



PROPOSED WORKS
AT
PARK VIEW BARN, BOLTON-BY-BOWLAND

HERITAGE STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 7377-HS_ February 2026

1.1 DESCRIPTION

1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the client as part of a householder application to propose two new conservation rooflights to the existing property with associated alterations, and replacement of an existing oil tank with an air source heat pump.

This report is in support of the application and should be read in conjunction with the supporting information.

The building appears to have its origins in the mid-19th century and has been present in its current form by 1909 according to historical maps. The building is not a listed building but is set within the defined boundary of the Bolton-by-Bowland Conservation Area, which is a designated heritage asset.

The following maps document the building dating back to the noted dates.



St Peter and St Paul's Church

School House

Image Showing Location of Park View Barn, Bolton-by-Bowland (Retrieved from Google Earth, 2026)



1853



1909



1971

Figures Showing Initial Development of Park View Barn (1853-1971) (Maps taken from National Library of Scotland, 2026)

2.0 EXISTING

2.1 Bolton-by-Bowland is a small village located on the east bank of Skirden Beck a few kilometres before its confluence with the Ribble. It is a compact village defined by its stone-built vernacular architecture and strong agricultural setting within the Forest of Bowland landscape, giving it a distinctly cohesive and historically intact character.

Park View Barn reflects the local vernacular through its coursed stone walls and simple massing, reflecting the functional agricultural origin of the area.

2.2 Existing Photographs:



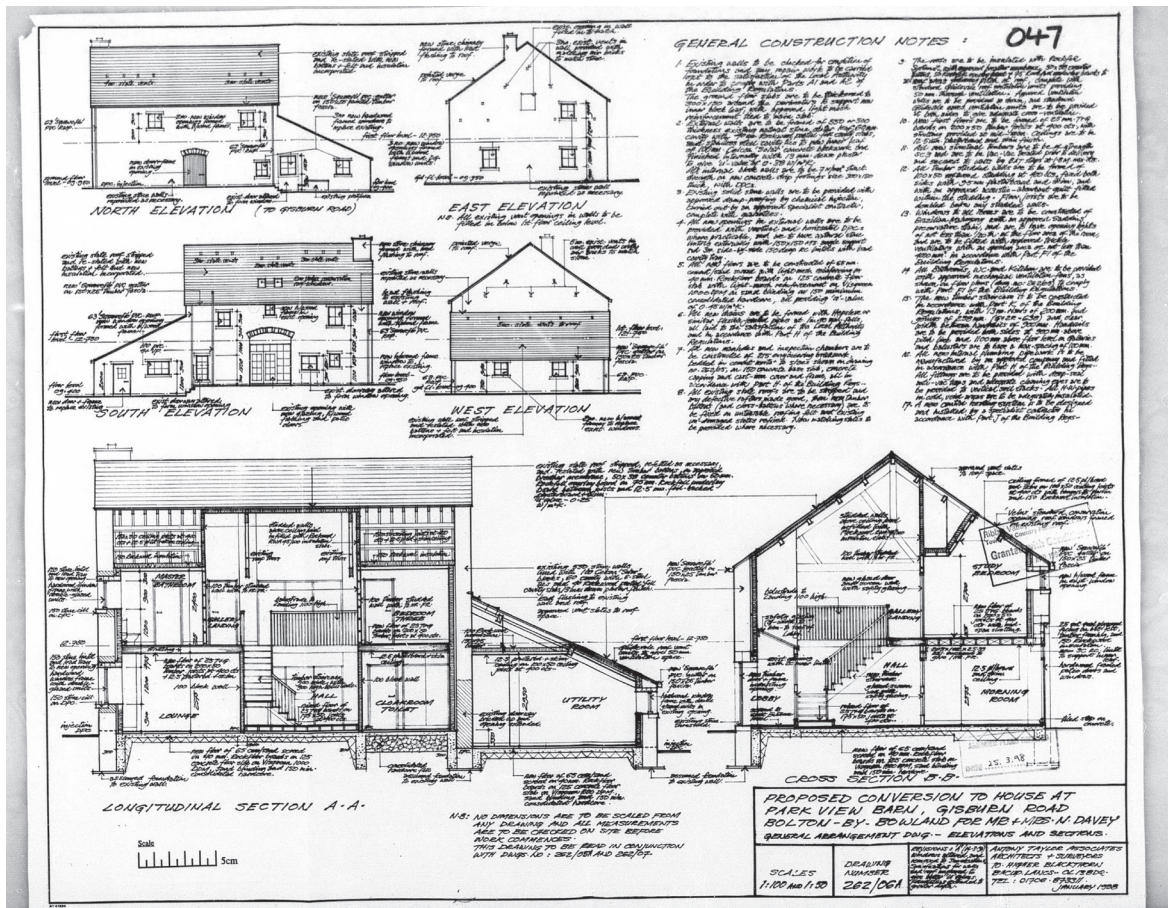
Images Showing Existing Dwelling



Images Showing Oil Tank Location Next to Existing Garage

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposal involves the introduction of two new conservation rooflights to the existing property, as well as internal alterations.
- 4.2 The previous barn, prior to its conversion to a dwelling contained glass slips along the lean-to roof, where the new skylights are proposed to be located. By re-introducing the glazed openings, the design both respects and enhances the previous glass slip elements. The proposed conservation rooflights therefore represent a reinstatement of a traditional lighting strategy rather than the introduction of a new element.



Previous Planning Drawing Showing Location of Previous Glass Slips

- 4.3 The scheme has been designed to reduce visual impact on the surrounding area and conservation area. The replacement air source heat pump will be situated in the same location as the existing oil tank. This is located next to the existing garage, set back from the front edge, and is visually diminished by both vegetation and a timber lattice screen. As the air source heat pump is proposed to be in the same location, this alteration will have little visual impact on the surroundings.

5.0 CONCLUSION

- 5.1 The proposed works that this application seeks approval for, will have a low impact on the conservation area and surrounding listed buildings. The proposed conservation rooflights will result in a small visual impact, whilst the proposed air source heat pump will be hidden behind the garage and surrounding landscaping elements, in the same location as the existing oil tank.