PGB ARCHITECTURAL SERVICES LTD

Little Daub Hall
Parsonage Lane
Chipping
PR3 2GJ

Barn conversion



HERITAGE DESIGN AND ACCESS STATEMENT INCLUDING STRUCTURAL REPORT

Aug 2026

1 Introduction

1.1 PGB Architectural Services has been retained by Mr Hamlet to prepare the documents required for a planning application to convert the existing attached barn into a separate dwelling and to replace the existing agricultural buildings with a garage and home study.

1.2 The remainder of this statement is structured as follows:

- Section 2 – Relevant Planning History
- Section 3 – Heritage Statement
- Section 4 - Site Description
- Section 5 – The Proposal/Design
- Section 6 – Access
- Section 7 – BNG Report
- Section 8 – Structural Report
- Section 9 - Drainage
- Section 10 – Conclusion

2 Relevant Planning History

2.1 There appears to be no planning history for this property, other than application 3/2025/0045 relating to the adjoining house. The approved works have been substantially completed.

3 Heritage Statement

3.1 The unlisted barn and adjoining farmhouse are located to the north of Parsonage Lane within the Forest of Bowland National Landscape.

3.2 The barn is one bay deep, with a catslide roof forming a later shippon addition. The shippon stalls remain in place. The stone-built barn, slate roof and associated farm buildings are now redundant. A small, detached stone outbuilding is incorporated into a group of agricultural buildings of varying condition and size.

3.3 The shippon has mono-pitched roof trusses and a floor level higher than that of the attached barn. The barn is a typical three-bay space with two king-post trusses and bitumen felt beneath the roof covering. A small room has been formed within this space, accessed from the front door. There is also a deck over this room and a further small timber room within the barn. Evidence remains of a former door into the shippon, possibly predating its construction. Another door and window have been blocked up to the left of the cart door when viewed





from inside. The barn has a sloping earth floor, while the shippon has a concrete floor with a drainage channel and feed corridor.





3.4 The stonework to the front is random rubble with random quoins and an arched stone head to the main cart door. The front of the barn has recently been repointed in lime. To the gable elevation there are two shippon doors with stone surrounds with a later window closer to the front with a concrete lintol. To the rear is a shippon window with cut stone surrounds salvaged from a previous opening.

3.5 The property is evident on the Ordnance Survey maps of 1840 and later.

3.6 The 1960s aerial photo from Mario Lancashire shows more farm buildings to the South than are now present.

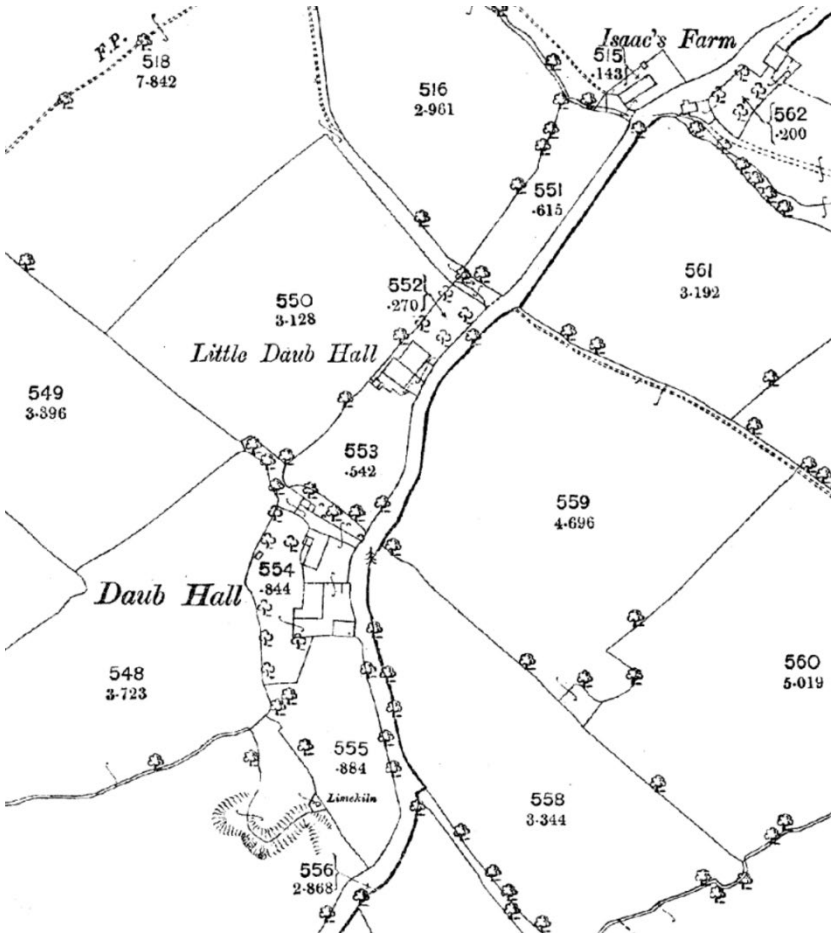


Figure 1 1890 OS First Edition (Curtesy of Mario Lancashire)



Figure 2 1960's Aerial Photo curtesy of Mario Lancashire

4 Site Description

4.1 The barn is set back from Parsonage Lane with stone boundary walls to the front of the barn and adjacent house with boundary hedges to the Northeast.

4.2 The garden area to the Northeast is limited to a footpath against an adjoining field.

4.3 The land to the rear of the property is very restricted, with a field boundary located within approximately 2m to 4m.

4.4 The property has a detached stone outbuilding, adjoining block-built former shippon and further lambing shed. To the rear of this group is a timber-framed building in a poor state of repair. Beyond that, to the south, is a concrete hardstanding with evidence of former agricultural buildings.



5 Design

5.1 The design recognises RVBC policies that seek to limit new window openings in barn conversions. Accordingly, the only new window opening is proposed at upper-floor level in the gable end to serve bedroom 2. Due to the existing height of the cart door, it has not been possible to provide an escape window to the master bedroom; an escape hatch has therefore been provided into bedroom 2.

5.2 The limited daylight openings to bedroom 1 mean that additional daylight is required. Although a new opening in the front elevation would be possible, the least visually intrusive approach is considered to be the use of Velux rooflights. Although these are located on the front roof slope, they have been carefully sized so that they are no larger than necessary to comply with Building Regulations.

5.3 Due to the nature of the existing stone doorways, it has not been possible to lower the floor level in the shippon hence the barn has a split level.

5.4 In the desire to retain the stone outbuilding a frameless glass link has been provided. This gives access to the existing outbuilding and effectively makes this the principal entrance to the property avoiding any main front doors in the barn itself. A further extension of this facilitates a cloak and shower space as well as a home study.

5.5 Given the lack of amenity space at the rear the proposed garage is orientated to create some privacy between the home study and garage.

5.6 Whilst there is only one new window opening the existing openings have been designed to include timber panels to limit the extent of glazing and provide some privacy to those rooms.

5.7 The proposed garage and study are designed to reflect the timber clad agricultural buildings they replace

5.8 The scale of proposed garage is to reflect the demolished agricultural buildings rather than be a typical domestic scale building. This allows for more storage of outdoor paraphernalia and garden maintenance tools as well as bicycles

6 Access

6.1 The property will have plenty of space for the parking of vehicles as well as the facility to draw on and off the carriageway.

6.2 Given that the property is split level and located on a sloping site, it is not practical to provide full level access throughout. It should be noted that the glass link has been designed with restricted headroom to minimise its visual impact and to sit below both the catslide roof and the roof of the outbuilding. To achieve this, steps have been carefully positioned to ensure adequate headroom.

6.3 There is level access to the front Lounge from outside.

7 Biodiversity Net Gain

7.1 The property is currently entirely hardscaped, with a mixture of concrete and stone setts. The proposal falls well below the thresholds requiring a Biodiversity Net Gain report. Grassed areas have been identified on the proposed plans.

7.2 The ecology report states that the risk to habitats is very low.

8 Structural Report

8.1 The barn comprises random rubble walling on three sides, with a random rubble party wall to the house. The slate roof is carried by rafters on purlins supported by two king-post trusses. To the rear is a lean-to catslide roof, with two mono-pitched trusses supporting roof purlins, rafters and slates.





8.2 The walls to the barn are generally sound and only require the removal of cement pointing and repointing in lime mortar. During the renovations to the neighbouring house the front elevation of the barn was included in the repointing works and is very well done.

8.3 The rear elevation wall to the catslide is separating where a previous door opening has been partially blocked. This may be due to a historic drainage issue and should be investigated. A section of the wall will need to be rebuilt, involving demolition of the area highlighted in blue, new foundations, followed by blocking up the opening using structural ties to prevent further movement.





Figures 3 Northeast Corner Partially infilled opening removed and fully filled following demolition and re-building works to this corner (highlighted in blue)

8.4 Works to re-slate the roofs must not be carried out until the external walls are fully lined with blockwork and the first-floor structure installed and strapped.

8.5 As described, the existing stone wall foundations are likely to be shallow, so the new floor and the foundations supporting the blockwork linings must be constructed on a reinforced slab with edge thickenings. Care must be taken when excavating to ensure the existing walls are not undermined. If undermining cannot be avoided, a structural engineer must be appointed and the works phased to limit the extent of excavation at any one time.

8.6 Elsewhere the walls are generally sound and sufficiently true to be stabilised when the internal blockwork linings with insulated cavities are constructed. The new block walls will be tied to the existing stone walls with resin anchor ties.

8.7 Care will be needed to ensure that no drain runs are located close to the existing walls, which are likely to be founded on larger stones directly onto the existing clay. Drains should ideally run through existing door openings. To this end, the main drain run to the neighbour's sewage treatment plant should be routed down the front garden.

9 Drainage

9.1 The turning and parking area will be surfaced with permeable material to limit the rate at which surface water gets into water courses.

9.2 All surface water is as existing and must not enter the sewage treatment system.

9.3 The barn conversion will share the existing sewage treatment plant on land to the Northeast of the attached house.

10 Conclusion

10.1 This proposal retains the character of a traditional attached barn to a farmhouse by limiting new openings and providing carefully designed outbuildings to reflect those agricultural buildings to be demolished.

10.2 The works ensure the long-term future of this feature of the National Landscape in the Forest of Bowland.

10.3 The property is structurally sound and suitable for conversion.

10.4 The ancillary buildings are designed to reflect the character of the former agricultural buildings and to maintain an appropriate grouping. This arrangement also assists in providing private amenity space where the rear of the property is constrained by its proximity to the adjoining field. The grouping further reflects the character of a smallholding typical of earlier periods in the valley.