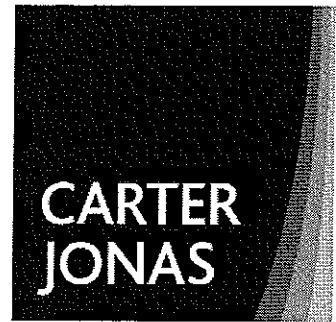




The Property People

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HERITAGE STATEMENT

PRE – APP Ref 3/2012/0571/P

FULL APPLICATION FOR

RESIDENTIAL DEVELOPMENT AND REPLACEMENT
SCHOOL CAR PARK

ON LAND AT

WHALLEY ROAD
HURST GREEN
CLITHEROE

320120964P

DATE: OCTOBER 2012



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1.0 INTRODUCTION

- 1.1 A full planning application has been prepared on behalf of Stonyhurst for the development of land to the north of Whalley Road, Hurst Green:

"Erection of 30 (thirty) dwellings, creation of a new access onto Whalley Road, new estate road, landscape, servicing, a replacement school car park, pick-up and drop-off provision and public open space, along with demolition of the existing agricultural building."

- 1.2 As part of the information requirements Ribble Valley Borough Council requested the provision of a Heritage Statement. Matters pertaining to heritage issues are broadly covered in the suite of documents submitted. Consequently this Heritage Statement should be read in conjunction with the separate Planning Statement, the Landscape and Visual Assessment and the Design and Access Statement. Aspects of those documents are discussed in this assessment.

- 1.3 This Statement:

- reviews relevant national and local heritage related policy;
- identifies the heritage assets and heritage context of the site by reference to a range of sources;
- analyses the significance of the identified heritage assets; and
- assesses the impact of the development proposal on the heritage assets.

2.0 HERITAGE LEGISLATION, POLICY AND GUIDANCE

- 2.1 A broad review of general policy considerations is set out in the Planning Statement. Policy considerations relevant to landscape appraisal and the Design and Access Statement are included in those documents.
- 2.2 Relevant national heritage related legislation, policy and guidance as pertinent to this appraisal is summarised below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Section 66(1) states that:

'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 2.4 Section 72 places a general duty on a local planning authority to:

'with respect to any buildings or other lands in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Planning Policy Framework

- 2.5 Government policy on conserving and enhancing historic environment is set out in Section 12 of the Framework.
- 2.6 Paragraph 126 states that a local planning authority should set out positive approach and strategy for conservation and enjoyment of the historic environment. This should incorporate:
- The desirability of sustaining and enhancing the heritage assets and putting them to a viable use;
 - Considering the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
 - The desirability of new development making a positive contribution to local character and distinctiveness; and

- to draw on the contribution made by the historic environment to the character of a place.

2.7 Paragraph 128 suggests that where determining applications planning authorities should require an applicant to describe the significance of any heritage assets affected including any contributions made to their setting. It goes on to suggest that

"The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

2.8 Para 131 suggests that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.9 Paragraph 132 - 137 set out the consideration to be given to the impact of development proposals upon the heritage asset and giving great weight to the conservation of the asset. It suggests a proportionate approach depending upon the significance of the asset, suggesting

"The more important the asset, the greater the weight should be."

2.10 It continues that

"Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting".

2.11 Paragraph 137 takes a proactive approach suggesting that

"Local planning authorities should look for opportunities for new development within Conservation Areas within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

PPS5: Planning for the Historic Environment Practice Guide

2.12 Paragraph 2 states that the practice guidance may be:

'material to individual planning and heritage consent decisions'.

2.13 Paragraphs 113 – 124 refer to the setting of designated heritage assets.

2.14 Paragraph 113 states that:

'setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.'

2.15 Paragraph 114 states that:

'the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting.'

2.16 Paragraph 115 states that:

'setting will, therefore, generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.'

English Heritage's Conservation Principles, Policy and Guidance (2008)

2.17 The document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. It acknowledges that people value historic places in many different ways. It then shows how they can be grouped into four categories:

- **Evidential value:** the potential of a place to yield evidence about past human activity.

- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

English Heritage: The Setting of Heritage Assets

2.18 Published in October 2011 this guidance assists the implementation of the policies and guidance on setting in NPPF and the associated (PPS5) Practice Guidance.

2.19 Section 2.3 states that:

'the contribution of setting to the significance of a heritage asset is often expressed by reference to views - a view being a purely visual impression of an asset or place, obtained from, or by moving through, a particular viewing point or viewing place. The setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset.'

2.20 It continues that:

'some views may contribute more to understanding the significance of the heritage asset than others. This may be because the relationships between the asset and other historic places or natural features are particularly relevant; because of the historical associations of a particular view or viewing point; or because the composition within the view was a fundamental aspect of the design of the heritage asset.'

2.21 Section 4.1 suggests that:

'Protection of the setting of heritage assets need not prevent change.'

2.22 Section 4.2 sets out a five stage process for assessing the implications of development proposals; this is considered equally applicable to complex or more straightforward cases:

- **Step 1:** identify what heritage assets and their settings are affected;
- **Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- **Step 3:** assess the effects of the proposed development whether beneficial or harmful upon that significance;
- **Step 4:** explore the way maximising enhancement and avoiding or minimising harm;
- **Step 5:** make and document the decision and monitor outcomes.

3.0 ASSESSMENT METHODOLOGY

Identifying the Heritage Asset

- 3.1 For identifying the heritage asset, sources including Magic Mapping, the English Heritage website and the Ribble Valley Local Plan have been consulted.
- 3.2 A list of assets indicated in included in Appendix 1.

Assessment of Change

- 3.3 A standard methodology for assessing the significance of assets and the magnitude of change resulting from development is set out in a range of publications including the DMRB, as well as English Heritage and the Landscape Institute.
- 3.4 A first stage is in the assessment process to identify the **sensitivity criteria** to be applied to heritage assets.

High Sensitivity	The heritage asset is a dominant feature in the landscape. When the historic asset was built and in use it was intended to be seen from a distance and was intended to have wide views over the landscape. The surroundings of the asset have changed little since it was built and those these surrounding contribute to our ability to appreciate and understand the asset
Medium Sensitivity	The asset is one of several features of a similar scale on the landscape. The asset can be seen from a distance, but this was not necessarily its main intention. Some views of the surrounding landscape are available from the asset. The surroundings of the asset have experienced some change since it was built.
Low Sensitivity	The asset is not a dominant feature in the landscape and was not built to be seen from a distance, or to have wide-ranging views across the landscape. The surroundings of the asset have experienced significant change since it was built which alters the ability to appreciate and understand the asset.

3.5 **Magnitude of change** arising from a proposed development at any particular viewpoint is described as substantial, moderate slight or negligible based upon the following factors:

- Visual impact of the proposals relative to the scale of the heritage asset and its setting;
- The impact of the proposed development relative to the current place of the asset in the landscape;
- The presence, extent, character and scale of the existing built environment within the surroundings of the asset and how the proposed development compares to this;
- Magnitude and cumulative impact of the proposed change;
- Ability of the landscape, which comprises the setting of the asset, to absorb the new development without eroding its key characteristics;
- Effect of the proposed development on qualities of the existing setting such as sense of place, cultural identity and responses.

3.6 In order to differentiate between the different levels of magnitude the following definitions are provided:

Substantial	Major change in character and/or appearance of heritage asset Complete destruction of the site or feature. Major alteration to the setting of the asset such that post-development the setting will be fundamentally changed.
Moderate	Moderate change in character and/or appearance of the heritage asset. Partial alteration to the setting of the asset such as the post-development the setting will be partially changed.
Slight	Minor change in character and/or appearance of the heritage asset. Minor alteration to the setting of the asset such that post development there will be no discernible change to the setting, but the underlying character and composition of the setting will be similar to the baseline.
Negligible	Very minor /no change in character and/or appearance of the heritage asset. Very minor/no alteration to the setting of the asset. Change will be barely distinguishable approximating to no change.

- 3.7 Combining the above criteria for sensitivity and magnitude of change, the **significance of the impact** upon each heritage asset and its setting is assessed in terms of major moderate, minor and negligible. Such criteria are based on the juxtaposition of asset sensitivity and predicted magnitude of the proposed change. The following matrix should be used as a comparator, not an absolute assessment and allow for the exercise of professional judgement.

ASSET SETTING SENSITIVITY	MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible
	High	Major	Major/Moderate	Moderate	Moderate/Minor
	Medium	Major/Moderate	Moderate	Moderate/Minor	Minor
	Low	Moderate	Moderate/Minor	Minor	Minor/Negligible

- 3.8 When applying the significance of effects it is important to consider that they may be negative (adverse) or positive (beneficial).
- 3.9 There also needs to be an element of qualification as consideration should be given to the scale of the effect. An effect may be locally significant or significant to a small number of receptors, but not significant when judged in a wider context.
- 3.10 Clearly these matters can have a bearing on the acceptability of the types of effect. Various types of effect are described as follow:

- **Temporary/Permanent** effects: if a proposal would result in an alteration to the setting of an historic asset whose attributes can be quickly recovered, then judgements concerning the significance of effects should be tempered in that light. For example, construction of development is within a specific time frame, and effects will therefore be temporary during that period.
- **Direct/Indirect**: direct effects are directly attributable. Indirect (or secondary) effect is not directly attributable but may occur as a consequence or produced away from the asset.
- **Positive/Negative**: Positive effects may result from changes including positive enhancement measures which add to the experience or sense of place in a complementary manner. If an effect is not positive or negative it is considered to be **neutral**.

4.0 ASSESSMENT OF EFFECTS

- 4.1 Set out in the following section is an assessment following the English Heritage five stage process as set out in Section 2. It is considered that this is a proportionate approach.

Step 1 Identify Heritage Assets Affected

- 4.2 An initial step in the process is to simply “screen” which heritage assets and their settings are likely to be affected by the application proposals. In order to do so it is important to establish a Study Area of those assets (and their settings) likely to be affected directly by the proposals, and those likely to be affected indirectly by the proposals in the wider area.
- 4.3 As set out in the Landscape Appraisal the actual number of viewpoints from which the application site and development proposals is visible is quite restricted. This suggests that the extent of the zone of influence/visual envelope is quite localised. An indicative Study Area has been identified with reference to the Zone of Theoretical Visual Influence and is identified at Appendix 1. Generated from site visit this demonstrates how localised the Study Area is given the topography of the application site and surroundings; it indicates the extent of the effects of the proposals upon the setting of heritage assets is limited.
- 4.4 As set in the Design and Access statement, many of these assets have informed the design, layout, massing and scale of the proposals along with the use of appropriate materials.
- 4.5 It is clear that there will be temporary effects on the local heritage asset during the construction phase; however these have not been specifically considered as the more permanent change will be once the development is complete. As a consequence the assessment considers a baseline situation of the current site in 2012 and surroundings and against a future position with the development built and the proposed mitigation measures in place. Such mitigation being the layout materials and planting/landscaping.
- 4.6 A number of sources have been referenced to obtain details of heritage resources in and around Hurst Green and within the wider Parish of Aughton, Bailey and Chaigley.

4.7 These include:

- English Heritage Asset Register
- Historic Mapping (1770, 1912, 1930 and 1970) (included in the Contamination Survey)
- Ribble Valley Local Plan
- Hurst Green Conservation Area Appraisal

4.8 Map extracts from the English Heritage Register are contained at Appendix 2 for Aighton Bailey and Chaigley Parish and for Hurst Green village. These identify the general location of the designated heritage assets. The map of Hurst Green Conservation Area is included at Appendix 3.

4.9 As well as identifying designated assets, these maps provide a context to identify locally important assets. For instance the Conservation Area Map identifies buildings of local townscape importance. In the round these include a number of buildings which reflect the local vernacular and use of local building materials. Most of the twentieth century additions to the village are excluded from this category.

4.10 From these sources, there are 55 designated assets derived from the English Heritage web site and some 11 local assets. These are set out in Appendix 4.

Step 2: Significance of the Heritage Asset

4.11 These maps suggest that there are no heritage assets (buildings or structures) on the site which will be directly affected by the proposals in terms of physical development or engineering works.

4.12 It also suggests that no heritage assets (buildings or structures) adjoining the site will be directly affected.

4.13 Hurst Green Conservation Area covers most of the village, but specifically excludes the application site with the exception of the car park on the frontage. As set out in the Planning Statement the status of the car park is misleading. In the Local Plan it is identified as a community asset and important feature. It is in fact a private car park for

the use of the St Josephs School by parents and visitors. Its contribution to the Conservation Area is somewhat limited.

- 4.14 On the basis of the above therefore an initial view is that there are no heritage assets directly affected by the proposals. It is clear that the proximity of a number of heritage assets indicates that the proposals will have an effect upon the settings of a number of these assets.
- 4.15 The final column of the Tables in Appendix 4 indicates which assets are taken forward for specific assessment.

Step 3 Assessing the Effects

- 4.16 From the foregoing we would consider that there are two sets of receptors (heritage assets); the within and adjoining the Study Area and those outside but which are viewed in the general landscape from points within the site.
- 4.17 **Within the Study Area** the following are considered to be affected by the proposals:
- 4.18 ***Building Group at Timothy Farm*** – A small number of residential properties including converted farm buildings sitting within the wider landscape. They are slightly obscured from the development site by topography and considered to be of Low to Medium sensitivity. It is considered that any change will be moderate/slight as there will be partial alteration to the setting of the asset. It is considered that the magnitude of change will therefore be Minor; it is considered this will be a negative effect. Over time it is considered there will be no discernible effect upon the asset.
- 4.19 ***Walkers Castle*** – A building located on the prow of the hill, which is prominent from parts of the site. It is located in a building group with the adjoining ***St Josephs Catholic CP School*** which itself is less prominent and slightly obscured from the development site. There are a number of modern additions to the school buildings, for this reason the asset is considered to have Low sensitivity.
- 4.20 Post development it is anticipated to have a partial change to the setting consequently the magnitude of change is moderate/slight. The significance of impact is therefore

considered to be Moderate/Minor; this is considered to be negative. Over time it is considered there will be little discernible effect upon the asset.

- 4.21 **Widows Row (24 to 34 Whalley Road)** – This terrace of properties is prominent upon entering the village but not dominant as it is subsumed within the wider village envelope. The terrace has been extended at one end and is considered to be of Low sensitivity. The row is offset from the application site and is likely to have a Minor change in its character or appearance; this is regarded as negative impact.
- 4.22 As a consequence it is considered that the significance of impact is Minor. Over time it is considered there will be little discernible effect upon the asset.
- 4.23 **10, 12 and 18 Whalley Road** - A group of individual properties which is subsumed within the built form of the village envelope and to be considered of low sensitivity. The proposals will result in a partial alteration to the setting of these buildings, a Moderate magnitude of change. The significance of impact is considered to be of Moderate/Minor. Over time it is considered there will be little discernible effect upon the asset.
- 4.24 **Manor Farm** – A traditional farmhouse with a number of traditional and more contemporary general purpose buildings located below the application site. It is considered to be of low sensitivity. Assessment of the magnitude of change would conclude that there will be a partial change to the setting a moderate impact. From this it is concluded that the significance of change will be moderate to minor. Over time it is considered there will be little discernible effect upon the asset.
- 4.25 **Eagle & Child Inn** – A public house which is offset from the application site and which is subsumed within built form of the village envelope. Some development has occurred in vicinity to the building including Warren Fold. As a consequence the Inn is considered to be of Low sensitivity. Development on the application site is considered to result in alteration of Minor magnitude to the setting of the asset. This is regarded as of Minor significance. Over time it is considered there will be no discernible effect upon the asset.
- 4.26 **Warren Farm and Barns** – This group of traditional buildings overlooks the western part of the application site; development has occurred to the south of the buildings with

Warren Fold and a modern house replacement dwelling (The Warren) to the rear. For this reason the asset is considered to be of Low sensitivity.

- 4.27 Development of the site will lead to a major alteration to the setting of the asset, even with the single storey dwellings and landscaping/tree belt proposed as mitigation. It is considered that the magnitude of change will be Substantial. As consequence it is considered that this is of Moderate significance.

- 4.28 **Hurst Green Conservation Area** – Part of the application site is included within the Conservation Area, in the form of the current school car park. A view is that the car park is of little scenic or amenity value and does not contribute to the character of the Conservation Area.

- 4.29 Indeed the quality of this part of the Conservation Area is compromised by the dwellings at 31 and 33 Whalley Road and the modern housing estate development at Warren Fold. It is considered therefore to be of Low Sensitivity.

- 4.30 Magnitude of change arising from the development is considered to be substantial as this will result in a Substantial change to this part of the Conservation Area. Removal of the car park may of itself be regarded as beneficial. Overall the Significance of change is considered to be Moderate.

- 4.31 In considering this aspect NPPF suggests a proactive approach suggesting that local authorities should look positively at opportunities which may enhance or make a positive contribution the setting of the Conservations Area. Such proposals it suggests should be treated favourably.

- 4.32 **Beyond the Study Area**, a number of assets are prominent and visible principally in terms of the Stonyhurst Campus, comprising the main college building and the surrounding parkland. These are considered below:

- 4.33 **Stonyhurst College and Buildings:** Located about one mile (1500m) on rising land to the north east of the application site there are some 19 features identified on the Parish

Extract of English Heritage Plan at Appendix 2. These Buildings comprise a significant assemblage of Grade I, II* and II buildings and ancillary features.

- 4.34 Clearly designed to be a dominant feature in the landscape, the buildings can be seen from numerous locations, but also laid out to have wide views of the landscape. The asset is considered to have High sensitivity.

- 4.35 Given the topography and distance between the asset and the application site it is considered the proposals will have only minimal and indirect effect upon the setting of the asset. The Magnitude is therefore considered to be Negligible as there is likely to be a very minor or no change to the setting of the asset. The significance is therefore regarded as Moderate/ minor.

- 4.36 ***Stonyhurst Park and Gardens*** – Although an integral part of the Stonyhurst Campus the grounds are recognised as an asset in their own right.

- 4.37 As with the buildings, the grounds were clearly designed to be a dominant feature in the landscape and also to provide wide views of the landscape; the asset is therefore considered to have High sensitivity.

- 4.38 Given the topography and distance between the asset and the application site it is considered the proposals will have only minimal and indirect effect upon the setting of the asset. The Magnitude is therefore considered to be Negligible as there is likely to be a very minor or no change to the setting of the asset. The significance is therefore regarded as Moderate/ minor.

- 4.39 ***Hurst Green Conservation Area*** - If the appraisal is applied to the Conservation Area as a whole (in contrast to para 4.21), then the appraisal would consider the magnitude of effect upon the asset to be Slight. As a consequence the Significance of impact would be graded as Minor.

Step 4: Minimising Harm/Mitigation

- 4.40 Mitigation has been designed into the proposals as described in the Design and Access Statement; this is an integral part of the evolution of the scheme but also responding to

particular concerns raised during the public exhibition and the pre-application discussions with the Council.

Step 5: Monitoring Outcomes

- 4.41 It is considered that the scheme current before the Council will have some effect upon the heritage asset. This will be mitigated by details of the scheme in terms of materials, layout massing and landscaping. These are expected to be the subject of planning conditions, which can be monitored over time.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This Assessment has been prepared in support of a planning application for the erection of 30 dwellings landscaping and new access, along with the demolition of an existing agricultural building. NPPF suggests that where the Heritage Asset may be affected by development proposals, then it is necessary to undertake an appraisal which is proportionate to the assets importance and sufficient to understand the potential impact of the proposals.
- 5.2 This report sets out an appraisal of the effects of the scheme upon the heritage asset using a standard step-by-step methodology utilised by planning, heritage and conservation practitioners, including the Government advisory body English Heritage.
- 5.3 It should be read alongside the Planning Statement, Design and Access Statement and Landscape Appraisal as a suite of documents.
- 5.4 A number of sources were used to identify the heritage asset to include the English Heritage data base through to the Council's own Conservation Area Appraisal which indicates a number of buildings/assets which are of local importance.
- 5.5 The appraisal method considers the sensitivity of the asset based upon its value and location/position relative to the application proposals (including mitigation) and then considers the nature of the effects of the proposals to assess the impacts upon the heritage asset.
- 5.6 In order to assess the effects a Study Area (Zone of Theoretical Visual Influence (ZVI)) derived from the landscape appraisal has been applied in order to identify those assets which will be directly affected by the proposals or indirectly affected. Given the topography the Study Area (as demonstrated at Appendix 1) is small.
- 5.7 Assessment of assets within the Study Area reveals a number of features of local importance which are directly affected by the proposals, of which the magnitude of impact is graded as moderate. The major asset is the Hurst Green Conservation Area, which includes part of the site frontage comprising the school car park; we query the inclusion of

this feature within the Conservation Area. The assessment concludes the significance of impact upon this part of the Conservation Area to be Moderate.

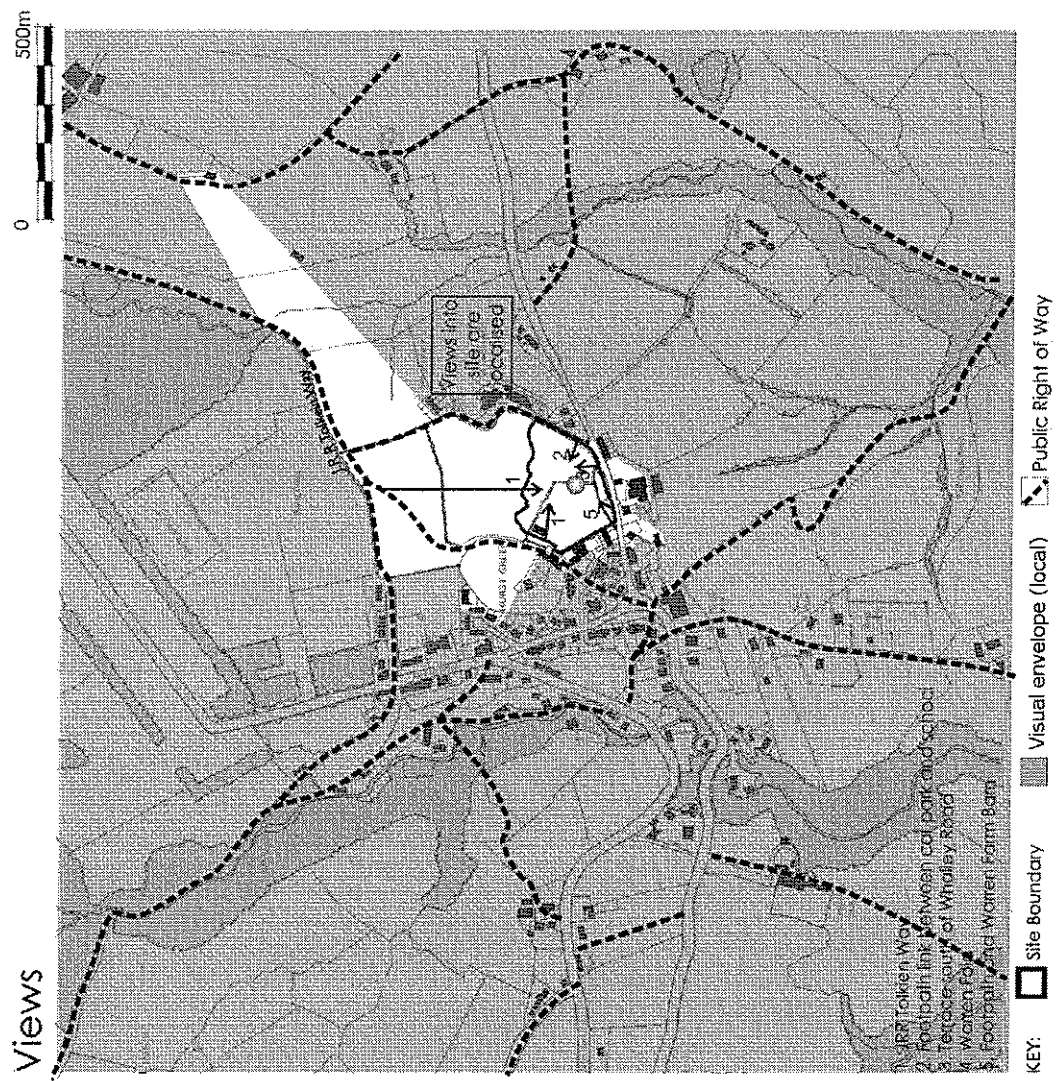
- 5.8 When considered in the context of the Conservation Area as a whole the significance reduces to Minor.
- 5.9 Other material supporting this planning application demonstrates how the proposals have evolved to reflect the local vernacular in style and materials. In this regard we consider that the proposals will enhance the character of the Conservation Area, a beneficial effect which is consistent with NPPF and should be looked upon favourably.
- 5.10 Consideration of the effects upon Stonyhurst, the Grade I Listed College Buildings and the Grounds which constitute a Registered Historic Park and Garden the appraisal considers the assets as High sensitivity. Given the juxtaposition of the application site, the nature of the proposals and the relative distance to the assets the magnitude of impact is considered to be moderate/minor.
- 5.11 In conclusion this Appraisal considers that the effects of the application proposals (as explained and described in the Design and Access Statement) will have some effect upon the heritage asset. However the Magnitude of this change is considered to be no more than moderate on a number of locally important assets and minor/moderate on nationally designated assets.
- 5.12 On this basis we consider that the impact upon the heritage asset is not significant. There are some beneficial aspects to the scheme which are actually considered to enhance this part of the Conservation Area. Consistent with NPPF, these proposals should be treated favourably.



APPENDIX 1

STUDY AREA

(DERIVED FROM SMEEDEN FOREMAN
LANDSCAPE APPRAISAL)

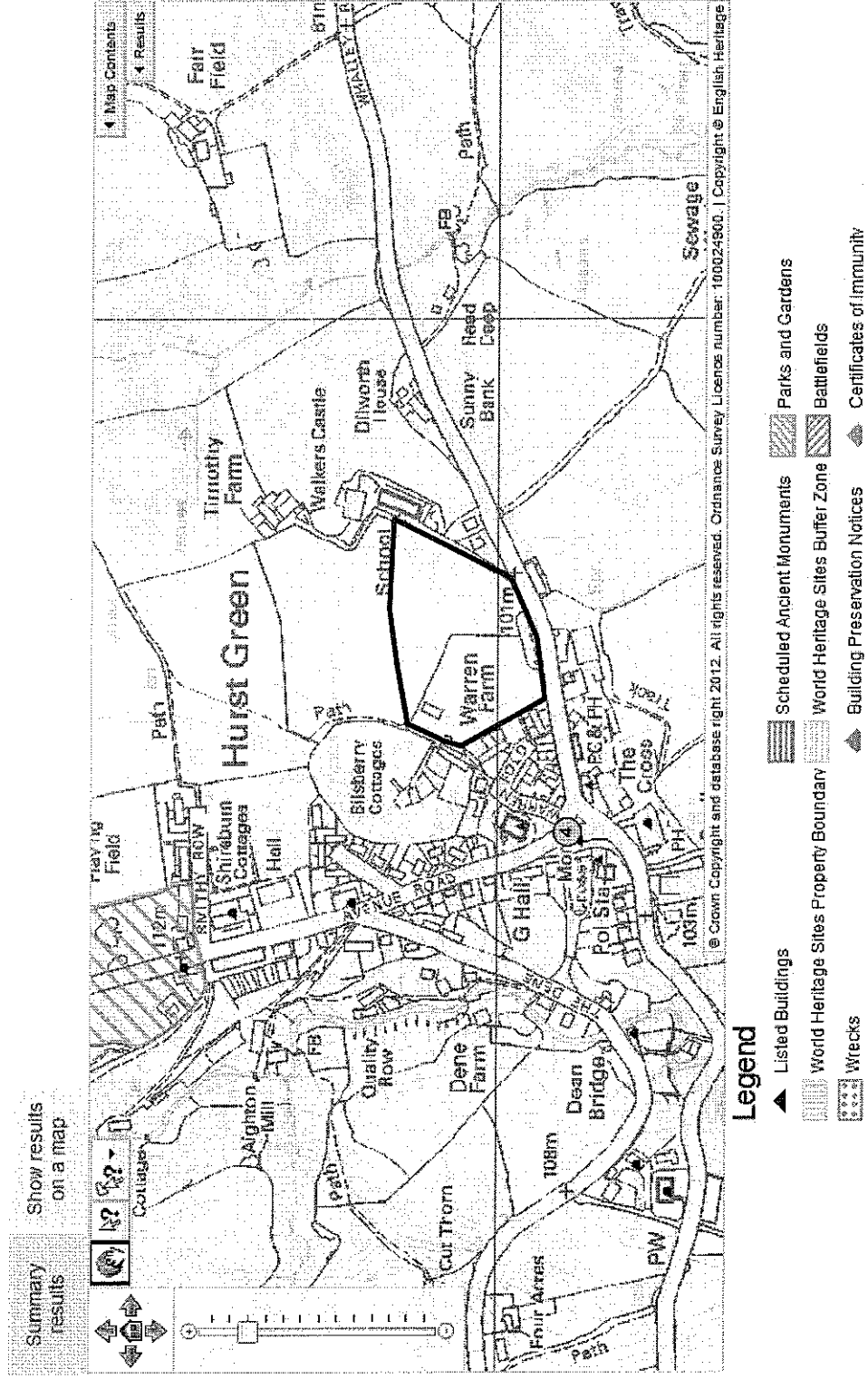


STUDY AREA

APPENDIX 2
LOCATION PLANS
OF HERITAGE ASSETS IN
AIGHTON BAILEY AND CHAIGLEY PARISH
AND
HURST GREEN VILLAGE

▲ Listed Buildings
 World Heritage Sites Property Boundary
 Wrecks
 Scheduled Ancient Monuments
 World Heritage Sites Buffer Zone
 Battlefields
 Parks and Gardens
 Building Preservation Notices
 Certificates of Immunity

HURST GREEN HERITAGE ASSETS

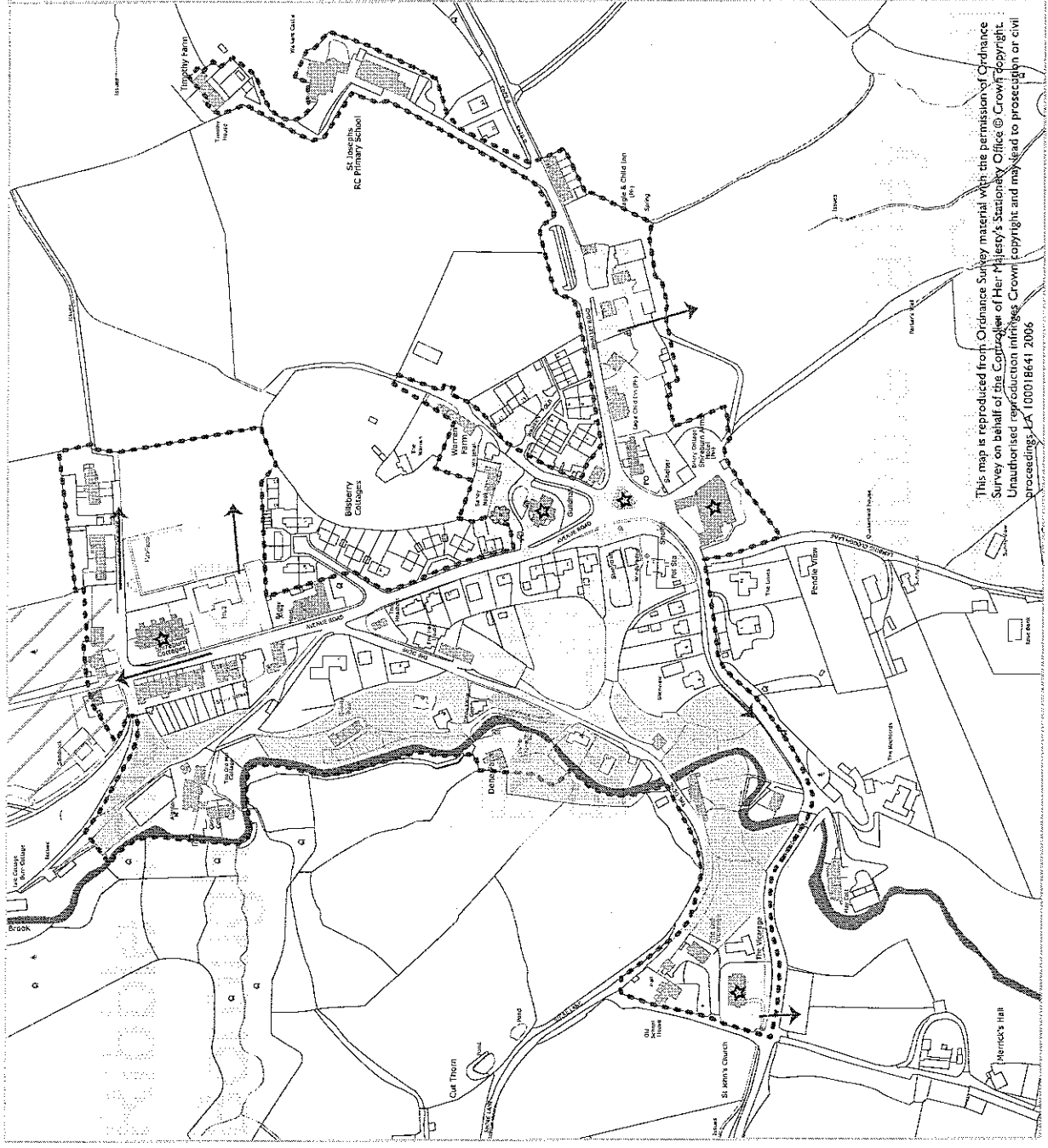




APPENDIX 3
PLAN OF HURST GREEN
CONSERVATION AREA

Ribble Valley Borough Council
Hurst Green Conservation Area
 (proposed)
 Townscape Appraisal Map

-  Proposed extension to conservation area boundary
-  Listed Buildings
-  Buildings of Townscape Merit
-  Significant open spaces
-  Important trees
-  Important tree groups
-  Important views
-  Registered Parks and Gardens
-  Focal buildings



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APPENDIX 4
ENGLISH HERITAGE
ASSET REGISTER
IN AIGHTON BAILEY & CHAIGLEY PARISH

ASSET	TYPE	LOCATION	GRADE	NOTES	SCREENED INCLUDE IN ASSESSMENT
GARDEN STEPS WALLS AND PIERS 12 METRES SOUTH-WEST OF OBSERVATORY POND	Listing	GARDEN STEPS WALLS AND PIERS 12 METRES SOUTH-WEST OF OBSERVATORY POND, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
GATE PIERS 50 METRES SOUTH OF OBSERVATORY	Listing	GATE PIERS 50 METRES SOUTH OF OBSERVATORY, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
BARN ON NORTH-WEST SIDE OF FARMYARD	Listing	BARN ON NORTH-WEST SIDE OF FARMYARD, STONYHURST, HALL BARN,	II*	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
THE MAUSOLEUM	Listing	THE MAUSOLEUM, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
THE MILL	Listing	THE MILL, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
No name for this Entry	Listing	2,4 AND 6, WHALLEY ROAD,	II	Outside Primary Study Area In Hurst Green Conservation Area	
BAILEY HALL	Listing	BAILEY HALL,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
HIGHER HODDER BRIDGE	Listing	HIGHER HODDER BRIDGE,	II	Outside Primary Study Area	
TROUGH HOUSE	Listing	TROUGH HOUSE,	II	Outside Primary Study Area	
HURST GREEN CROSS ON WEST SIDE OF VILLAGE GREEN	Listing	HURST GREEN CROSS ON WEST SIDE OF VILLAGE GREEN, AVENUE ROAD	II	Outside Primary Study Area In Hurst Green Conservation Area	
GUILD HALL	Listing	GUILD HALL, AVENUE ROAD,	II	Outside Primary Study Area In Hurst Green Conservation Area	
No name for this Entry	Listing	51 AND 53, AVENUE ROAD,	II	Outside Primary Study Area In Hurst Green Conservation Area	

ASSET	TYPE	LOCATION	GRADE	NOTES	SCREENED INCLUDE IN ASSESSMENT
THE FLAT	Listing	THE FLAT, GREENGORE.	II	Outside Primary Study Area	
MERRICKS HALL	Listing	MERRICKS HALL, LONGRIDGE ROAD	II	Outside Primary Study Area	
BAILEY HOUSE	Listing	BAILEY HOUSE, LONGRIDGE ROAD,	II	Outside Primary Study Area	
STONYHURST COLLEGE	Listing	STONYHURST COLLEGE, STONYHURST	I	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
WALL AND GATEWAY DOOR BEGINNING 20 METRES SOUTH- EAST OF CHURCH OF ST PETER AND RUNNING 130 METRES SOUTH- EAST OF CHURCH OF ST PETER	Listing	WALL AND GATEWAY DOOR BEGINNING 20 METRES SOUTH-EAST OF CHURCH OF ST PETER AND RUNNING 130 METRES SOUTH-EAST OF CHURCH OF ST PETER, STONYHURST.	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
WALL ON NORTH-EAST SIDE OF PLAYING FIELD RETURNING 70 METRES ON SOUTH-EAST SIDE AND INCLUDING A PAIR OF GATE PIERS	Listing	WALL ON NORTH-EAST SIDE OF PLAYING FIELD RETURNING 70 METRES ON SOUTH-EAST SIDE AND INCLUDING A PAIR OF GATE PIERS, STONYHURST.	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
GATE PIERS OPPOSITE SOUTH FRONT 40 METRES NORTH OF OBSERVATORY POND	Listing	GATE PIERS OPPOSITE SOUTH FRONT 40 METRES NORTH OF OBSERVATORY POND, STONYHURST	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
RETAINING WALL AND STATUES AND OBSERVATORY POND	Listing	RETAINING WALL AND STATUES AND OBSERVATORY POND, STONYHURST	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
STATUE OF ST MARY MAGDALENE 250 METRES NORTH OF OBSERVATORY POND	Listing	STATUE OF ST MARY MAGDALENE 250 METRES NORTH OF OBSERVATORY POND, STONYHURST.	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
BOER WAR MEMORIAL ON WEST SIDE OF THE GREEN	Listing	BOER WAR MEMORIAL ON WEST SIDE OF THE GREEN, AVENUE ROAD,	II	Outside Primary Study Area. In Hurst Green Conservation Area	
CHAIGLEY MANOR	Listing	CHAIGLEY MANOR, BAILEY BANK,	II	Outside Primary Study Area	

ASSET	TYPE	LOCATION	GRADE	NOTES	SCREENED INCLUDE IN ASSESSMENT
CROSS OF ST PAULINUS	Listing	CROSS OF ST PAULINUS, KEMPLE END	II	Outside Primary Study Area	
PUNCH BOWL INN	Listing	PUNCH BOWL INN, LONGRIDGE ROAD	II	Outside Primary Study Area	
NEW BRIDGE	Listing	NEW BRIDGE, LOWER HODDER,	II	Outside Primary Study Area	
THE VICARAGE AT THE CHURCH OF ST JOHN EVANGELIST	Listing	THE VICARAGE AT THE CHURCH OF ST JOHN EVANGELIST, SHIRE LANE,	II	Outside Primary Study Area In Hurst Green Conservation Area	
THE GARDEN PAVILIONS AND CONNECTING WALL	Listing	THE GARDEN PAVILIONS AND CONNECTING WALL, STONYHURST,	I	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
BARN APPROXIMATELY 500 METRES WEST OF BAILEY HALL	Listing	BARN APPROXIMATELY 500 METRES WEST OF BAILEY HALL,	II	Outside Primary Study Area	
HODDER PLACE	Listing	HODDER PLACE,	II	Outside Primary Study Area	
WINKLEY HALL FARMHOUSE AND WINKLEY COTTAGE	Listing	WINKLEY HALL FARMHOUSE AND WINKLEY COTTAGE,	II	Outside Primary Study Area	
NOOKS FARMHOUSE	Listing	NOOKS FARMHOUSE,	II	Outside Primary Study Area	
STATUE OF ST JEROME 250 METRES NORTH-WEST OF OBSERVATORY POND	Listing	STATUE OF ST JEROME 250 METRES NORTH-WEST OF OBSERVATORY POND, STONYHURST	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
WOODFIELDS FARMHOUSE AND NO 8	Listing	WOODFIELDS FARMHOUSE AND NO 8, WOODFIELDS,	II	Outside Primary Study Area	
GREENGORE	Listing	GREENGORE,	II*	Outside Primary Study Area	
2 GATE PIERS AND WALL FROM SOUTH-WEST CORNER OF	Listing	2 GATE PIERS AND WALL FROM SOUTH-WEST CORNER OF	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓

ASSET	TYPE	LOCATION	GRADE	NOTES	SCREENED INCLUDE IN ASSESSMENT
INFIRMARY RUNNING SOUTH-EAST RETURNING NORTH-EAST IN FRONT OF CHURCH OF ST PETER AND CONTAINING 2 GATEPIERS		INFIRMARY RUNNING SOUTH-EAST RETURNING NORTH-EAST IN FRONT OF CHURCH OF ST PETER AND CONTAINING 2 GATEPIERS, STONYHURST			
THE OBSERVATORY 100 METRES SOUTH-EAST OF POND	Listing	THE OBSERVATORY 100 METRES SOUTH-EAST OF POND, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
SHIREBURN COTTAGES	Listing	SHIREBURN COTTAGES, i-6, AVENUE ROAD,	II*	Outside Primary Study Area In Hurst Green Conservation Area	
DENE COTTAGE	Listing	DENE COTTAGE, 6, THE DENE,	II	Outside Primary Study Area In Hurst Green Conservation Area	
SHIREBURN ARMS HOTEL AND STABLE BLOCK ADJOINING AT RIGHT ANGLES TO THE EAST	Listing	SHIREBURN ARMS HOTEL AND STABLE BLOCK ADJOINING AT RIGHT ANGLES TO THE EAST, THE CROSS,	II	Outside Primary Study Area In Hurst Green Conservation Area	
CHURCH OF ST JOHN EVANGELIST	Listing	CHURCH OF ST JOHN EVANGELIST, LONGRIDGE ROAD, HURST GREEN,	II	Outside Primary Study Area In Hurst Green Conservation Area	
OLD BRIDGE	Listing	OLD BRIDGE, LOWER HODDER,	II*	Outside Primary Study Area	
GARDEN STEPS WALLS AND PIERS 12 METRES NORTH-EAST OF OBSERVATORY POND	Listing	GARDEN STEPS WALLS AND PIERS 12 METRES NORTH-EAST OF OBSERVATORY POND, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
FORMER FONT 450 METRES NORTH- EAST OF OBSERVATORY POND	Listing	FORMER FONT 450 METRES NORTH- EAST OF OBSERVATORY POND, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
BARN AT SOUTH-WEST SIDE OF	Listing	BARN AT SOUTH-WEST SIDE OF	II	Outside Primary Study Area	✓

ASSET	TYPE	LOCATION	GRADE	NOTES	SCREENED INCLUDE IN ASSESSMENT
FARMYARD		FARMYARD, STONYHURST,		Group Value with Stonyhurst Estate	
ST MARYS HALL	Listing	ST MARYS HALL, STONYHURST,	II	Outside Primary Study Area Group Value with Stonyhurst Estate	✓
CROSS GILLS FARMHOUSE	Listing	CROSS GILLS FARMHOUSE, WHALLEY ROAD,	II	Outside Primary Study Area	
REMAINS OF CHAPEL OF ST JOHN THE BAPTIST AT BAILEY HALL	Listing	REMAINS OF CHAPEL OF ST JOHN THE BAPTIST AT BAILEY HALL	II	Outside Primary Study Area	
JUMBLES	Listing	JUMBLES,	II	Outside Primary Study Area	
BAYLEY ARMS	Listing	BAYLEY ARMS, AVENUE ROAD,	II	Outside Primary Study Area. In Hurst Green Conservation Area	
The Old Lower Hodder Bridge	Schedule	Aighton, Bailey and Chaigley,		Outside Primary Study Area	
Bowl barrow 250m north of Hacking Boat House	Schedule	Aighton, Bailey and Chaigley,		Outside Primary Study Area	
Bowl barrow 170m north east of Hacking Boat House	Schedule	Aighton, Bailey and Chaigley,		Outside Primary Study Area	
Bailey Hall moated site, fishponds and chantry of St John the Baptist.	Schedule	Aighton, Bailey and Chaigley,		Outside Primary Study Area	
STONYHURST COLLEGE	Park and Garden	STONYHURST PARK		Outside Primary Study Area Group Value with Stonyhurst Estate	✓

LOCALLY DESIGNATED ASSETS INSIDE STUDY AREA

ASSET	TYPE	LOCATION	GRADE	NOTES	SCREENED INCLUDE IN ASSESSMENT
TIMOTHY HOUSE TIMOTHY FARM AND ASSOCIATED BUILDINGS	Local	SCHOOL LANE, HURST GREEN,	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
WALKERS CASTLE	Local	SCHOOL LANE, HURST GREEN,	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
ST JOSEPHS SCHOOL	Local	SCHOOL LANE, HURST GREEN,	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
WIDOW'S ROW 24-34 WHALLEY ROAD	Local	WHALLEY ROAD, HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
10, 12 & 18 WHALLEY ROAD	Local	WHALLEY ROAD, HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
MANOR FARM	Local	WHALLEY ROAD, HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
EAGLE & CHILD INN	Local	WHALLEY ROAD, HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
WARREN FARM WARREN BARN AND ASSOCIATED BUILDINGS	Local	WARREN FOLD , HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
SANDY NOOK	Local	WARREN FOLD , HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
11- 15 AND 17-23 SMITHY ROW	Local	SMITHY ROW, HURST GREEN	TOWNSCAPE MERIT	WITHIN STUDY AREA	✓
HURST GREEN CONSERVATION AREA	CA	HURST GREEN VILLAGE	ca	PART ITHIN STUDY AREA	✓