

Heritage Statement

Legislation

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that 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.

Policy

The National Planning Policy Framework (27 March 2012) states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system” (paragraph 6);

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking” (paragraph 14);

Paragraph 7 of the NPPF states that sustainable development has three dimensions. The creation of a high quality built environment and providing support to community cultural well being is part of the social role. Protecting and enhancing the built and historic environment is seen as part of the environmental role (the prudent use of natural resources and mitigation and adaption to climate change is seen as part of this);

Paragraph 128 states *“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”.*

Paragraph 134 states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal, including securing its optimum viable use”.*

National Planning Policy Guide

Paragraph: 020 Reference ID: 18a-020-20140306 Rev 06.03.14

What is meant by the term public benefits?

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework ([Paragraph 7](#)). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Paragraph: 013 Reference ID: I8a-013-20140306 Rev 06.03.14

What is the setting of a heritage asset and how should it be taken into account?

- The “[setting of a heritage asset](#)” is defined in the Glossary of the National Planning Policy Framework.
- A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 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 from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.
- When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

Statement of significance

The statutory list description is appended.

The house was listed Grade II in 1983 as pair with 23 Church Street and the recent planning history reflects some alteration and extension following its fall into redundancy in 2005-6 through disrepair.

Modernisation is under way to provide modern housing standards incorporating 100% renewable fuel supplies for heating, hot water and lighting, by the erection of a solar panel to the south-facing slope of the listed building, and wood burning stove to the front range. The alterations have been designed to enhance the site's environmental sustainability. The stone sheds were repaired in 2007. The property restoration is using wholly traditional craft techniques for roofing, walling, joinery and finishes, making a considerable contribution to the (social) sustainability of traditional skills. Good use of found, natural and traditional materials is being made across the site, such as lime mortars, natural stone and recycled timber.

The surrounding Ribchester Conservation Area was designated 17 July 1973 and the playing field to the rear is also a designated heritage asset (scheduled ancient monument) most significant for its evidential value. It is believed to contain intact below ground archaeological remains from the Roman settlement. The field makes a significant contribution to public open space in the village and is intensely used for recreation.

Justification for the construction of a log and bicycle shelter to rear yard:

- A shelter is required to support the sustainable domestic use by
 - providing storage for bicycles - a sustainable form of transport which contributes to environmental quality by both reducing the need for parking and reducing reliance on fossil fuels.
 - storing dry logs, which are the principal fuel used to heat this property, and are part of the overall design intention to reduce fossil fuel use.
- The former privies have proved unsuitable for bicycle storage because they are too small to contain the bikes and provide inadequate room for manoeuvring them in and out. The existing covered areas have proved unsuitable for storage of logs as they are humid and inadequately ventilated.
- The shelter is required for hygiene reasons. The power pole supplying electricity to the row of cottages has been recently relocated just beyond the domestic curtilage boundary. It has a razor wire coronet which provides climb-proofing. Birds roost here fouling the rear section of the garden. This contaminates the logs, which have to be taken indoors, and is posing a health risk. Attempts to protect the logs with temporary covers such as tarpaulins and covers have failed as the tarpaulins have worked loose in heavy weather and tend to rot in the UV light. They have also proved unsightly.

Impact assessment

The proposal would normally fall within the definition of permitted development, but these development rights are withdrawn because the proposed location is within the curtilage of a listed building. Therefore the principal impacts under consideration in this application are the heritage impacts.

Location – The pattern of development at this site has traditionally included a large number of informal, vernacular-style outbuildings mostly ranged along the party line boundaries of the terrace, and along the rear boundary. Adjacent to the site are two masonry sheds. The most recently-constructed shed adjacent to the proposed location was developed in 2014 as a replacement for a timber prefabricated shed. The proposed shelter comprises a covered area 2.1m wide and 2.3m deep and forms a gap between the existing buildings bounded by the existing rubble sandstone boundary walls and the masonry sheds.

Size and footprint - Ergonomically, this storage space has to be able to contain a standing adult manoeuvring a bicycle. To control the visual impact it has therefore been designed to the minimum ergonomic dimension of 2.3m above ground level to the inward-facing verge and 1.4m above the ground level to the rear verge. The proposed structure is subordinate in size to all the surrounding buildings, and within all the existing building lines.

Fixing - The proposed structure is not to be fixed to the ground, other than by self-weight. It is not proposed to fix it to the listed building, as it will be freestanding. The frame is to be formed from treated sawn softwood fixed to sleepers as above-ground bases. This avoids any risk of harm to below ground archaeology and ensures the construction is wholly reversible and biodegradable.

Materials – the outbuildings on the perimeter of the scheduled ancient monument (playing field) have a pleasing variety of informal materials, with shed roofs of natural sandstone laid in diminishing courses, natural dark grey slate laid to regular courses, and also mineral felt (to timber sheds). The proposed covering of the shelter is hand-cleft cedar shingles, laid in regular courses which weather to a silver grey and will reflect both the use of the shelter, and the carbon-neutral aspirations of all the alterations at the site. The sides of the shelter are not enclosed and the paving is unchanged.

Visual impact on listed building – there are intermittent views from the listed building to the playing field (scheduled ancient monument) between the sheds, but these are of low quality, with an extensive car park, well-used public toilets and recycling bins with large steel bottle banks.

Visual impact on the setting of the listed building and conservation area – Eastward views from the playing field are predominantly of the shed roofs, upper roofs and upper floors of the listed buildings, but the view at this location is heavily dominated by the power pole and its stay. Where intermittent views from the field penetrate the private

gardens of Church Street, these cause a significant loss of privacy, with views directly into habitable rooms available to the large number of visitors to the playing field. Views into the private garden of 24 Church Street are mostly restricted by the sheds, and have been screened in the summer time by the planting of deciduous fruit trees and shrubs. The views from the playing field to the North are compromised by the car park, toilets and recycling bins. The best views from the playing field are to the South where the field is bounded by the churchyard, village hall and rectory which are an attractive grouping framed by mature native species trees. To the west, views of the playground and tennis courts give way to open countryside, and all is framed by enclosing tall hedges of native species and the sports clubhouse and associated stores.

Other impacts – the proposal will have no measurable impact on natural species, flood risks or security, parking, traffic or regeneration.

Summary

- The proposal does not appear to adversely affect the setting or the special historic and architectural interest of the listed building.
- The proposal does not appear to harm the setting of the scheduled ancient monument or below ground evidence of previous uses / occupation.
- The proposal conforms to best design practice by using only ethically and sustainably-sourced materials, and minimising the environmental impact of the development.
- The proposal is justified because it reduces fossil fuel use in the domestic property by providing storage for renewable fuels, and contributing to a reduction in private car use.
- The proposal is justified on public health grounds.

PLANNING AND HERITAGE STATEMENT
APPLICATION FOR PLANNING PERMISSION
BICYCLE AND LOG SHELTER
24 CHURCH STREET, RIBCHESTER

December 2014

Appendices

Appendix I

LIST DESCRIPTION

Description: 23 and 24, Church Street Grade: II
Date Listed: 22 November 1983
English Heritage Building ID: 183024

OS Grid Reference: SD6500735222
OS Grid Coordinates: 365007, 435222
Latitude/Longitude: 53.8121, -2.5329

SD 63 NE RIBCHESTER CHURCH STREET

8/138 Nos 23 and 24

GV II

Pair of weavers' houses, part of a row, late C18th. Squared sandstone with slate roof. 2 storeys, No. 24 being lower. The windows and doors have plain cemented surrounds. No. 23 has its door to the left and is of one bay. No. 24 has its door to the left, a tunnel entrance to its left with plain stone surround and semi-circular head with projecting keystone and imposts, and a 2nd 1st floor window over the door.

Listing NGR: SD6500735222

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Appendices

Appendix 2 – Images of the site – 31 December 2014



The existing sheds with bin, cycle and log stores to the right, and view of the car park, toilets and recycling facility beyond.

View towards the West of proposed shelter location



The roofs have a pleasing variety of materials, heights. This view is dominated by the power pole, its razor wire coronet, and metal cable stay.

View into the site from the West (scheduled ancient monument)