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DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED CONVERSION OF EXISTING BARN

AT

VICARAGE FARM

OLD VICARAGE LANE

BASHALL EAVES

LANCASHIRE

BB7 3DB



SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

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MATTHEW FISH *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*

On behalf of Sunderland Peacock and Associates Ltd.

Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

E: Matthew.Fish@sunderlandpeacock.com

T: 01200 423178

W: www.sunderlandpeacock.com

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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of a full planning application for the conversion of an existing barn into a 1 no. dwelling, with the provision of parking and amenity space.

The former barn is likely to be late 18th century / early 19th century in origin and predates 1842. The barn is not a listed building and is located within the Forest of Bowland Area of Outstanding Natural Beauty.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the barn will be included to determine their significance.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 which states;

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.¹

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage

Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁵
- Historic England (2014) National Farm Building Types⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England (2017) Listing Selection Guide: Agricultural Buildings⁷
- Historic England (2017) Adapting Traditional Farm Buildings⁸
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁹

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

⁴ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CiFA%26Buildings_2.pdf (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CiFA%26GDBA_3.pdf (Accessed on 31st March 2020)

⁶ Historic England (2014) National Farm Building Types (Online) Available at <https://historicengland.org.uk/images-books/publications/national-farm-building-types/> (Accessed on 12th December 2022)

⁷ Historic England (2017) Listing Selection Guides (Online) Available at: <https://historicengland.org.uk/images-books/publications/dlsg-agricultural-buildings/> (Accessed on 12th December 2022)

⁸ Historic England (2017) Adapting Traditional Farm Buildings (Online) Available at: <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/> (Accessed on 12th December 2022)

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

- Archaeological Data Service
- Historic England Online Archive
- Clitheroe Library Online Catalogue
- Lancashire Archives Online Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

1.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

1.5 ACKNOWLEDGEMENTS

We would Like to thank our client, the Trustees of D. M. Worsley Taylor, for this commission.

SECTION 02

SITE ANALYSIS

2.1 SITE LOCATION AND DESCRIPTION

Vicarage farm is located on the south west side of Old Vicarage Road on the east side of the small village of Bashall Eaves in the Ribble Valley Borough of Lancashire. The application site is accessed directly on the south west side of Old Vicarage Lane, with the barn being located immediately adjacent to the site entrance.

The Vicarage Farm site is relatively large and is comprised of a stone built barn to the north of the site, with a number of modern steel framed agricultural buildings with profiled cladding, the majority of which lie the south west edge of the site. A further steel framed building located adjacent to the south east gable of the stone barn, with horse paddock behind and a small portal frame building located to the north east side of the site. A group of three, stone built, three storey, terraced dwellings lie to the west of the site. Boundary treatments are primarily dry stone walling, with some areas of blockwork walling to the north east side of the stone barn. The buildings to the site look over a concrete hardstanding which is spread throughout the site.

The stone built barn is of rectangular plan form, with a full width single storey outshot along the north east elevation and a single storey lean-to to the front side of the north west gable. These two additions are modern in origin, likely late 20th century and are constructed from rendered concrete blockwork, with profiled sheet roofing. The stone barn is likely of solid stone construction comprised of rubble stonework inner and outer leaves, with large roughly dressed quoins to the corners and to openings. The roof is of gable form and is comprised of 4no. 19th century queen post roof trusses. The original roof covering, likely stone flags, has been replaced with a profiled metal sheet roof covering.

The front southwest elevation of the stone built barn has a large cart entry door opening with a segmental stone head. The window opening which flanks the cart entry to the north west side was formerly a doorway. The window itself is flanked by an inserted modern door opening. The north west gable indicates that the barn has been enlarged historically with a line of quoins noted off centre in the elevation. The south east gable and the south end of the front south west elevation have been rebuilt more recently as indicated by the concrete blockwork internally.



Fig 01: Plan Showing Location of the barn at Vicarage Farm (Plan taken from Google Maps 2023 ©)



PL01: View of the barn from the south west.



PL02: View of the barn from the north west.



PL03: View of the barn from the north.



PL04: View of the barn from the north east.



PL05: View of the barn from the south east.



PL06: View of the existing site entrance immediately adjacent to the west corner of the barn.



PL07: View of th modern portal frame agricultural building located to the south east of the stone built barn.

2.2 HERITAGE ASSET DESIGNATIONS

The barn is not a listed building.

No designated heritage assets are located within the immediate vicinity of Vicarage Farm. The nearest listed building is the Red Pump Inn, which is a grade II listed building and is located some 200m to the south west of Vicarage Farm,

The application site lies within the boundary on the Forest of Bowland Area of Outstanding Natural Beauty, which was formerly designated on the 10th February 1964 as a landscape of national significance for the following reasons;

- The grandeur and isolation of the upland core
- The steep escarpments of the moorland hills
- The undulating lowlands
- The serenity and tranquillity of the area
- The distinctive pattern of settlements
- The wildlife of the area
- The landscape's historic and cultural associations

2.3 HISTORICAL DEVELOPMENT

This section is intended to give a brief account of the historical development of the site based on information obtained from secondary research sources.

There appears to not have been any recent investigations into the history and development of the building and very little appears to be known about its history.

Jeffreys' Map of Yorkshire (1771) shows depictions of buildings located along the south side of what is now Old Vicarage Road, however these are simple rectangular depictions suggesting the presence of buildings as opposed to accurate depictions of buildings. The area is named generally as 'Bashall'.

Greenwood's Map of Yorkshire (1817) does not specifically show or name the site of the farm and unlike Jeffereys' map it does not show any buildings in the location of the Farm, but given the small scale of the map, it should not be assumed that buildings are not present at the site of the farm.

The first detailed depiction of the site is shown on the 1:10560 scale OS map of 1850 and is denoted as 'Old House'. The map shows two buildings, as 'L' shaped building to the roadside which appears to be the barn in an earlier phase of its historical development. The second building is shown as rectangular and is located immediately to the south east of the barn and is assumed to be the house or farmhouse.

The barn and house are next found on the 1:2500 scale OS mapping from 1886 and 1908, which shows the barn to be more rectangular in shape suggesting the north corner of the barn has been infilled (this is supported by physical evidence to the north west gable end). There is also a small projecting structure to the south east side of the barn. There are no obvious changes to the buildings noted between the 1886 and 1908 maps.

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁰ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the barn so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the building and both archival and desk-based research. It takes into consideration the significance of the barn as well as the contribution made by its setting.

The following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

Archaeological interest: “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.”¹¹

Architectural and Artistic Interest: 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.”¹²

Historic Interest: “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.”¹³

3.2 SUMMARY STATEMENT OF SIGNIFICANCE

The barn at Vicarage farm is not a statutorily listed building which suggests the limited level of intrinsic interest that the building possesses. The level of interest that the barn possesses is insufficient to be able to establish the buildings as being of national importance, therefore it is not of a standard suitable for statutory listing and must only be considered to be of local interest as part of the local agricultural and rural landscape.

The barn is evidence of the past agricultural function of the site but is now somewhat anomalous, aside from the modern agricultural buildings, given the demolition of the historic house, sometime in the 20th century.

The barn is a poorly preserved example of this building type as it has suffered from a number of unsympathetic modern additions and alterations, which have resulted in the loss of historic fabric as well as the reduced capability to interpret the historic use of the barn due to the loss of its historic plan form.

This being said the barn does retain historic fabric in its walling, with particular interest to the north west gable where evidence of historic development is evident. The 19th century queen post roof trusses are also of value.

¹⁰ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%20artistic%20or%20historic). (Accessed on 22nd June 2022)

¹¹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹² Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹³ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

The suspected age of the barn puts it within the category of having been built between 1750 and 1880 and at a time when much of the nation's agricultural building stock was built. The barn itself is a simple structure and a common building type. It is fairly unremarkable and possesses features that are typical of this building type. It does not enjoy the benefit of any particular rarity or uniqueness, with higher quality and better preserved examples present throughout the region.

SECTION 04

PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Requires that planning applications are determined in accordance with the Development Plan which in this case is the Ribble Valley Borough Council Core Strategy 2008 – 2028, which was adopted in December 2014.

4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development.'

Section 12 of the NPPF relates to the design of new development with an emphasis placed on the link between good design and sustainable development.

Chapter 15 of the NPPF address the national planning considerations in relation to conserving and enhancing the natural environment.

Chapter 16 of the NPPF addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. The polices within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

4.3 LOCAL PLANNING POLICY

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following:

Key Statement DS1: Development Strategy -
Defines the development strategy for the Borough.

Key Statement EN2: Landscape - Any development will need to contribute to the conservation of the natural beauty of the AONB

Key Statement EN4: Biodiversity and Geodiversity -
The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.

Key Statement EN5: Heritage Assets – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

Policy DS2: Presumption in Favour of Sustainable Development - The Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.

Policy EN2: Landscape - Development proposals are expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials, to ensure development proposals make a positive contribution to the character and conservation of the natural beauty of the AONB.

Policy EN3: Sustainable Development and Climate Change

Requires development proposals to meet appropriate sustainable design and constructions standard where viable to do so, in order to address both the causes and consequences of climate change.

Key Statement EN4: Biodiversity and geodiversity -
The Local Planning Authority will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.

Policy DMG1: General Considerations – provides a list of various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and impact on the amenities of the local area.

Policy DMG2: Strategic Considerations - expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping, and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

Policy DMG3: Transport and Mobility – proposals should consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists, and those with reduced mobility.

Policy DME2: Landscape & Townscape Protection - Development proposals should seek to enhance local landscapes

Policy DME3: Site and Species Protection and Conservation - seeks to protect wildlife species protected by law and their habitats.

Policy DME4: Protecting Heritage Assets

Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.

Policy DMH3: Dwellings in the Open Countryside and AONB

Sets out requirements for new dwellings, conversions, rebuilding or replacement of existing dwellings and applications for the removal of conditions restricting occupation.

Policy DMH4: Conversion of Barns and other Buildings to Dwellings

Permission will be granted for the conversion of building where the development is not isolated in the landscape i.e., forms part of an existing group of buildings, have no materially damaging effects on the landscape quality or the rural economy and must be structurally sound and capable of conversion and should be no need for unnecessary expenditure by the local authority and utilities companies for the provision of infrastructure and services.

Forest of Bowland Area of Outstanding Natural Beauty Management Plan 2019 – 2024:

The Forest of Bowland AONB Management Plan describes the special qualities of the area which contribute to the national significance of the landscape. It identifies the major trends and opportunities for the area. The document provides a policy framework and identifies a 5-year programme of actions (April 2019 - March 2024) to help guide the work of the AONB partnership organisations towards achieving the purpose of this plan - to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

SECTION 05

ASSESSMENT OF THE PROPOSALS

5.1 USE

The barn is proposed for conversion into 1 no local occupancy dwelling complete with external amenity space, hardstandings and car parking. At present the barn is at risk of dilapidation, due to under utilisation, which could ultimately lead to the eventual loss of the building. The proposals to convert the barn will prevent further deterioration of the building fabric and provide it with a new optimum viable use that will be consistent with its conservation. The historic and agricultural character and significance of the building will be preserved as the majority of the existing fabric and building elements will be retained with the minimum loss of historic fabric.

Following the pre – app discussion it has been agreed to reduce the amount of new internal walls where possible to maintain the character of the barn where possible. The proposed internal wall to the Utility to provide a separate store room has now been omitted, so as to keep the window within the Utility as one room.

The Living room and Kitchen / Dining are kept open plan and large in size to keep the character of the barn, these are also full height spaces open up to the underside of the barn roof exposing the trusses.

The partition walls are required to provide a 30minute protected fire escape corridor from all bedrooms.

A GF accessible WC is a requirement of the Building Regulations and Approved Document M. Ensuites are also required to the GF bedrooms.

The coats and boots partitions have been removed to reduce the number of partitions.

5.2 APPEARANCE

The appearance of the barn will be substantially enhanced through the removal of the modern additions, leaving only the historic building, and the replacement of the modern roof covering with a new and traditional slate roof covering. No new wall openings are proposed and the proposed design / internal layout has been determined based upon the location of existing openings. This will ensure that the building does not appear as overly residential and its agricultural character is not eroded.



Blockwork extensions to be removed – enhancing and exposing the original character of the barn



Blockwork rear extension to be removed – enhancing and exposing the original character of the barn



Adjacent dilapidated portal frame and fibre cement / asbestos agricultural building to be removed exposing the original barn and character.

New components are to be installed which should be expected as part of the conversion and include;

- New timber windows and doors to match existing with double-glazed units where required and new timber to improve security and energy efficiency.
- Windows and doors are to be recessed into the existing wall openings by a minimum of 150mm so as to reduce visual impact.
- Slate grilles to provide outlets for extract fans in kitchen and bathrooms.
- 3no conservation rooflights are proposed to the rear roof slope to provide natural light and ventilation to rooms and is more preferable than forming new window openings through the existing external walls.
- New black aluminium rainwater goods to the front and rear roof slopes.
- External lighting is to be limited and will be comprised of downlights so as not to contribute to light pollution.

Following the pre – app discussion we have omit 2no. rooflights as 5 was considered excessive. We have altered the height of the now proposed 3no. rooflights so the rooflights in Bed 2 and Sung are at a lower height as these rooms aren't served by a window. Bedroom 1 rooflight is to remain at a high level as the room is already served by an existing window opening. The change in height of the rooflights is so that they are not in a regular pattern, and more suitably placed for a barn conversion.

5.3 HIGHWAYS AND ACCESS

The existing site access is to be retained and will be the primary site entrance with no other site accesses proposed. The site access is served directly by Old Vicarage Lane which is a 'U' classification road meaning that it is unclassified which is the lowest class of road in the road classification system. The existing site access from Old Vicarage Lane is in use at present and already provides farm access and vehicular access for Vicarage House. Should the conversion of the barn be acceptable, the increase in vehicle movements from the site will be negligible. The public highway is 30mph and the minimum visibility should be 2m x 43m each direction and clear of obstructions of height under 0.9m.

The site has good access to public transport with the 510 bus route being located just west of the site along Clitheroe Road, with the bus stops being located outside the village hall, the Red Pump Inn and the post office. The bus route travels between Newton in Bowland and Sawley via Clitheroe, Bashall Eaves and Whitewell.

The Ribble Valley Norther Cycle Loop is present some 2km to the south east of the site on Birdy Brow and passes through Bashall Town.

A number of public rights of way (PRoW) are located to the north, east and west of the site.

5.4 FLOOD RISK

The site is located within flood zone 1 which is land and property which is categorised as having a low probability of flooding that could be caused as a result of flooding from rivers or other bodies of water.

5.5 TREES AND HEDGES

No trees or hedges are to be removed in order to facilitate the implementation of the proposals. However, the planting of additional native tree / shrub planting can be considered as part of the development proposals as this will provide benefits to the environment and biodiversity and accords with general intentions of Key Statement EN3 of the Ribble Valley Core Strategy.

5.6 ECOLOGY

A protected species survey will be submitted as part of a forthcoming planning application which will identify the presence of any particular protected species i.e., bats and birds. The proposals will incorporate appropriate means of biodiversity enhancement in order to safeguard local protected species and the contribution they make to the AONB.

We have consulted with Pennine Ecological the Ecological Consultant and they confirm the Biodiversity Net Gain doesn't apply as there is less than 25m² of vegetation loss.

5.7 LANDSCAPING

The proposed landscaping to the site is to be simple and minimal in nature to avoid appearing overly domestic and to retain the agricultural character of the site. Landscaping will largely be limited to surface treatments, will be in grass, stone paving, and gravel, with proposed boundary walling being in drystone walling all of which will sustain an agricultural and rural feel to the site.

5.7 RESIDENTIAL AMENITY

The nearest dwelling, Vicarage House, is located approximately 17m to the south west of the barn. The proposed conversion of the barn is small scale and is unlikely to cause significant disturbance through noise, loss

of light and privacy matters which would warrant the refusal of planning permission on this basis.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

The following section is intended to assess the impact of the proposals on both the building following a review of the design proposals.

At present, the barn is redundant and disused and is therefore at risk of dilapidation due to under-utilisation, which could ultimately lead to a substantial deterioration of its condition and the loss of historic fabric. The proposals to convert the barn will halt any current decay of the building and prevent further deterioration whilst providing a new optimum viable use which will be consistent with the conservation of the building.

The proposed conversion makes use of an existing building as opposed to the construction of a new dwelling and therefore constitutes sustainable development. A new optimum available use is proposed in the form of a new dwelling house and is a use that is consistent with the conservation of the building. The proposals seek to preserve the traditional character of the building, through minimal intervention to its exterior which safeguards its contribution to the character and appearance of the local rural landscape and wider AONB as a building which is of traditional character and construction.

The proposals seek to retain as much historic fabric as possible, however compromises will undoubtedly be required as part of the conversion and no conversion of a traditional building will be without interventions which cause some degree of harm; however, such interventions are often required in order to implement a new optimum viable use and meet the needs and requirements of its inhabitants. No new wall external wall openings are proposed, and the scheme has been designed to make use of existing wall openings leaving the aesthetic value of the building and its historic wall fabric intact. The barn can be successfully converted without the need for additions / enlargement. The existing modern additions are to be demolished which will offer a significant enhancement to the building and its wider setting.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- A programme of historic building recording and analysis should first be implemented prior to the commencement of any development works and should be carried out in compliance with current recording best practice guidance.
- Where significant intervention is proposed i.e., repair, replacement, or introduction of building elements, detailed method statements, details and specifications can be submitted to and agreed with the planning officer prior to commencement by way of a planning condition. This could include; the formation of new wall openings, door and window details, details of new roof structures and / or coverings and details of proposed internal alterations.
- Replacement windows will match the existing windows in their materials, style and appearance and will be recessed to reduce visual impact. New glazing will be thin double glazing so as to improve the energy efficiency and internal environment of the building whilst maintaining thinner frame profiles than what can be achieved with modern double-glazed units.
- New / altered external wall openings are to match the appearance of the existing to reduce visual impact.
- Proposed rooflights should be a flush fitting conservation type with central glazing bar to reduce visual impact.

6.3 SUMMARY OF PUBLIC BENEFITS

The National Planning Policy Framework (NPPF) requires that harm to be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable development through the re-use of an existing building through the implementation of a new optimum viable use that will be consistent with the conservation of a building (environmental benefit).
- The safeguarding of the historic barn which contributes to the rural and agricultural character of the local landscape.
- The significant enhancement of the barn through improved, appearance, condition and structural integrity resulting from the proposed conversion (heritage benefit).

- A net increase in housing provision (social benefit).
- Employment of building consultants and contractors to facilitate the conversions works (economic benefit).
- Improved energy efficiency through improved thermal elements i.e., walls, floors, roof, windows, and doors as part of the conversion (environmental benefit).

It is considered that these benefits will considerably outweigh the harm caused, which is considered to be 'less than substantial' and accordingly the proposals satisfy the test that is laid down by the NPPF. The development proposals should be welcomed by Ribble Valley Borough Council and their statutory consultees and therefore we would expect planning permission to be granted.

