

69812 – Barrack Fold Farm, Knowsley Road, Ainsworth.

Conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling.

The barn is a Grade II listed building and the farmhouse to the south is also Grade II listed. The impact of the conversion on the listed barn will be considered under listed building consent application 69803.

Heritage comments on this application relate to the impact of the proposed replacement of the stable block with 1 No. dwelling on the setting of the listed barn and farmhouse.

The proposed dwelling would be within the setting of the listed barn and farmhouse and would replace an existing 20th century single storey stable block which represents a negative impact on the setting of the listed barn and farmhouse. Although the proposal would be on slightly different footprint and would be 1.59 metres higher than the stable block it would replace it would relate better to the barn and farmhouse by virtue of its orientation, size, scale, design and materials without representing a pastiche of the barn or farmhouse. The proposal would not materially alter the setting of the barn or farmhouse or how the barn and farmhouse is experienced. It would not be materially more visually dominant than the building it would replace and would not challenge the barn or farmhouse architecturally.

The proposal would not alter the layout of the farmstead as a whole and therefore the legibility of the site with regard to the context of the evolution of local and national agriculture would be maintained.

Therefore there would not be an unacceptable impact on setting of the listed barn or farmhouse and therefore would not cause any loss of significance. As such the significance of the listed buildings would be sustained.

The proposal would not represent less than substantial harm requiring the justification of public benefit (paragraph 202 of the National Planning Policy Framework) and would comply with adopted UDP policy EN2/3 – Listed Buildings and paragraph 197 National Planning Policy Framework.

69803 – Barrack Fold Farm, Knowsley Road, Ainsworth.

Listed building consent for conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling.

A structural appraisal submitted as part of the listed building consent application concludes that building is structurally capable of conversion and that the works required would not put at risk the structural integrity of the building.

There are no historic fixtures or fittings remaining in the barn that would add to its heritage significance. Its roof timbers are not historic.

The barns' heritage significance is drawn mainly from its age, form and layout as a 17th century farmstead.

The barn would have some additional openings consisting of one door and one window at ground floor level to the rear elevation and a new porch entrance to the west gable. There would be an extension to the shippon which is an early 20th century extension. The existing roller shutters to the north and south elevations would be replaced with glazing which would create a better aesthetic experience and better preserve the significance of the barn.

As such the significance of the barn would be preserved and its legibility maintained.

The proposal would not represent less than substantial harm requiring the justification of public benefit (paragraph 202 of the National Planning Policy Framework) and would comply with adopted UDP policy EN2/3 – Listed Buildings and paragraph 197 National Planning Policy Framework.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

24/8/23