

**Heritage Statement**  
For  
Proposed Extension and Alterations  
To  
Foxgloves,  
Back Lane, Grindleton,  
Lancashire,  
BB7 4RW  
NGR SD75827 45702

320150399P



Date: April 2015  
Job ref: 4780

from concept to creation...





## **INTRODUCTION**

This Heritage Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicants, Mr and Mrs Stansfield. It has been prepared as part of a planning application which seeks permission for the erection of a new side extension, new front porch and other minor internal and external alterations. The existing Dwelling is not a listed building or a building of townscape merit but it is located within the Grindleton Conservation Area.

The aim of this Heritage Statement is to assess any potential impact that the above proposals may have on the conservation area in order to ensure that the significance of the conservation area is not harmed. It is produced in response to policies set out in Paragraph 128 of the National Planning policy Framework, 2012, as it 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"*

This document has also been produced in conjunction with the guidance that is contained within the Grindleton Conservation Area Appraisal. It is to be read in conjunction with all planning drawings and supporting documentation.

## **THE AUTHOR**

Matthew Fish, the author, is an Associate Member of the Chartered Institute of Architectural Technologists (ACIAT) and also holds a Masters Degree in Building Conservation and Regeneration.

## **SITE LOCATION**

The property known as Foxgloves is located within the small village of Grindleton within the administrative boundary of the Ribble Valley. The village is approximately 4km north of the town of Clitheroe and approximately 1.6km North West of the village of Chatburn. The Village is also contained within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty.

More specifically, Foxgloves is located on the south western side of Back Lane and is approximately positioned halfway up the road on which it is situated. The dwelling is also located within the defined boundaries of the Grindleton Conservation Area.





PL1: Map showing location of Foxgloves within the village of Grindleton.

## SITE DESCRIPTION

The site that is occupied by the dwelling is roughly rectangular in shape and spans from east to west, with the building positioned to the east of the site with its principal elevation facing out onto the road (Back Lane). The building is flanked by roads to the north and east and adjoining sites to the south and west. The immediate area surrounding the site is primarily residential and is made up of a combination of detached and terraced properties.

## BUILDING DESCRIPTION

The dwelling, which is relatively modern, is of a traditional appearance and is comprised of 2 storeys with a pitched roof and is rectangular in plan. The building is constructed from stone with a natural slate roof covering. The door and window openings are enclosed within dressed stone surrounds and stone mullions with simple stone hood moulds to the ground floor windows on the front elevation. The building corners are constructed from stone quoins and the roof edge at the gable ends are topped with a stone coping. The copings also have a decorative stone corbel at each corner of the building. A chimney is also present on the south gable end at roof level. There is a conservatory built to rear of the property which is a later addition to the dwelling, with a stone plinth and white uPVC double glazed windows and doors. The windows to the main house consist of brown uPVC double glazed units whilst the doors are timber panelled doors with a dark brown paint of stained finish. The rainwater goods to the house are in brown uPVC and the gutters to the front and rear are fixed back to a timber fascia board. The front elevation also has an entrance porch /



canopy which is also a later addition to the dwelling. The porch is constructed from a stone plinth with timber posts and roof frame with a natural slate covering.

Internally, the ground floor is made up of a large lounge to the south of the plan and a kitchen and dining room to the north. Centrally, there is an entrance hallway with staircase leading to the first floor. A WC has also been incorporated in the space underneath the staircase. This is all adjacent to a snug area to the western side of the plan. The rooms to the first floor are comprised of a number of bedrooms and bathrooms.

## **PHOTOGRAPHIC RECORD**

Below are a number of photographs to provide an indication as to the style and appearance of the dwelling in question.



PL2: East (Front) Elevation







PL3: South (Side) Elevation



PL4: West (Rear) Elevation





PL5: North (Side) Elevation



PL6: Existing Ground Floor Lounge





PL7: Existing Ground Floor Dining Room



PL8: Existing Ground Floor Kitchen





## HISTORICAL BACKGROUND

The village of Grindleton is a planned medieval village with potential Saxon origins as is evident by the planner linear street layout that runs north to south which can still be seen today, this was common between the 10<sup>th</sup> and 14<sup>th</sup> centuries. It is mentioned within the Domesday Book of 1086 and a village mill is also mentioned. The village is also widely recognised as the meeting place of the non-conformist sect, the Grindletonians who were well known for their radical religious ideologies in the 17<sup>th</sup> century.

The following maps show the evolution of the village from 1850 through to 1934. What was to become the site of the dwelling in question is also highlighted. The Street on which Foxgloves is located, Back Lane, once went by the name of Back Side and is located to the east of Main Street and would have provided direct access to the open farmland to the east of the road.

The maps show that the site on which foxgloves is built has remained vacant possibly up to its construction and has been an open space within the village of which there where once many and can be easily seen on the maps. However this is no longer the case as many of these plots have since been built upon to provide more modern housing, therefore reducing the amount of open space within the village. However the use of existing open spaces within the village has meant that the original layout and boundaries of the village has largely gone unchanged throughout the past.



PL9: OS Map of 1850





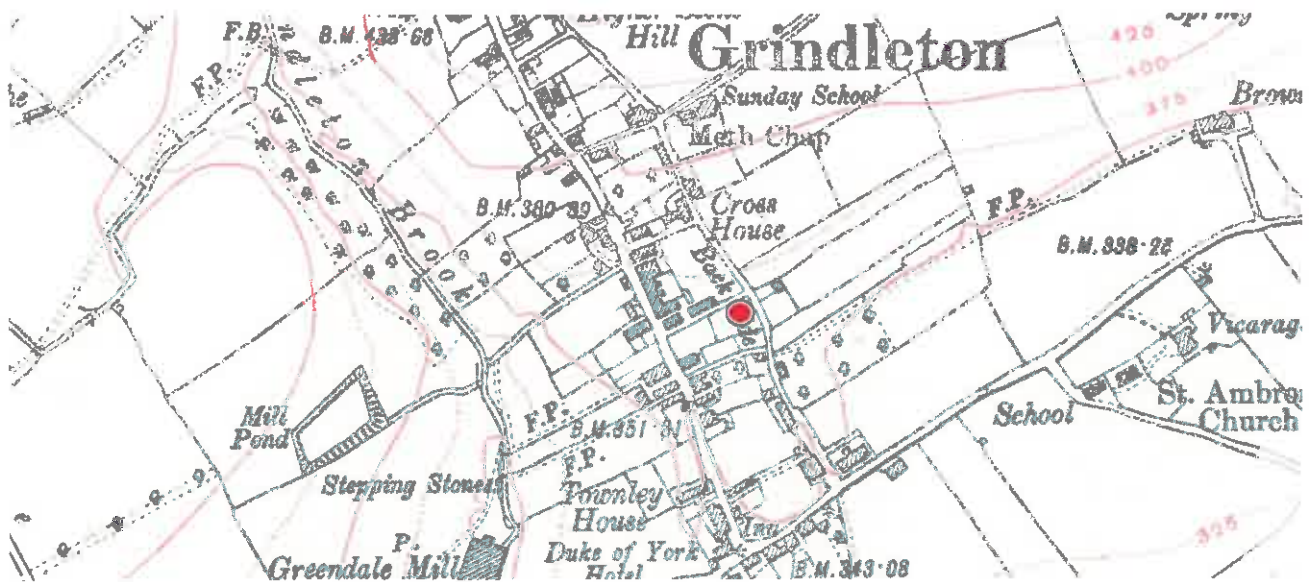


PL10: OS Map Of 1890



PL11: OS Map of 1910





PL12: OS Map of 1934

## HERITAGE ASSET DESIGNATIONS

Foxgloves is located within the Grindleton Conservation Area which is a Designated Heritage Asset. The conservation area was designated in 1974 and encapsulates most of the village. The special interest associated with the conservation area is derived from the following justifications as set out in the Grindleton Conservation Area Appraisal by Ribble Valley Borough Council 2005 and are as follows;

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Its important place in non-conformist history as the village that gave birth to the Grindletonian Sect in the 1600s;
- Numerous historic buildings, including 17<sup>th</sup> and 18<sup>th</sup> century weavers cottages, given the extra height and bigger windows in the 19<sup>th</sup> century;
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;
- The close proximity of the relatively wild moorland and open fields, which provide a rural setting to the village;
- Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.



## **PLANNING HISTORY**

The past planning applications associated with Foxgloves consist of the following applications;

- Application No: 3/2004/1223  
Date: 08/12/2004  
Proposals: Proposed external modifications to house and conservatory  
Decision: Approved with conditions

## **SUMMARY OF THE PROPOSED WORKS**

The proposed works consist of a number of internal and external alterations to the building and include the following;

- Proposed side extension to the north elevation including new proposed chimney stack
- Demolition of existing internal utility room
- Demolition of existing internal wall between existing kitchen and dining room
- Demolition of wall below existing kitchen window to rear to form new external door opening.
- Demolition of existing porch and construction of new proposed porch with associated works to existing door opening.
- Minor internal alterations.

## **HERITAGE VALUES**

An assessment of the heritage values associated with the property will be carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings potential significance and significance of the conservation area could be affected by the works that are proposed as part of this application.

## **EVIDENTIAL VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity"

The evidential value relating directly to the dwelling is non-existent due to the non-historic nature of the dwelling and the fact that it has been an open space for a long period of time as evident on historic maps. However some evidential value may be attributed to it, albeit a low amount, due to the positioning of the site within the medieval street arrangement which remains largely intact and unchanged along with its boundaries.



## **HISTORICAL VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states 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"

The historical value of the dwelling is again non-existent and no historical people or events can be attributed to it.

## **COMMUNAL VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states 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 dwelling does not possess any communal value as it is a private residence and would only be valued by those who occupy it in a private capacity.

## **AESTHETIC VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"

The house is built within a similar style to that of other buildings within the village; the use of stone and natural slates as well as features such as stone surrounds, quoins and hood moulds helps it to integrate seamlessly into the area without affecting the character of the area. The overall appearance of the house does not detract from the special interest of the conservation area and helps to ensure that this special interest is kept intact. However the aesthetic value of the building is very low as it possesses very few architectural features, the features that it does contain are simple in nature; this is also partly due to the non-historic nature of the building. The features such as the hood moulds, stone surrounds and corbels etc. do help to add a certain amount of character to the building however these are not significant.

## **STATEMENT OF SIGNIFICANCE**

The significance of the building within its setting of the conservation area is low as it is not original to the building and possesses no special architectural and historical significance due to its age. A small amount of evidential value could potentially be associated with it as it is on a site within the original medieval street plan however this does not directly relate to the significance of the property itself





but the site as a whole. The proposals described earlier seek to provide the occupants with the necessary space that they desire as well as further enhancing the appearance of the property and that of the immediate surroundings. All new materials will be so as to match the existing materials in order to complement the existing dwelling and not cause any detracting from the special interest of the conservation area. The proposals also leave intact and do not affect the justifying reasons for why the conservation area was designated in the first instance.

## **CONCLUSION**

The works that are proposed within this planning application will help to further enhance the dwelling as well as enhancing its surroundings in a sensitive nature. The proposals will be of equal quality to that of the main dwelling and will be sympathetic to the dwelling and its surroundings through the use of existing materials and features. The scale of the proposals is so that they are also subservient to the existing house and will not be overpowering to the surrounding area so as to provide a positive contribution to the existing character of the streetscape. The proposals will not have a negative impact on the conservation area or on the listed buildings and buildings of merit within the area of which there are few.

