



**Moneymoon
Preston Road
Ribchester
PR3 3YD**

Conversion of Stables and garage into an Annexe



HERITAGE AND STRUCTURAL STATEMENT

July 2026

1 Introduction

- 1.1 PGB Architectural Services are retained by Mr N Houghton to prepare documents necessary for the conversion of existing stables and garage into an annexe.
- 1.2 The property Moneymoon is a barn conversion circa 1993 3/1992/0407. The original agricultural barn is likely to have been associated with the neighbouring grade II listed Yew Tree Cottage to the Southeast. There is no evidence the barn is listed.
- 1.3 The proposed conversion of the detached existing stables and garage is to the Northwest of the barn conversion and was approved under application 3/1992/0675.

2 Heritage

- 2.1 Yew Tree Cottage (Formerly Farmhouse) Listing Entry 1147480 11/11/1966, amended 22/11/1983
- 2.2 House, late C17th, altered. Sandstone rubble, rendered at the front, with slate roof. 3-unit plan. 2 storeys. Windows double chamfered with mullions and hoods, the 1st floor hoods being made up with render. To the left of the porch are 2 3-light windows, with one of 3 lights to the right. On the 1st floor are 4 windows of 2 lights. The gabled porch is C19th with an outer chamfered door surround. The inner door is C17th with chamfered surround and 4-centred head, now partly cut back. The chimneys are on the gables and to the right of the door. The rear wall has modern windows with plain reveals. No C17th features visible inside.
- 2.3 The barn appears not to be part of the curtilage of the listed house and is in separate ownership.
- 2.4 The conversion is wholly existing apart from the Northwest extension of the roof supported on canopy posts so is of no consequence to the setting of the listed farmhouse.
- 2.5 The site purports to be on a roman road although, recent research using lidar technology suggests otherwise (David Ratledge Margary 704aa).

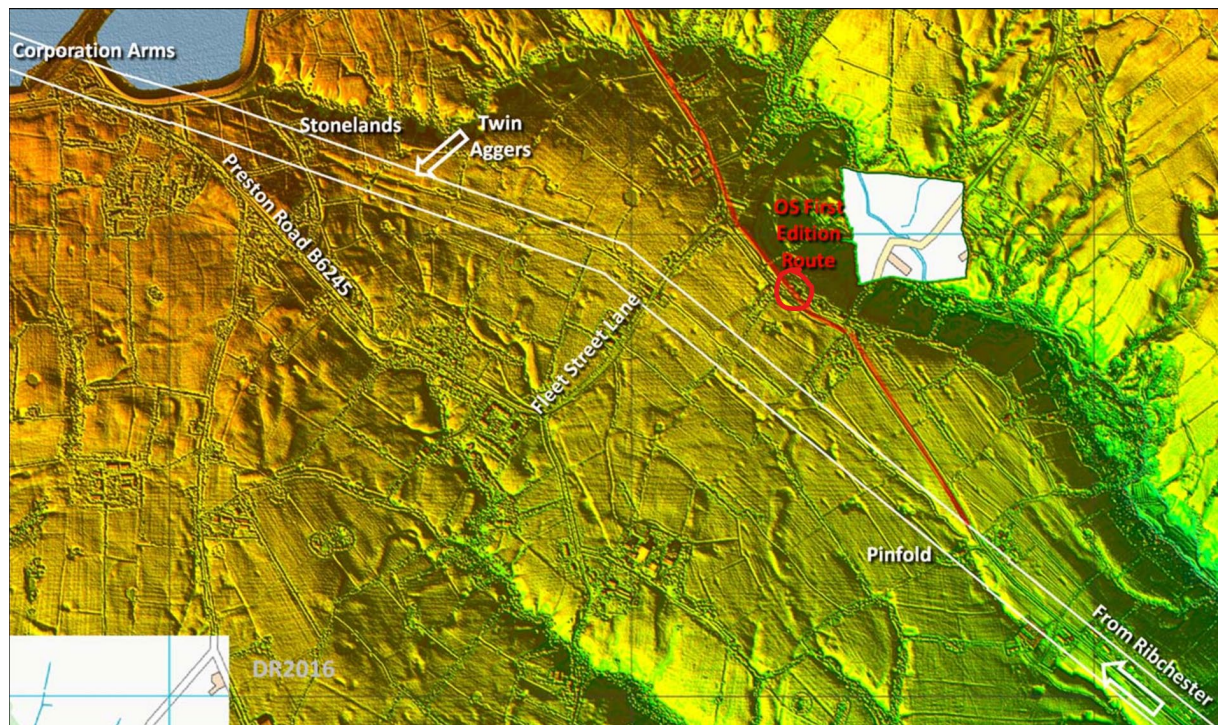


Figure 1 Lidar map showing actual route of Roman Road - proposed site ringed in red

- 2.6 An archaeological watching brief was carried out when a new access road was installed; Planning reference 3/2019/1042 - nothing was found. The proposal does not include any

excavation other than hand digging two shallow 450x450mm concrete pads for the proposed roof extension supporting posts.

3 Structural Statement

- 3.1 The existing stables and garage consist of blockwork walls clad in stone or timber cladding with 'fink' trusses supporting a slate roof. The construction is to a high standard (post 1992) and there are no structural reasons affecting the conversion of this property.

