

Heritage Statement for planning to enclose existing storage facility with roof and upper walls at :

Higher Parsonage Farm, Chipping, Longridge PR3 2NS

Introduction to the project

This Heritage Statement sets out some useful details and observations in the vicinity of the proposed agricultural development for the purposes of a planning application, as instructed by the applicant. There are three separate groups of buildings in the area. The group in which the proposal is located does not have any listed buildings. This group is significantly separated from the other two groups by mature hedgerows beside and opposite, farm land to the north east and south east, two modern properties and by the road to the south east side. There are a significant number of larger modern farm buildings adjacent and close by. There are also modern domestic outbuildings.

Location of the proposal

The proposal is situated 3.5 km north of Longridge and 1.5 km south west of Chipping. It lies within the parish of Chipping. The site has an altitude above sea level of approximately 140m and the barn is located at NGR SD 60816 41891.

Project background

A planning application (RVBC 3/2024/0862) has been submitted for additions to the existing structure being a storage facility.

The site has been inspected by the author and information available suggests that the structure to be updated comprises a concrete built storage facility with outer stone cladding on two external sides which is to be extended upwards with a steel frame, fibre cement roof and timber space boarding to screen the structural elements.

The existing modern livestock building, adjacent on the north side, is currently weather tight and protected by a fibre cement roof. This building has a mainly concrete wall which is visible from the road. There will be visual benefits from the proposed new timber clad structure screening the existing buildings and obscuring the operations associated with the existing storage facility.

There are a number of buildings of various dates in the existing group at this location, none of which are designated as heritage assets. The application concerns only the structure to the South East side of the grouping, within the owned land parcel on the north side of the road, which comprises a barn, outbuildings, modern farm buildings and another concrete walled storage structure.

Aims of this project

The updating of the existing structure will lead to no requirement for repair or alteration of the external stone exterior cladding. There is no harm to any listed building's external historic character as none are close enough by setting to be read in the same context as the predominantly modern group of farm buildings.

The proposal contributes to the viable use of the existing structure and range of buildings. The business in turn supports the viable use of the listed farm house for its original purpose as a farmhouse. The proposal respects and safeguards the character, appearance and significance of the area. The proposed development proposal does not impact on any heritage asset or setting and seeks benefits that conserve and enhance significance and avoids any substantial harm to the heritage asset. The retained stone cladding and proposed additional timber cladding make a positive contribution to local distinctiveness/sense of place. The proposal screens a modern building and existing open topped storage facility, both of which have greater impact.

Heritage comments

The farm buildings lie to either side of the road. The proposal lies to the north side of the road while the listed farm house lies to the south side in its own setting of a separate yard area with domestic car parking and separated by a mature hedgerow, grass paddock and stone wall. There is also a modern concrete block garage with a flat roof. When viewed from the farmhouse the proposal is well screened and read in context with the existing range of modern buildings. The proposed timber cladding will improve the limited impact of these modern farm buildings on the setting of the farm house. There are limited views of the farm house when viewed from the proposal or the road. The proposal cannot easily be viewed in conjunction with the farm house so it would be difficult to establish any measurable or significant increase in impact of the proposal on the setting given the degree and nature of separation when considered in the context of the existing structure and use.

Conclusions

To conclude there is no significant impact on the setting of any listed building given the nature of the relative settings, existing natural features, the context within a group of existing modern buildings and the overall improvements being timber cladding which screens existing modern concrete structures.

The application site is not in very close proximity to Parsonage Farm House which has Grade II listed status. However careful consideration has been given into the impact the proposed development will have upon the separate setting of this building which is in a different group. The proposed improvements to an existing structure would be sited approximately 45m away from the listed building, with the pre-existing hedgerows and domestic building positioned to provide screening of the proposal. As such, it is not considered the improved agricultural structure would have any additional adverse impact on the setting of the listed building.

If the planning application is approved the approved plans will be followed including the provision of materials set out on the conditioned plans.