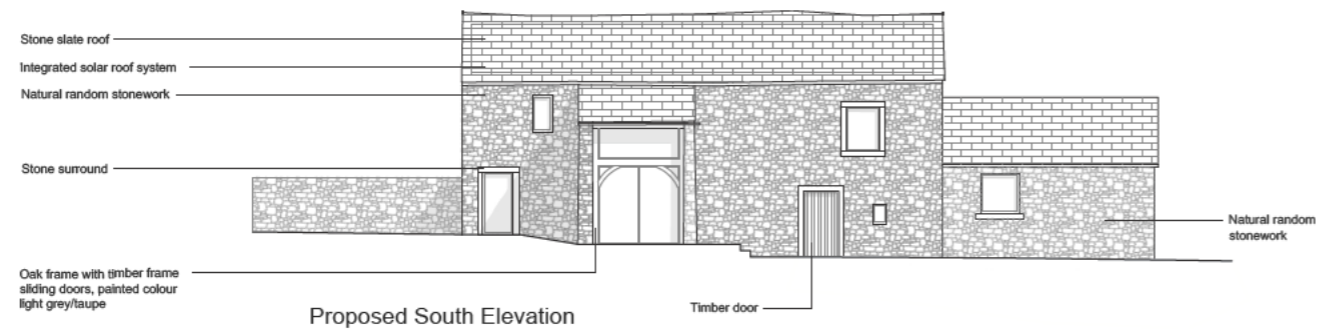


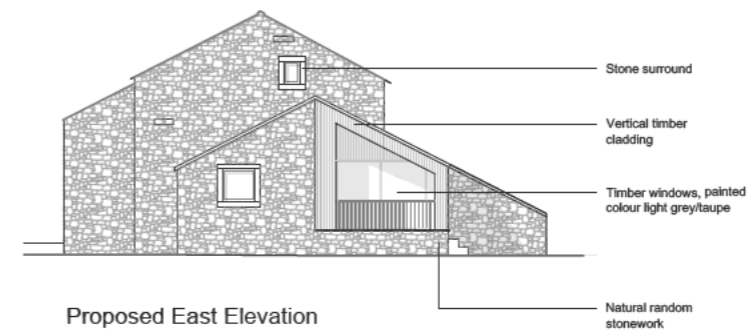
FELLS FARM. HERITAGE STATEMENT.



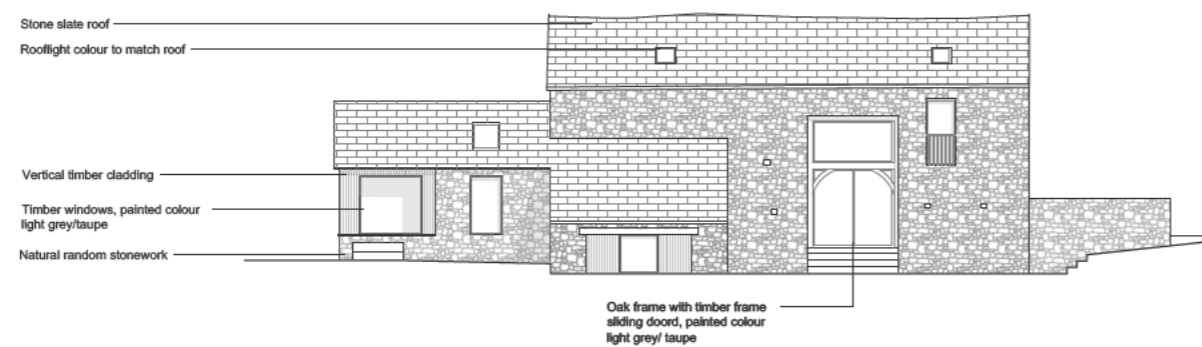
August 2025



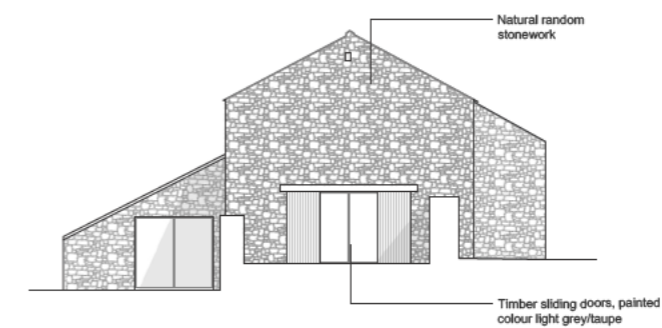
Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

PROJECT INFORMATION

Site Location:

Fells Farm
Wigglesworth Road
Slaidburn
BD23 4SY

Prepared for:

Planning Submission

Date Prepared:

August 2025

Applicant:

Tom Pope & Megan Badger
C/O Agent

Agent:

Zara Moon Architects
Unit 38, Manor Court
Salesbury Hall Road
Ribchester
Lancashire
PR3 3XR

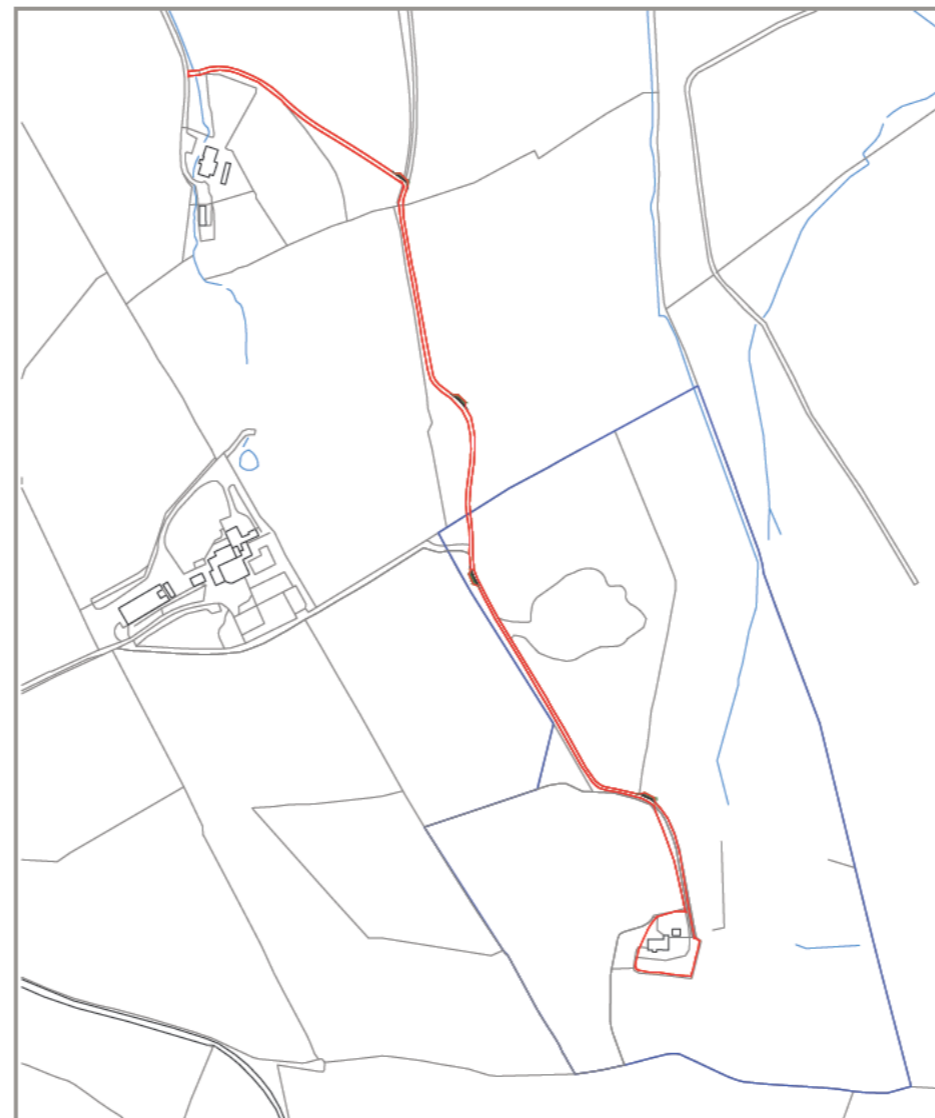
Contact: Zara Moon

Phone: 01200 403840

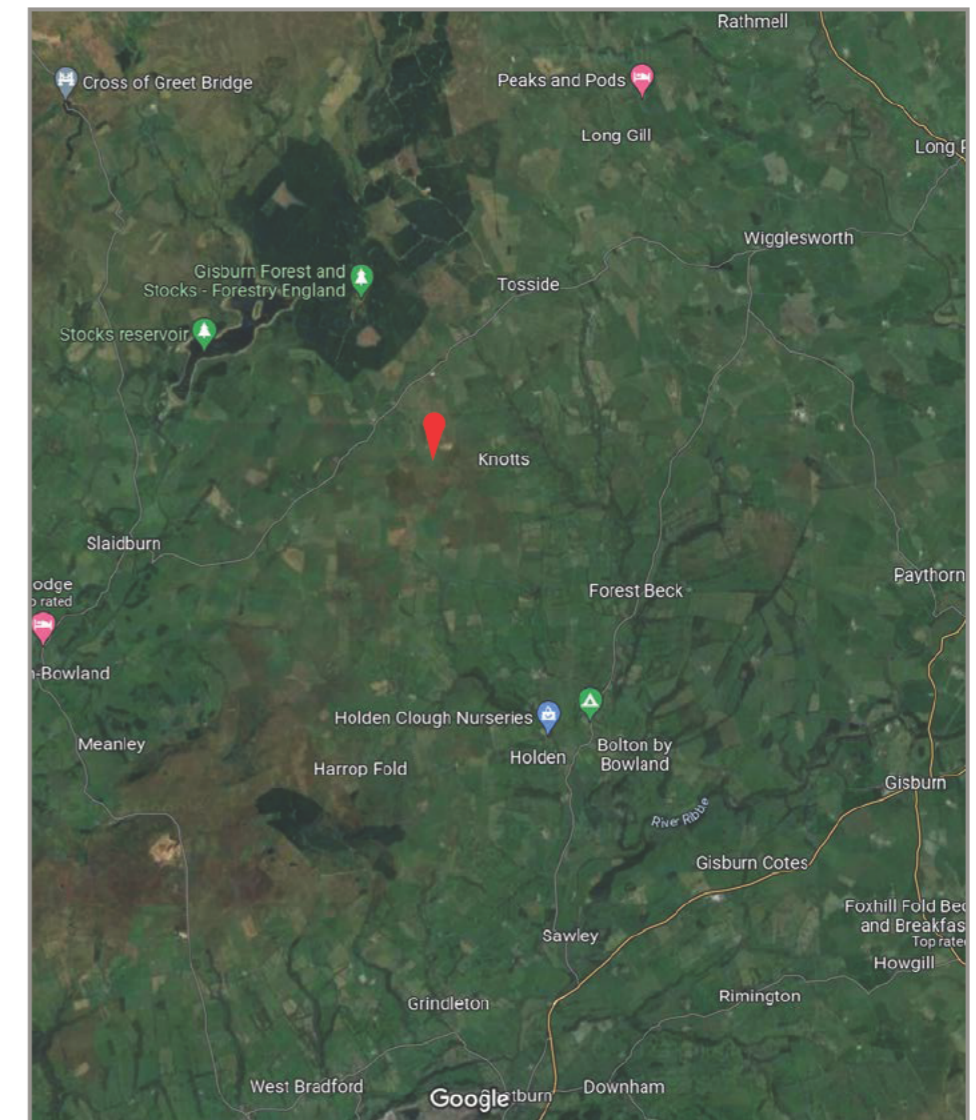
Email: planning@zaramoonarchitects.co.uk

Development:

The proposal is the demolition of an existing dwelling, and the conversion of the attached barn to create a replacement dwelling with a single-storey extension on the footprint of the original farmhouse.



Site Application boundary



Site location in context

BACKGROUND

This Heritage Statement has been prepared on behalf of Tom Pope and his partner Megan Badger, to replace an existing dwelling and convert the attached barn to use as part of the dwelling.

Tom and Megan currently live at the adjacent property to the North (Stephen Moor Lodge) with Tom's parents. Stephen Moor Lodge is Tom's parent's home, where Tom grew up as his childhood home.

Tom and Megan are at the stage in their life when they are ready for their own home together where they can start a family.

They recently purchased Fells Farm off their neighbour farmer along with 27 acres of surrounding grazing land.

The property currently consists of a 1-bedroom cabin-style dwelling attached to a traditional stone barn, with a front driveway / parking area, front and rear gardens. The property is accessed via a private lane which meets Wigglesworth Road to the North.

The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.

By re-designing the property as a replacement dwelling scheme allows the overall property to be improved, by removing the unsightly existing dwelling, and converting

the existing barn to use as part of the dwelling.

The proposal is the demolition of an existing dwelling, and the conversion of the attached barn to create a replacement dwelling with a single-storey extension on the footprint of the original farmhouse.

The site has been re-designed to incorporate a 3-bedroom family home for the applicants.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

EXISTING SITE OVERVIEW

The existing site consists of a 1-bedroom, single-storey dwelling with attached 2-storey barn, and detached single-storey chicken shed.

The site access is via a private lane which adjoins the B6478 road to the North of the site. Part of the access is also a PROW.

The surrounding grazing land, and part of the access lane is within the client ownership equating to approx. 27 acres.

The access passes through land owned by the client's parent's at Stephen Moor Lodge.

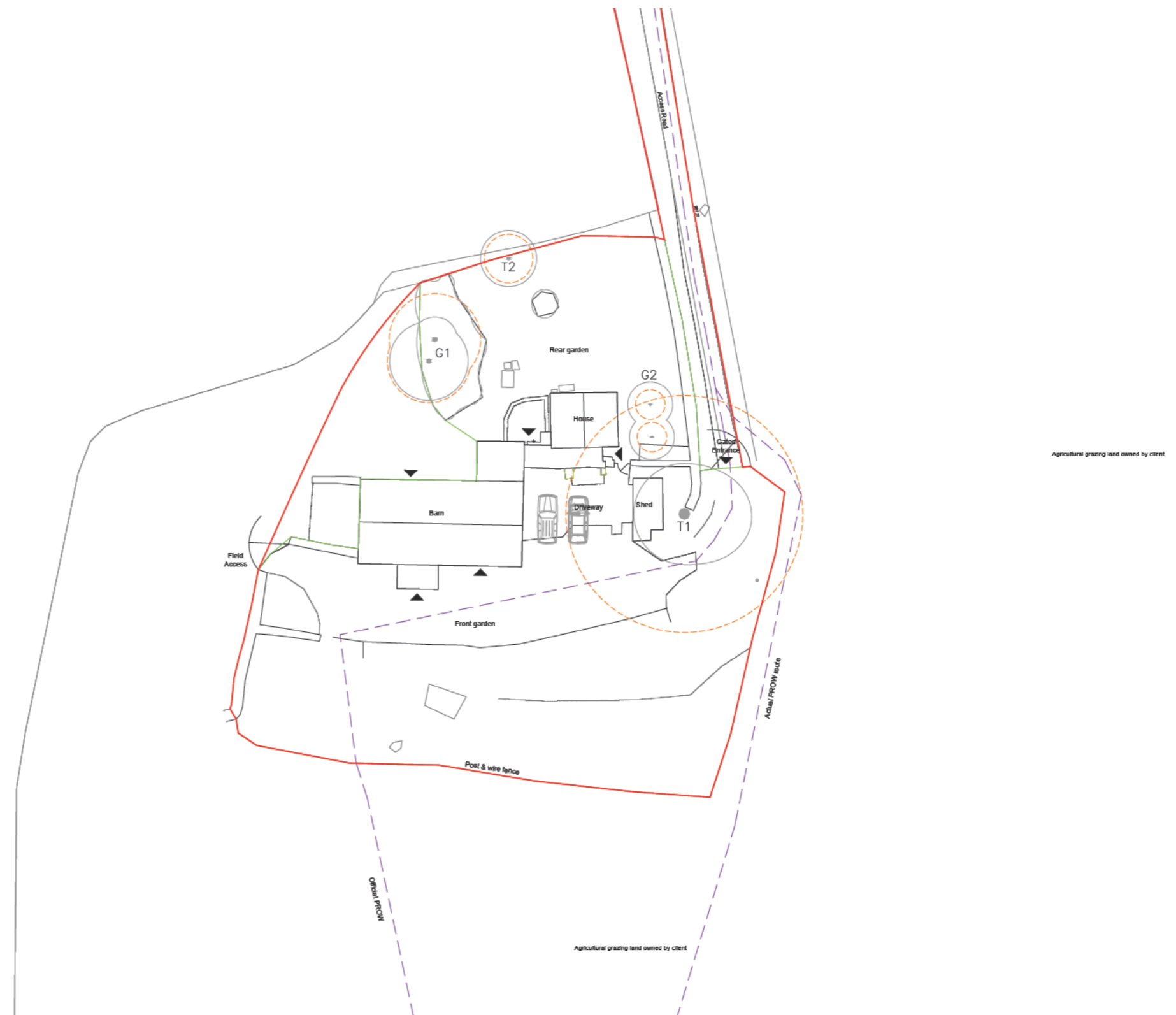
The site is generally contained by existing boundaries and a gate, in an irregular shaped plot.

There is a parking area to the East of the property, with enough space to turn and exit in forward gear.

There is 1 large tree to the East, and a number of smaller trees within the Northern garden.

The remains of a 2-storey cottage is evident on the Eastern gable.

A public footpath passes adjacent to the site. Officially this route passes through the curtilage of the property, however this route is not used, and walkers just take the shortest route.



2.2 EXISTING PHOTOGRAPHS



EXISTING PHOTOGRAPHS



HERITAGE STATUS

The building is not Listed, the site is not located within a Conservation Area, and the building is not recorded on the Lancashire Historic Record.

Whilst the existing barn has retained its rural character, the site and building is not considered to be a heritage asset. However as the building is visible on the first edition map, the building is considered a Non-Designated Heritage Asset.

HISTORY OF FELLS FARM

Theodore Parsons purchased Fells Farm in 1972 as a farmhouse with attached barn. He originally lived in a caravan on the site (as it was easier to keep warm than the farmhouse).

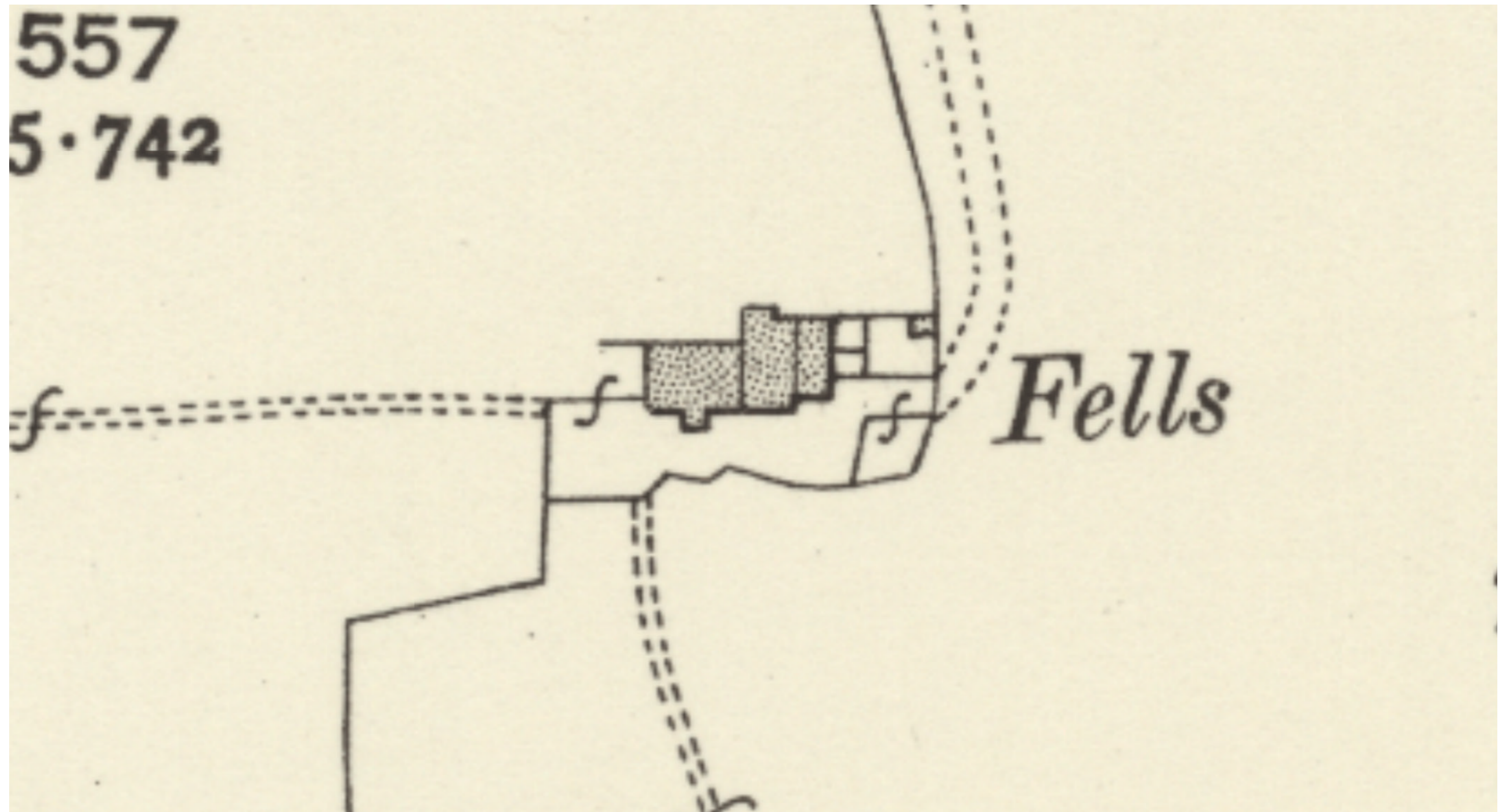
In the 1980s Theodore replaced the caravan with the timber house which stands today.

Theodore lived at Fells Farm from 1972 to 2015 (43 years) as his sole residence. He kept animals in the attached barn along with any belongings which didn't fit in his house.

Following Theodore's passing in 2015, his daughter Norma Dugdale inherited the property where she lived with her partner Philip Walker where they farmed the land until selling the property to Tom and Megan.

During the property purchase, Tom and Megan obtained evidence confirming the above and are still in contact with the previous owners.

HISTORIC MAP - 1892



ORIGINAL BUILDING

The 1892 historic map shows the existing barn, the lean-to and an attached cottage.

There is also a small outbuilding to the East, and a number of boundary enclosures to the East and South-East. The 2 existing walls to the West are also evident.

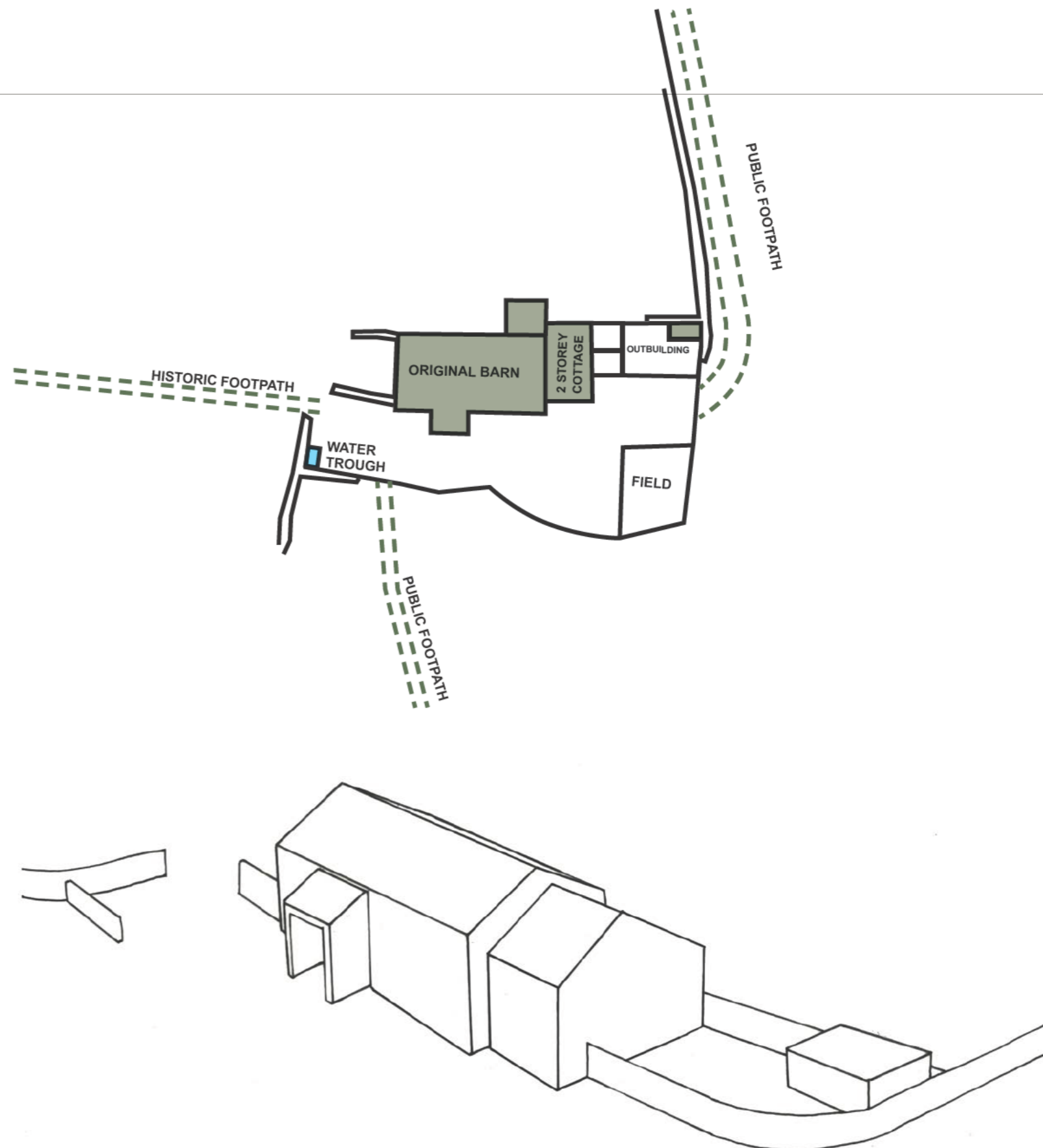
The public footpath is visible, along with a footpath which is no longer present entering the property from the West.

The adjacent diagrams are the estimated massing and site plan of the original building which are based on researching historic maps, and first-hand accounts by the previous owners / occupiers.

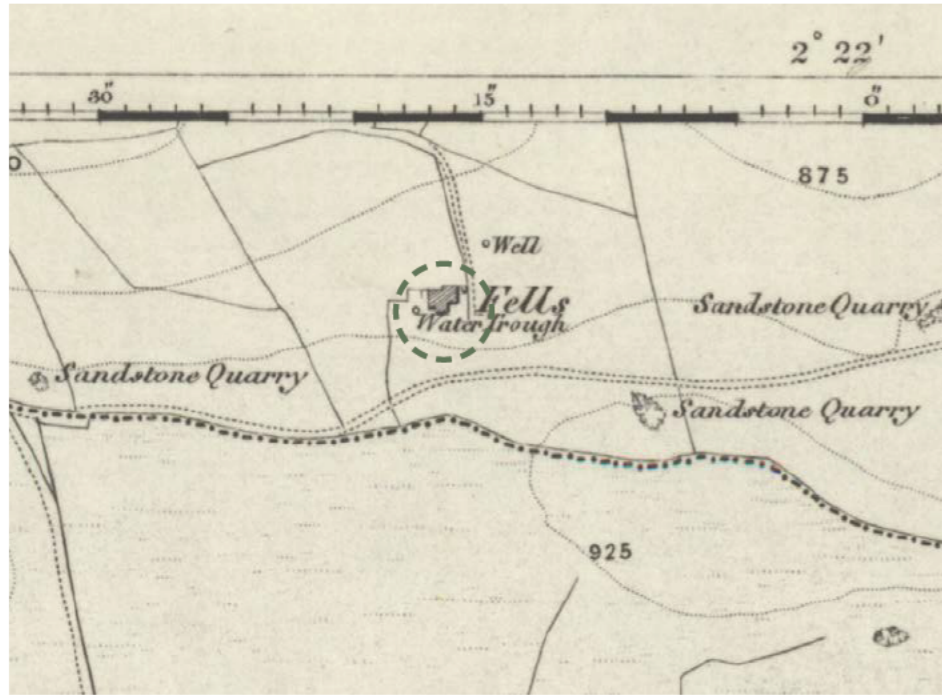
The existing 2-storey cottage was still present in 1972 when the previous owner lived in a caravan on the site.

In the 1980s the caravan was replaced with the cabin-style house which stands today.

The previous owners were farmers who lived at the property since 1972 as their sole residence farming the surrounding land.



HISTORIC MAPS



1847 map.



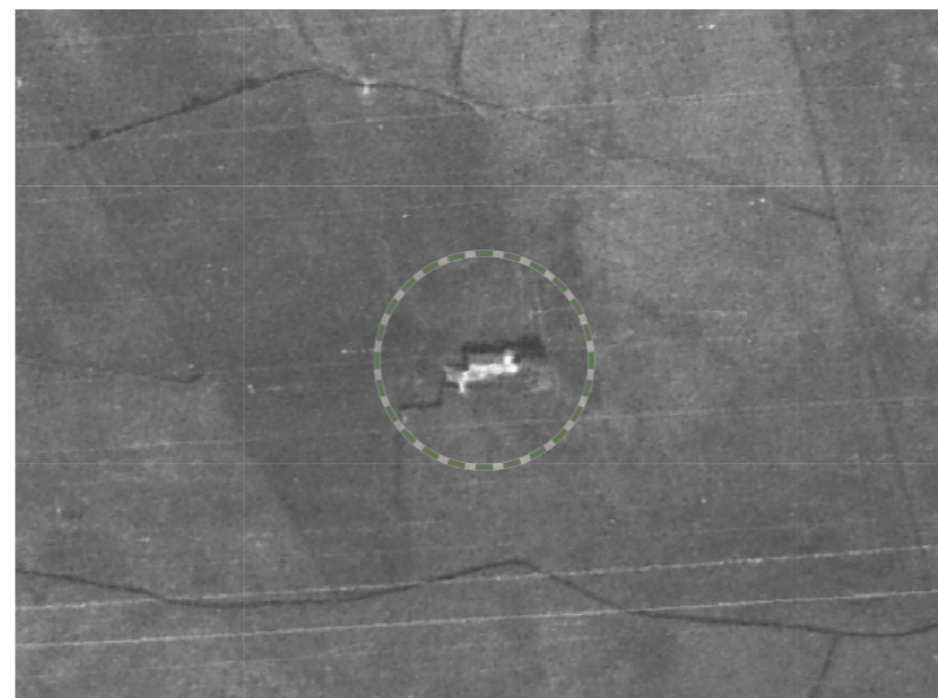
1888 map.



1892 map.



1937 map.



1940s Aerial.



1960s Aerial.

EXISTING ELEVATIONS

The existing building has a rural character which needs to be retained.

The barn has a number of original openings. Most openings on the barn are currently boarded up. A number of original openings have been stoned up over time, however they are still evident on the elevations (both internally and externally).

The general character of the property is a rural barn with natural stonework elevations, and a stone roof.

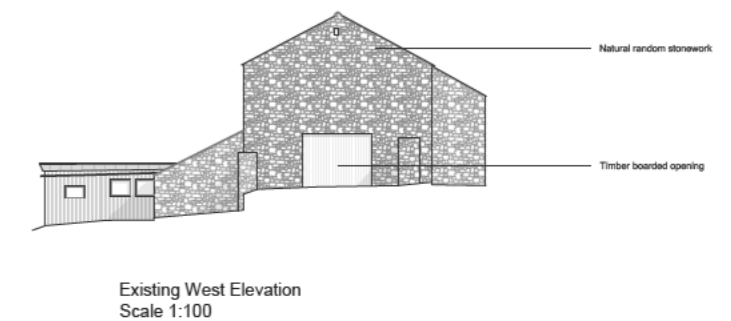
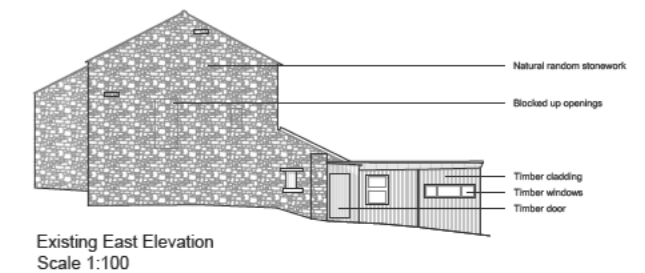
The property was previously larger with an attached 2-storey farmhouse to the East.

The projecting covered barn door opening is located to the South elevation with a mirrored barn door to the North elevation.

Existing openings are in a random arrangement, with varying sizes and positions to each elevation.

The single-storey cabin-style cottage is attached to the barn via the single-storey lean-to, and the original North elevation of the cottage which forms the South elevation of the dwelling.

The cottage is clad in timber with a shallow dual pitched roof.



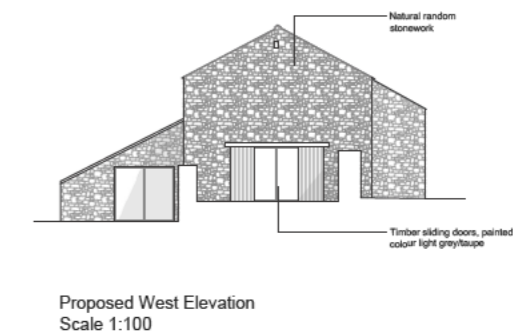
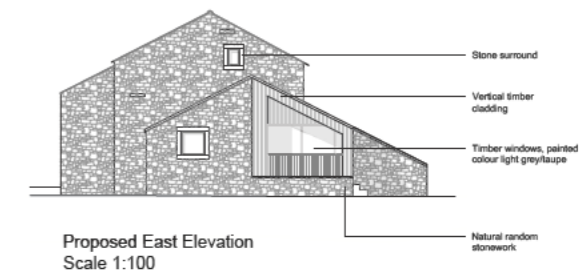
PROPOSED ELEVATIONS

The conversion utilises existing openings along with re-opening any original openings which have been previously blocked up.

Any new openings are minimal, in a random arrangement, with varying stone surrounds and part-timber cladding or sliding barn doors.

The doors and windows will be timber to reflect the appearance of the existing barn, continuing the existing rural character and materiality throughout the proposal.

The roof profile of the lean-to continues at the same angle onto the single-storey extension. By stepping back the extension from both the lean-to and the front elevation ensures both the barn and lean-to remain legible and dominant, whilst the continued cat-slide roof reflects the existing covered cart-entry.



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DESIGN JUSTIFICATION

The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.

By re-designing the property as a replacement dwelling scheme allows the overall property to be improved, by removing the unsightly existing dwelling, and converting the existing barn to use as part of the dwelling.

The barn is no longer suitable for modern farming methods and requires a new-use to safeguard the future of the building.

Whilst the buildings are traditional in their character, materials and appearance, they are not considered Heritage Assets; they are not located within a Conservation Area; and various work has occurred over time which has diluted the legibility of the 'original building'.

Whilst new openings should be kept to a minimum, the buildings are not Listed, and new openings to secure the viability and usability of a buildings future should be supported if they are designed to reflect the building's character.

The South elevation contains the original covered cart-entry, with a mirrored opening to the North. These 2 openings are the focal point to both elevations, they should be retained ensuring any new openings remain subordinate.

The existing garden curtilage is already defined to the front and rear, with a small area of 'rounding off' needed to the West.

The parking area is located to the South and East, screened from distance viewpoints by the building and existing boundaries and planting.

The barn contains various existing openings which can be glazed with a small number of rooflights to achieve natural light. Utilising these existing openings with a small number of rooflights would maintain the existing character of the barn without introducing any detracting elements.

If any previously blocked up openings are not being reopened, their legibility should remain externally including the historic roofline of the original 2-storey cottage.

Any extensions to the side should step-down from the historic roofline of the cottage, and step-back from the South elevation, without competing with the massing of the barn.

The projecting existing lean-to is present on all historic maps, and is therefore a key feature of the building. A lean-to located in this location would reflect the original character.

The historic maps also show a larger mass with an Eastern element attached to the barn and the lean-to. This is in accordance with the previous owner's accounts

of the building history and 2-storey cottage. At present the cabin-style dwelling is positioned to the East of the North elevation, which detracts from the overall character and qualities of the barn.

Reinstating built-form within the Eastern section using the same materials as the barn and lean-to would respond to the original building form; whilst removing the unsightly dwelling from this elevation would create a visual improvement to the existing barn.

Please refer to accompanying Design and Access Statement for further detail.



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