage asset status, it is evident that any potential changes to the building should prioritise retention of the primary significant features, namely the kingpost roof trusses and triangular brick piers. Otherwise, a sense of the large open volume/height of the building should be retained in part, as is typically the case with the conversion of an agricultural barn, whilst there would appear no heritage-related benefits in retaining the various additions to the older barn as identified earlier with this report. A bullet point list to help verify conservation priorities is provide as follows.

- Retain the most significant features of the kingpost roof trusses and triangular brick supporting piers
- Retain some sense of the large height/volume of the building interior (e.g. retain an open bay)
- Consider removal of insignificant additions to the north, west and south sides of the building
- Replacement extensions would be appropriate in this instance, particularly a lean-to extension to the south side of the building (currently occupied by the large C20th portal frame) which would be in the position of a historic shippon addition that was removed

when the portal frame was erected.

## 4 ANALYSIS OF THE PROPOSALS

### General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2021). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

### Summary of the Proposals

- 4.3 The proposals involve converting the older parts of the vacant building to residential use. An initial draft design for the scheme was developed - taking note of the priorities for significance as highlighted above in section 3 - and presented to the local planning authority for pre-application advice in 2022. Subsequent to this, the finalised scheme considered below reflects the advice and recommendations received at pre-application stage.
- 4.4 The general details of the scheme are summarised as follows:
- Retention and conversion (into two residential units) of the six-bay original barn with the adjoined western extension (two storey) also retained, converted and altered.
  - All other elements of the extended building (including the portal frame structure to the south and lean-to to the north) are to be demolished.
  - A replacement lean-to addition will be built on the southern elevation of the barn in the position of a former C19th shippon.
  - Conversion of an adjacent outbuilding (C20th) to the west side of the barn to form a residential annexe.
  - Demolition of detached adjacent outbuildings to the south and east of the barn.
  - Two new garages to be built, one to the east of the barn and one to the south
  - New hard and soft landscaping.
- 4.5 A major consideration of the conversion is the technicalities associated with making the building habitable. There is the usual need to ensure appropriate energy management standards and structural stability (a structural engineer's report has been produced), with

a major focus on the performance of the walls, roof and ground bearing floors. It is self-evident that the existing floors (mainly concrete with some compacted earth) will require breaking out to allow the formation of new insulated and waterproof structures, and the existing roof will require the introduction of substantial new layers of insulation. With the regard to the enclosing walls, improved insulation is also needed alongside careful consideration of how the solid walled structures manage any retained moisture held within the pores of the brickwork and render. In this latter regard, and mindful that the existing external render and brick finishes of the building detract from its visual qualities and generally undermine architectural interest, a decision has been taken to retain the exposed brickwork inside the building and apply new insulation and surface finishes to the outside. The interior brickwork will be patch repaired and repointed in lime mortar in order to enable and encourage evaporation of moisture, whilst the exterior will be insulated and clad either in reclaimed handmade brickwork (the original six-bay barn) or charred timber (the two-storey western addition). Some removal of render (it is very dense and difficult to remove without causing damage to the brick substrate) and the provision of a vented cavity should further enable evaporation of moisture.

4.6 Full details of the proposals are provided with the planning application for the project. Sample drawings are given below to illustrate the nature of the works.

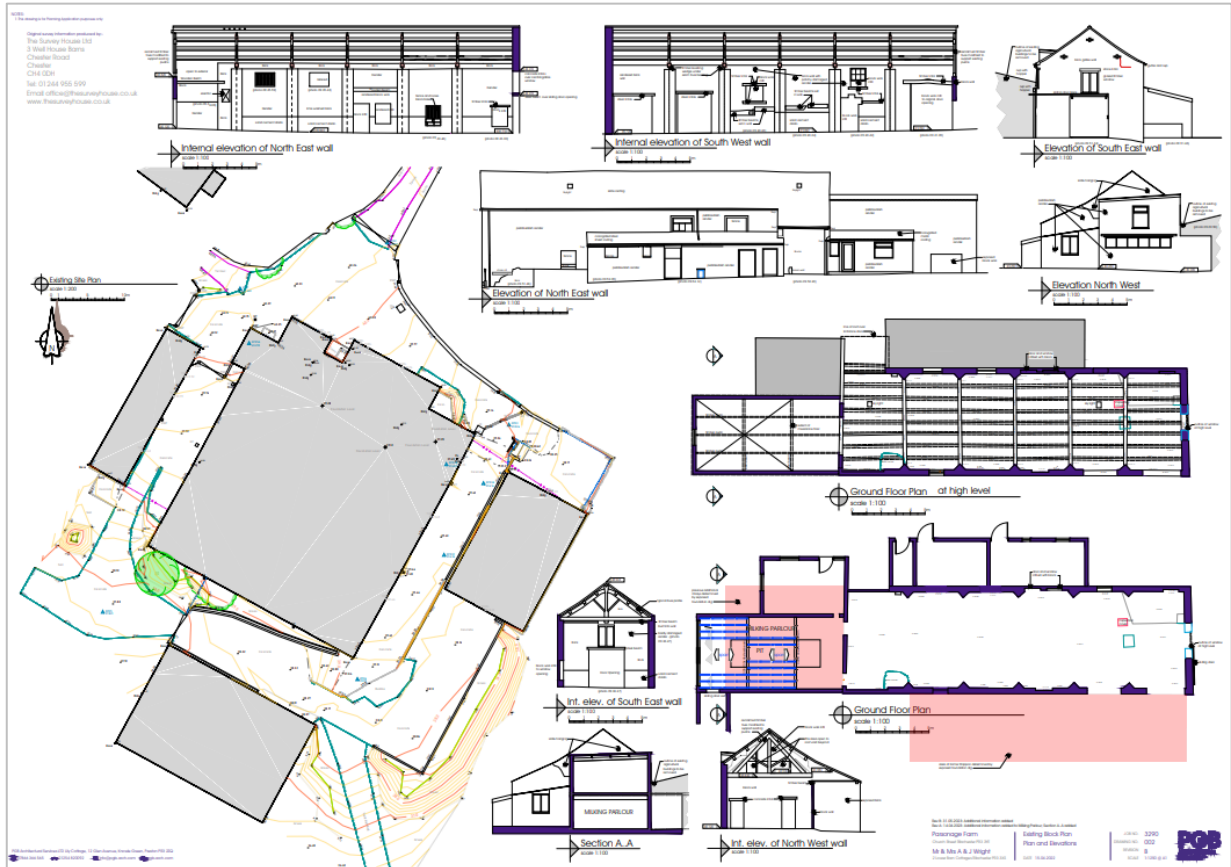


Figure 21) The existing building – plans elevations and sections

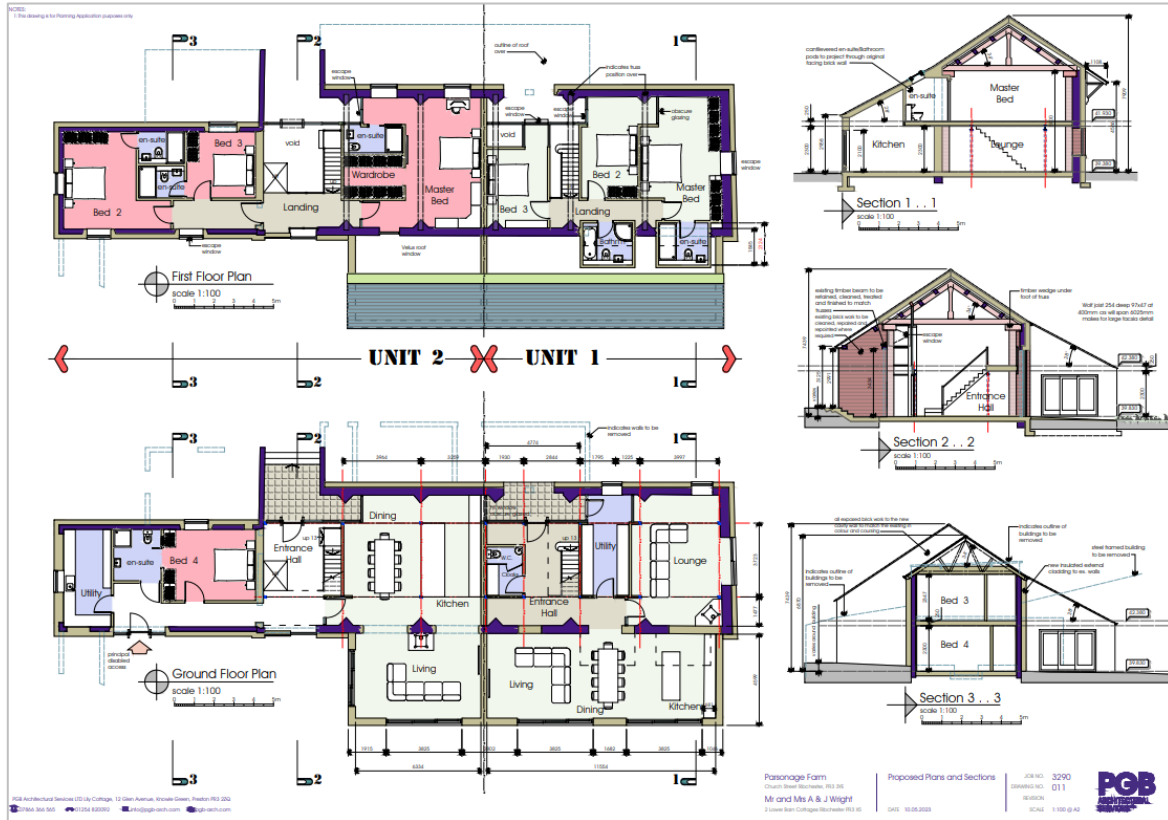


Figure 22) The proposed conversion and extension - plans and sections

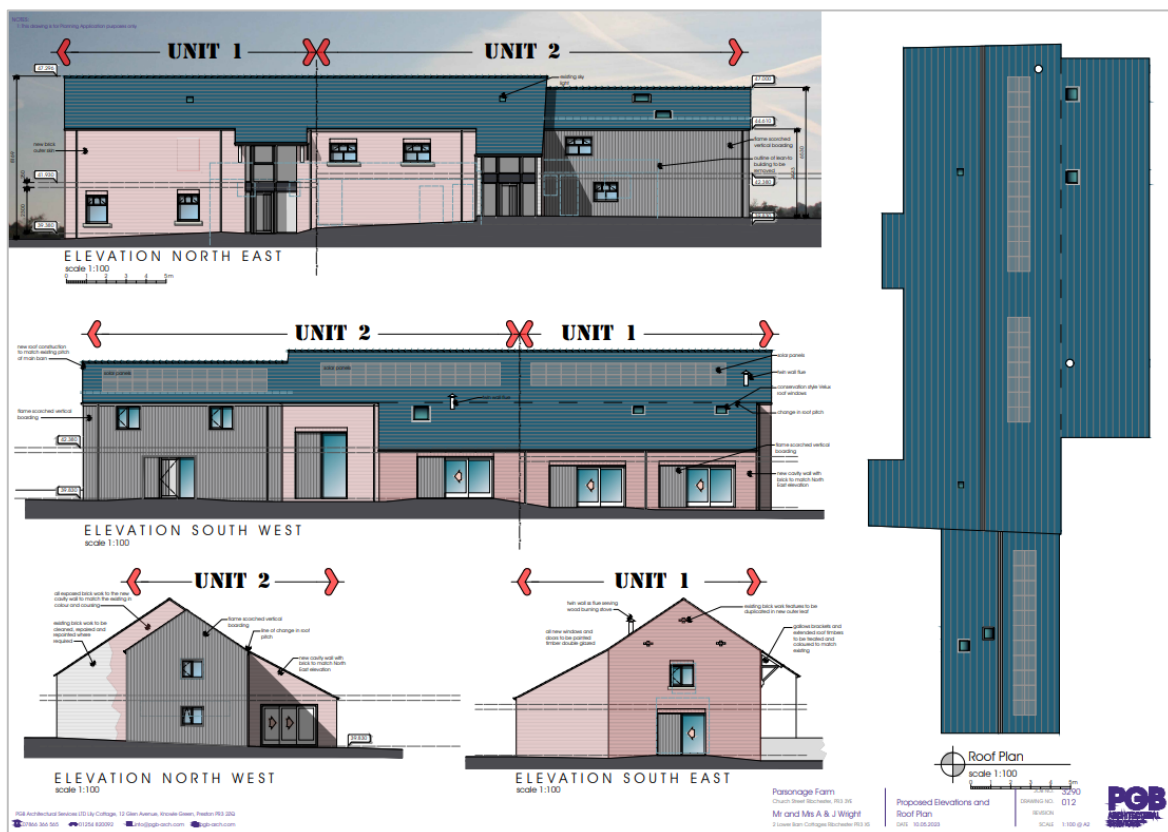


Figure 23) Proposed conversions - elevations and roof plan (showing solar pv cells)

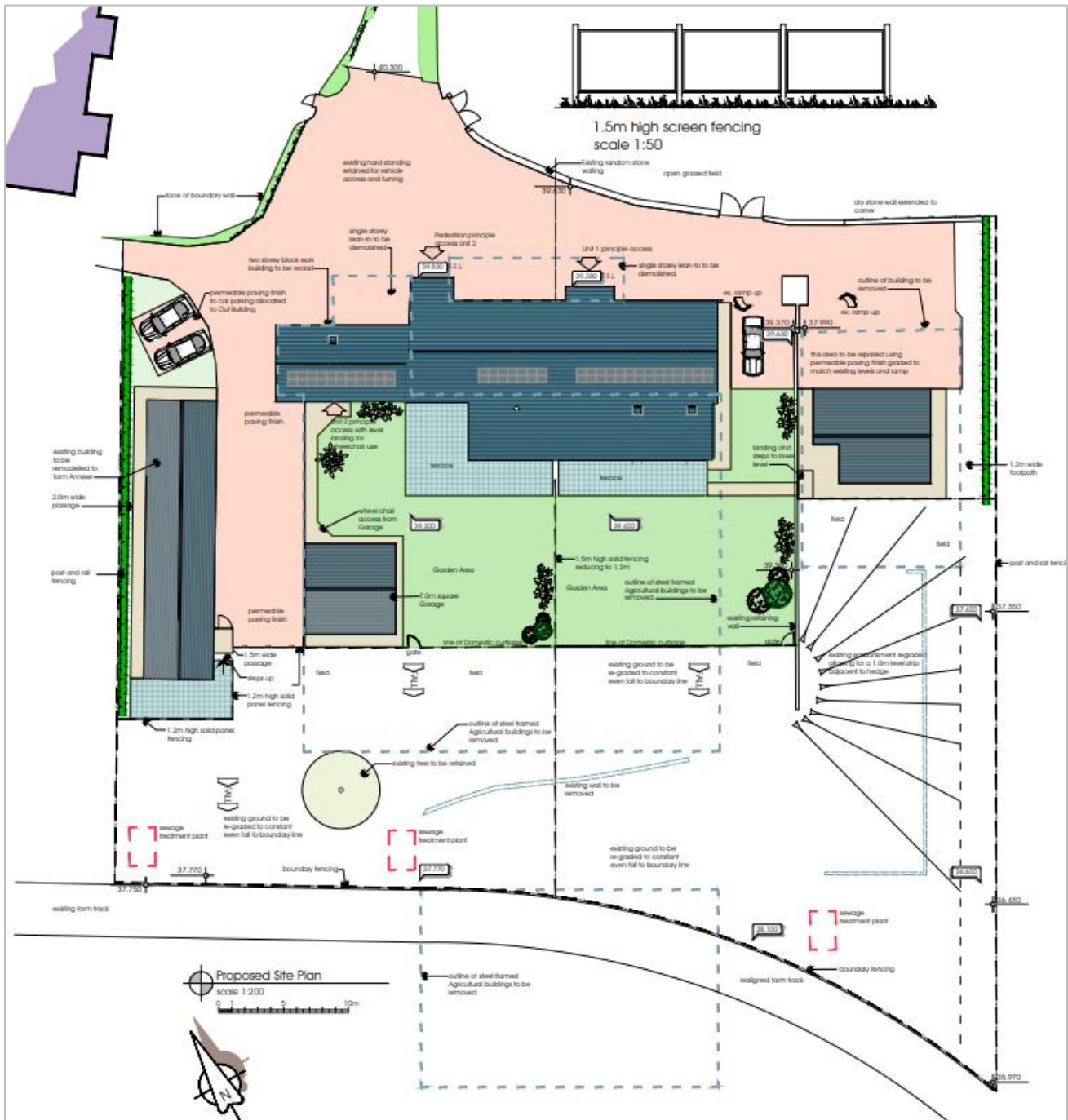


Figure 24) Proposed site plan – showing buildings to be demolished (dotted), converted outbuilding to the west and new garage structures to the south and east.

### Analysis of the Proposals: National Planning Policy Framework

4.7 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following key drivers in the decision making process:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

### **NPPF Paragraph 203**

4.9 Paragraph 203 of the NPPF states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

4.10 The proposals seek to utilise the vacant building in a manner that will secure its future and provide a sustainable new use. The conversion of barns to residential usage is a tried and trusted means of conserving vacant farm buildings which would otherwise be at risk of demolition. The principle of conversion in a heritage context has therefore been well established and, whereas there are other relevant deliberations and policies relating to the planning process, in heritage terms the scheme can be reasonably assessed as having acknowledged the requirements set out in paragraph 203 of the NPPF. It also defers to general guidance contained in the Historic England publication “Adapting Traditional Farm Buildings” (2017 ed.)<sup>vi</sup>, wherein suggestions are given to aid the conversion process in a manner that retains evidence of past use and protects original character.

4.11 The design acknowledges the need to retain the building’s simple agricultural character, mindful that this character and the visual qualities of the building have been undermined previously by the application of dense cementitious render and the blocking of many external openings which would otherwise provide visual interest. The design also acknowledges the need to conserve evidence of past use, which in this instance includes retention and re-establishing former openings, the removal of insignificant ad-hoc/modern extensions and additions, and the building of a new extension in the position of a former C19th lean-to shippon.

4.12 Inside the building, the retention of exposed brick walls and triangular brick piers, which bear evidence of past change, helps conserve the appearance, individuality and the story of

the building's historical development. This is further consolidated by the retention of some large open volumes and retaining the openness/visibility of the impressive roof structure, which is a feature of strong visual character within the building. Herein the primary significances of the building, which are more evident from within than they are from the exterior, are preserved and presented in a readily interpretable and interesting manner.

- 4.13 As with most barn conversions, the provision of adequate daylight inside the building is a challenge that requires careful intervention. In this case, daylighting is achieved through a mix of existing, re-opened former and localised provision of new openings, with larger new openings provided to the southern extension. A small number of conservation rooflights are also provided. Whilst the changes alter the appearance of the building and provide an indication of the converted residential use (particularly to the southern elevation), it is very fair and reasonable to state that the converted building will retain its farming character without accumulating an array of overtly domestic features.
- 4.14 The demolition of some adjacent buildings and some attached extensions will also prove beneficial as these changes open up long lost views of the historic barn, most particularly through the removal of the large and dominating portal frame structure. Herein the demolitions enhance the setting of the building, albeit the arrival of two small detached garages (clad to match the western bays of the barn) will represent a localised deviation from the farmstead setting as it was in the C19th.
- 4.15 In summary, it is evident that the design of the conversion acknowledges and respects the inherent heritage significances of the existing building and recognises its non-designated heritage asset status as defined by the NPPF. The overall impact of the proposals will be positive, with the appearance of the building and its surroundings benefitting from notable enhancement. As such, whereas the building will lose the openness of its impressive interior, it will be put to a new sustainable use with its most significant fabric conserved and exposed to view.

#### **Analysis of the Proposals: Local Heritage Planning Policy**

- 4.16 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

## 5 SUMMARY & CONCLUSION

5.1 This heritage statement has been prepared to assess the heritage significance of an unlisted barn at Parsonage Farm, Ribchester, and the impact of proposed residential conversion upon that significance. A first phase draft of the statement exploring site history and heritage significance was produced in June 2022 for pre-app consultation purposes. This helped to prioritise conservation of significance in the final design of the conversion, as explored and assessed within this updated report.

5.2 The main findings of the heritage statement may be summarised as follows:

- An assessment of the building's historical development and its retained heritage significance was the first process conducted before any design work was implemented. As such, an understanding of the building's heritage significance was the basis upon which the scheme was developed.
- The original six bay barn possibly dates from the C18th (maybe on the site of an older building) and appears to have lost two bays at its western end. It has been rendered and altered externally, and these changes have undermined its visual appearance. It also has a number of added parts, including a very large modern portal frame extension to the south which conceals much of its original outer parts.
- The interior of the building, a large single volume, is without doubt its most significant element, with a very impressive kingpost truss and rafter roof, unusual (for this location) triangular brick supporting piers and exposed brickwork enclosing walls. It was most likely built for a combination of uses, namely crop/feed storage and cattle housing, with a former C19th shippon addition to its south side having been removed.
- Owing to the interest of the interior, the option has been taken to improve the thermal and visual qualities of the building by adding insulation with handmade brick cladding to the exterior. The roof (slated) will also be insulated and new ground floors will be provided. These changes will help ensure the converted building is habitable, in line with modern buildings regulations and living standards.
- In order to provide additional internal space, an extension in the position of the former C19th shippon addition is proposed, therein respecting and reflecting the historic development of the barn.
- With the aid of pre-application consultation (Ribble Valley Borough Council), a scheme of appropriate scale and enhanced visual appearance has been developed, including targeted demolition of insignificant and visually dominating C20th additions (e.g. the portal frame) and the introduction of a well devised interior sub-division which retains

some full height volumes, leaves the impressive roof structure open to view and likewise leaves the brick enclosing walls and triangular piers exposed.

5.3 In conclusion, the proposals have been developed in a manner that achieves the dual purpose of conserving the heritage significances of an unlisted barn (a non-designated heritage asset) whilst securing a new and sustainable use for the vacant building. In regard to maintaining active use and improving exterior visual quality, the proposals are positive and serve as an enhancement for the building and the local landscape. In terms of interior conversion and alteration, this does erode some heritage significance - as derived from the scale and original use of the building – however taking into account the benefits of the scheme, the sensitive nature of the design and the careful respect given to the historical development of the building, the net impact is objectively judged as being positive. This being said, the archaeological potential of the site requires further investigation prior to any works commencing, and a full record of the barn is recommended in order to secure an account of its current form and previous use.

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<sup>i</sup> Clarke, K, *Informed Conservation*, Historic England 2003

<sup>ii</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>iii</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>iv</sup> Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

<sup>v</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>vi</sup><https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/>