

Heritage Statement

in connection with

**Proposed development on
land to the rear of the
Three Millstones Inn, West Bradford, Lancashire
BB7 4SX**

Prepared by

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1.0 INTRODUCTION

1.1 Purpose and Format

This heritage statement has been prepared to assess and inform proposals to construct a small five unit holiday cottage unit on the car park to the rear of the grade II listed Three Millstones Inn, West Bradford. In essence the Heritage Statement assesses the heritage significance of the site and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The document has been prepared in accordance with the general guidelines set out in the English Heritage publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. The local policy context is set out in the Ribble Valley Districtwide Local Plan under policy ENV19.

1.2 The Author

Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Masters Degree in Building Heritage and Conservation and specialises in heritage planning matters.

1.3 Methods of Research and Investigation

Inspections of the site were carried out in May 2014 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect/control change.

¹ Clarke, K, *Informed Conservation*, English Heritage 2003

² English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

2.0 GENERAL DESCRIPTION

2.1 Site Location

The proposals site is located on the car park to the rear of the Three Millstones Inn, West Bradford. The Inn is situated on the south side of Waddington Road in the centre of the village: the car park is south and east of the Inn.

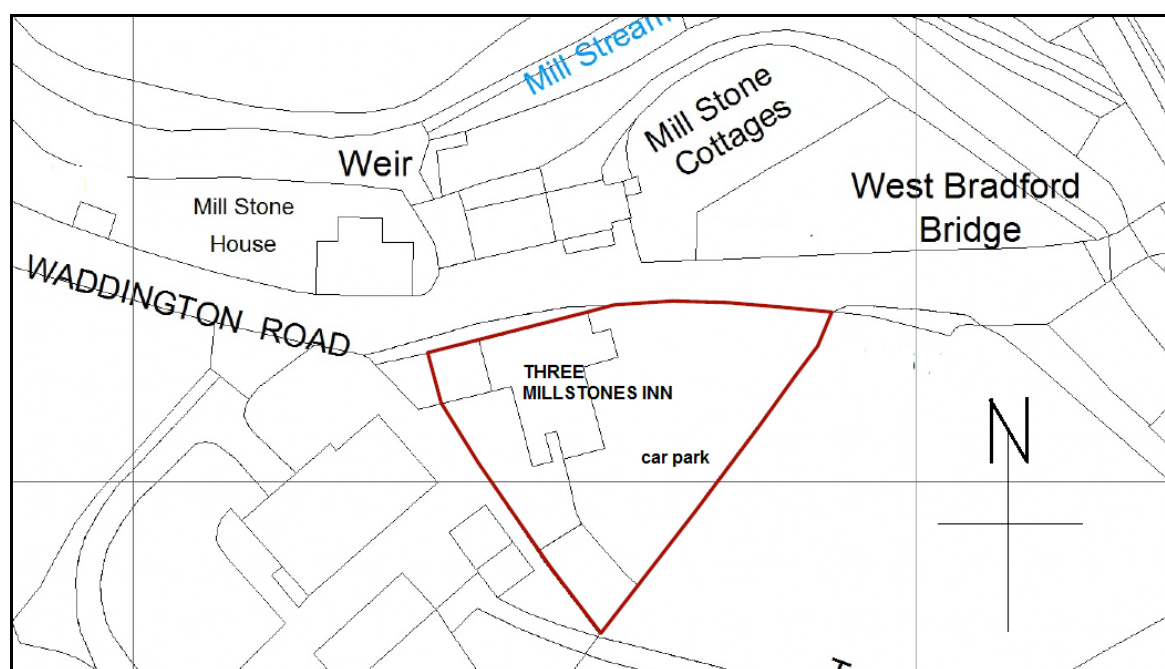


Figure 1. Site Plan (not to scale)

2.2 Site Description & Brief History

The Three Millstones Inn is an extended two storey building with oldest parts dating from the late C18th. The building is aligned along the south side of Waddington Road and occupies a large triangular plot of land which tapers to a point at the rear (south). The Inn is to the north west corner of the plot, the remainder of which comprises a sloping car park with hedge, tree and rubble wall boundaries and direct access off Waddington Road at the north. General external photos of the site are shown below in figures 2-6. Historic mapping (see figures 7 and 8) confirms the existence of the building in the mid C19th and there are suggestions that its tenant at this time was involved in farming and stone masonry as well as being a victualler³. This explains the domestic nature of the building and the use of land associated to it in the C19th.

³ <http://www.westbradford.org.uk/history> (accessed 10/6/14)



Figure 2. The Three Millstones view from Waddington Road looking west with boundary wall to the car park in the foreground: the proposals site is to the rear left of the shot.



Figure 3. The Inn (east end) viewed from the road



Figure 4. The Inn viewed from the west along Waddington Road



Figure 5. View of the car park looking to southern corner where the proposed building is to be built



Figure 6. The proposals site looking from the west



Figure 7. Extract of 1840's first edition OS map showing the building above 'Bridge'

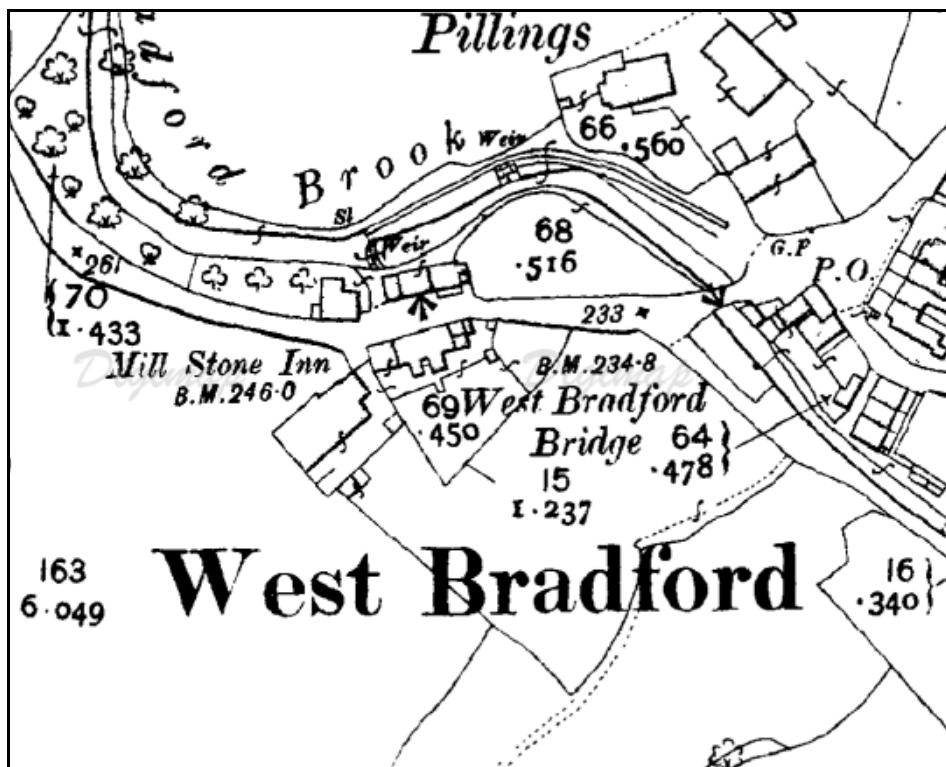


Figure 8. Extract of c.1880 OS map, which shows what is now the car park area defined by the boundaries of fields belonging to the Inn

2.3 Heritage Asset Designations

The Three Millstones Inn is a grade II listed building which was first listed in 1954. In accordance with the NPPF the building is a designated heritage asset and therefore proposed development within its setting requires careful consideration in accordance with policy. The building's listing description is given below.

WEST BRADFORD WADDINGTON ROAD

SD 74 SW

10/138 The Three Millstones (formerly listed as Millstone Inn) 16.11.1954 - II

Public house, late C18th. Slobbered rubble with stone slate roof. 2 storeys. Main part of facade of 2 bays with end stacks and central door. Windows tripartite with plain stone surrounds and square mullions, the central lights being sashed with glazing bars. The door has a plain stone surround. To the left is a later bay having sashed windows with glazing bars and plain stone surrounds. To the right is a further part of the building having a tripartite window on the ground floor similar to the others, and at the far right a wide entrance with plain reveals. Interior. The room to the left of the door has a moulded shouldered fireplace with moulded cornice mantel.

3.0 HERITAGE APPRAISAL

3.1 Introduction

The following appraisal adheres to guidance published by English Heritage (2008)⁴ and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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."

(Clause 128. NPPF, 2012)

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for developing the design of new proposals, making sure to prioritise conservation of significance where possible and appropriate. It should be noted that this Heritage Statement relates to proposals affecting the setting of the asset therefore exploration of heritage value needs to focus on this specific issue.

3.2 Heritage Values

The following appraisal of the heritage values devotes particular interest into how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

3.2.1 Evidential Value

English Heritage (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity"⁵.

⁴ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

The building provides physical evidence of later vernacular techniques of construction through its use of materials and its (altered) plan form. The land (car park) to the south of the building, although having an historic connection, does not contribute to the evidential value of the building on account of its land use having changed.

3.2.2 Historical Value

English Heritage (2008) suggests that - "Historical value derives from 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*".

The building is primarily illustrative of the village's historic origins, offering visual and physical connections to the past. The car park does not contribute to this historical value.

3.2.3 Communal Value

English Heritage (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

The building is a well-known feature of the village and represents one of West Bradford's main landmarks. This helps establish its communal value, as indeed does its long held function as a social meeting place. The communal value of the building is high, however the car park does not contribute to this value.

3.2.4 Aesthetic Value

English Heritage (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The building is a plain yet attractive feature of the village, its historic nature being clearly interpretable through the scale of the structure and vernacular characteristics such as mullioned windows. It is a key and prominent contributor to the visual quality of the public realm and therefore possesses notable aesthetic value, which in essence is instilled in its principal northern elevation. The rear (southern) elevation is altered and possesses very little if any aesthetic value. Likewise the car park area does not contribute to the aesthetic value of the building: rather, in its

⁵ Ibid

current state it serves to detract from the overall appearance of the site and therefore presents an opportunity for site enhancement. In terms of visibility from the public realm, the southern-most corner of the car park is visually detached from views of the listed building and therefore represents a position of low sensitivity in terms of harming the setting of the designated heritage asset.

3.3 Statement of Significance

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

The Three Millstones Inn is a grade II listed building and designated heritage asset. The building possesses a range of heritage values, including notable aesthetic values derived from its prominent roadside position in the centre of the village. The front (northern) elevation of the building is by far the most important in terms of visual character and quality, whereas the rear (southern) elevation possesses very little in terms of aesthetic value. Conserving views of the building from the road is therefore a key requirement for protecting its significance.

In terms of the other land that surrounds the building, this generally comprises a large open car park area which does not contribute positively to any of the heritage values of the site. There is scope to enhance the visual qualities of the car park and, owing to its visual detachment from principal roadside views of the designated heritage asset, sympathetic new development within the car park should be readily acceptable given due deference to the primacy of the Inn.

4.0 ANALYSIS OF THE PROPOSALS

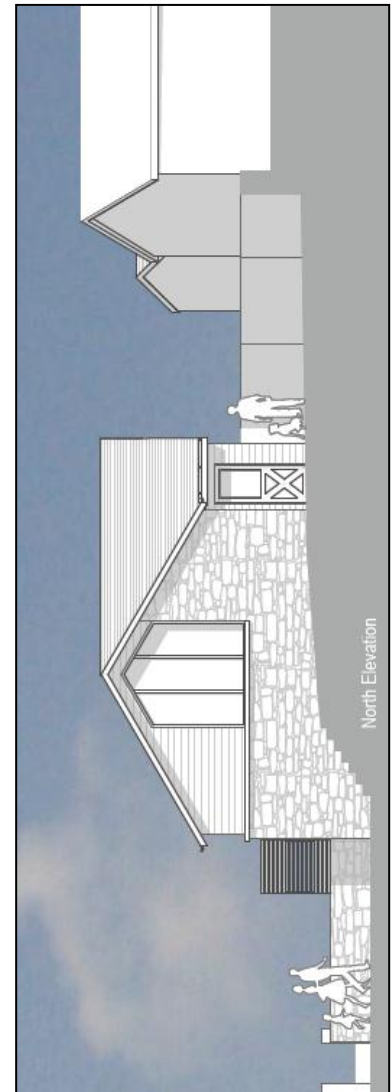
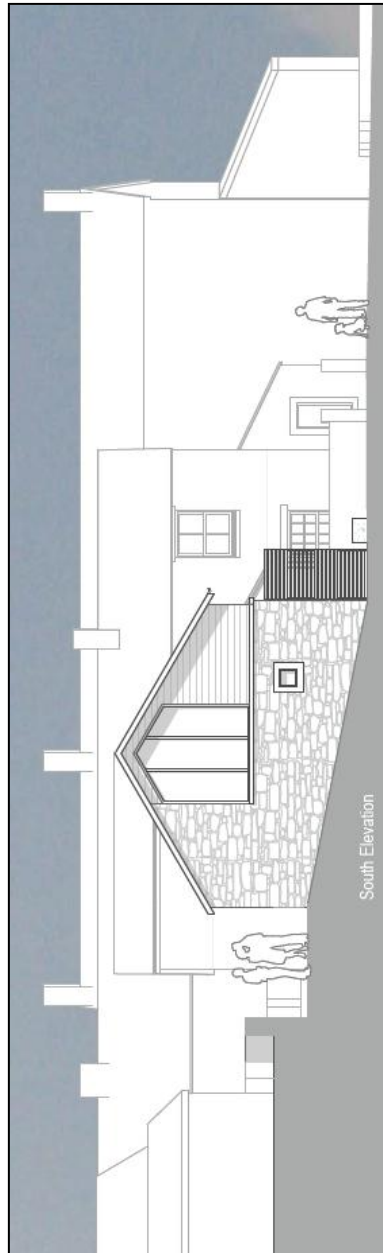
4.1 General Principles

General guidance for assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). Policy ENV 19 of the Ribble Valley Districtwide Local Plan also gives specific guidance on development within the setting of listed buildings.

The NPPF establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the development of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised, with specific reference to NPPF and Local policy.

4.2 Summary of the Proposals

The proposals involve the construction of a new building to the rear (south) of the Inn within the southern tip of the car park area. The building will house five compact holiday units and will comprise a simple three bay rectangular plan form with ground and attic level accommodation enclosed by rubble stone and part timber clad elevations beneath a slated gabled roof with conservation rooflights. Images of the proposed development are shown below in figures 9 -11.



Figures 9,10,11. Showing proposed eastern, southern and northern views of the building.

4.3 Analysis of the Proposals: National Planning Policy Framework

As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies the following key drivers in the decision making process:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *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*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

In essence the NPPF unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the four principle NPPF heritage policy drivers listed above.

4.3.1 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF)***

The proposed development enhances the commercial viability of the Inn by providing much needed overnight accommodation. This also contributes to the vitality of tourism in the locale, mindful that the popularity of the Inn, the village and local area is largely driven by an interest in historic buildings amidst an attractive landscape. The proposals do not alter the current function of the designated heritage asset, but they do enhance its economic and social sustainability in a manner that also contributes positively to the visual environment of the village. At a time when many pubs are being forced to close,

the proposals must be viewed as a highly appropriate and low impact means of conserving and sustaining heritage for current and future generations.

4.3.2 The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF)

As already outlined above, the proposals contribute to the conservation of the designated heritage by enhancing the commercial viability of the business. This intrinsic relationship is often referred to as 'enabling' development and is roundly advocated by Policy 140 of the NPPF so long as harmful impact does not accrue. As identified throughout this Heritage Statement, there is no harmful impact to the significance of the site.

4.3.3 The desirability of new development making a positive contribution to local character and distinctiveness (NPPF)

In order to assess the contribution made by the new extension it is possible to utilise analytical processes promoted by policy. The Building in Context Toolkit, published jointly by CABE and English Heritage and referred to in the PPS 5 Practise Guide, identifies eight criteria by which the success of new design in historically sensitive places might be reviewed. These criteria have been used below to analyse the proposed extension.

4.3.3.1 "A successful project will start with an assessment of the value of retaining what is there."

The scheme retains the extant building in its entirety, therefore satisfies this criterion.

4.3.3.2 "A successful project will relate well to the geography and history of the place and lie of the land."

The new building has been positioned away from the listed building to the rear of the site in what is currently an unattractive and unused car park space. The positioning of the building ensures it does not compromise principal views of the Inn and thereby relates well to its geographical and historic context.

4.3.3.3 *"A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context."*

Through its location, scale and use of materials, the new building is wholly deferential to the listed building. It does not impact upon the primary views of the listed building, yet it does enhance the setting of the site. The new building's architectural character is subtly contemporary and avoids pastiche. Its roofline is lower than the listed building and the choice of rubble stone walling provides a harmonious contrast to the rendered inn, using a material that characterises much of the village and also some later additions to the listed building (e.g. side porch and rear kitchen annexe).

4.3.3.4 *"A successful project will sit happily in the pattern of existing development and the routes through and around it"*

The positioning of the extension does not in any way impinge upon existing routes and therefore sits happily and without negative impact upon the extant plot.

4.3.3.5 *"A successful project will respect important views"*

As identified earlier within this Statement, the important views of the listed building are those taken from the road to the north. The new building will not impact upon these views.

4.3.3.6 *"A successful project will respect the scale of neighbouring buildings"*

As already stated, the new building is lower than the original and its scale is generally subservient. The physical detachment of the new and the old helps further diminish visual impact.

4.3.3.7 *"A successful project will use materials and construction methods which are at least as high in quality as those in the existing context"*

The palette of new and high quality materials harmonises with the original building and the village setting: the simple rhythm and detailing of the extension offers a clear yet subtle contrast. The quality of build will of course be largely dependent on construction management, and it is therefore to be hoped that the quality of the design is matched by the quality of the end product.

4.3.3.8 *"A successful project might create new views and juxtapositions and add to the variety and texture of the setting"*

The new building will provide a sympathetic yet contemporary addition to the site. Its simple plan form, detached positioning and low-rise massing will conserve views of the historic building and ensure the original building maintains its rightful primary status.

4.3.3.9 In summary, the Building in Context assessment has revealed the success of the proposals and their general conformity with the aforementioned NPPF policy driver.

4.3.4 Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF)

This policy driver is only relevant in so much as the proposals serve to enhance the future sustainable use of the listed building thereby securing its positive contribution for the longer term.

4.4 Ribble Valley Districtwide Local Plan: Policy ENV19

The local policy context is set principally by policy ENV19 which states:

"Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

i) *The desirability of preserving the setting of the building*

- ii) The effect of the proposed development on the character of the listed building*
- iii) Any effect on the economic viability of the listed building*
- iv) The contribution which the listed building makes to the townscape or countryside*
- v) The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment.”*

As already established through the analyses contained earlier in this Heritage Statement the setting of the listed building will not be harmed. The policy requirement is therefore satisfied.

5.0 SUMMARY & CONCLUSION

The proposed new building to the rear of the grade II listed Three Millstones Inn will help sustain and enhance the commercial viability of the Inn business and also contribute positively to the tourist industry in the Ribble Valley. This will be achieved in a manner that successfully conserves the significance of the designated heritage asset and enhances the visual quality of what is at present a rather unattractive car park area in the centre of West Bradford.

This Heritage Statement has assessed the proposals against local and national policy. It reveals that the proposals satisfy policy and represent what, in the context of heritage planning, is wholly supportable sustainable development.