

320150445P



Heritage Statement

Re: Newton House, Newton-in-Bowland, Clitheroe

For: Ivan Wilson Architects, Clitheroe



FIG. 1: GENERAL VIEW OF NEWTON HOUSE.

Heritage Statement

Purpose

This report fulfills the requirements of Policy HE6 of the Planning Policy Statement (PPS) 5 - Planning for the Historic Environment - introduced in 2010. The requirement is made due to the property in question being situated within the Newton Conservation Area (CA) as designated by Ribble Valley Borough Council. This CA has been in existence since July 1974 and was the subject of a Conservation Area Appraisal in October 2005¹.

There is no information regarding this property on the Heritage Gateway nor any reference to a Historic Environment Record on the Lancashire Archives website².

This report follows an internal and external inspection with the Architect's and applicant's representatives on Friday 24th April 2015.

¹ https://www.ribblevalley.gov.uk/downloads/file/3695/newton_conservation_area_appraisal

² Both checked 27th April 2015

Heritage Assets

The CA includes virtually all of the village of Newton-in-Bowland which is a small community made up in the main of a narrow range of property styles. The vast majority are of similar construction with limestone walling material, sandstone window and door frames and corner stones and blue slate roofing. There are a very few buildings with original stone flag roofs.

Newton House falls within the main vernacular, however, the limestone walls have had the 'slobbering' mentioned in the original listing (see Appendix ONE) removed revealing bare stone. This follows the present appearance of virtually every other building in the village. An unusual feature of this building is that the sandstone features are of a red sandstone rather than the more usual buff/yellow material.

The building is identified on the Ribble Valley Borough Council Conservation Area Map³ but merely as being listed. It is not identified as a Focal Building nor is it prominent in any marked 'Important Views'.

The Conservation Area Appraisal mentions a number of factors important in defining the character of the village. Relevant to this report are:

- The historic appearance of the village, in which most of the buildings are at least 150 years old;
- The homogeneity of local stone used for most of the buildings and boundary walls;

In summary, the external appearance of the building is important in the role it plays defining the general character of the village. However, in itself it is not identified as having individual value other than its listing.

Significance of the Assets

The Ribble Valley contains numerous small village communities, each with its own special distinctiveness. That of Newton is highly dependent upon its groups of similar buildings and an overall homogeneity. This building is important within that context but not necessarily in its individual style.

Within the village the building, which is located with its rear elevation to the main Dunsop Bridge to Slaidburn Road and on the corner of the main one of a group of smaller roads which split off from the Clitheroe Road, is more important as a feature from the front. This elevation is by far the more significant and is visible when approaching from the Clitheroe direction. From this point the full three stories are visible with well proportioned and detailed windows (see Fig. 1 above). This elevation is not affected by this application.

Potential Development Impact

INTERNAL

The building, while still retaining some of its original internal features, has been much altered over a long period of time. However, it is still important that new works are carried out sympathetically. The insertion of an en-suite bathroom into bedroom one on the first floor of this property should be carried out in a reversible manner. If possible, the partition wall dividing the new area off should be built either

³ https://www.ribblevalley.gov.uk/downloads/file/3590/newton_conservation_area_map

in front of or behind the exposed purlin (see Figs. 2, 3 & 4). Additionally, the fixings to the exposed stone wall should be carried out with minimal damage to the stonework.



FIG. 2.



FIG. 3.



FIG. 4.

If, for reasons of design or Building Regulations, the placing of the partition wall necessarily coincides with the purlin the fixing method should be such as to cause as little damage as possible to the purlin and be reversible in the future.

It is my understanding that, at the time of my inspection, the precise arrangement of the new bathroom had not been finalised. However, consideration should be given when making this decision as to where the services will be routed. This should be carried out so as to cause as little intrusion into the building fabric as possible and using existing spaces where available.

EXTERNAL

The proposal to place a soil vent pipe (svp) on the rear elevation would not, in my view, detrimentally affect the appearance of either this building or the village in general. An existing svp is already in existence on this elevation (see Figs. 5 & 6) and these are entirely consistent with many other buildings in the village that have had internal bathrooms fitted over a long period of time. So long as this is fixed and has an appearance and material consistent with the village character I can see no issues arising.

If it is decided, on further inspection, to route the services in an alternative manner I would suggest that, if possible, the front elevation be avoided. However, it is fair to point out that a soil pipe currently exists at the eastern end of this elevation thus a precedent does exist.



FIG. 5: REAR ELEVATION 1

A similar position exists in relation to the proposed roof-light. I am informed that this may not now be included in the planning application; however, figs. 5 & 6 show that an existing 'Heritage' roof-light has been fitted to the roof without visual intrusion. From road level this existing roof-light is not readily visible and certainly not out of character for the village. So long as a new roof-light was of similar appearance and placing in relation to the proposed new svp I can see no issues with it.

Conclusion

This application follows the pattern of the continual upgrading of buildings, not only in this village, but throughout the country as a whole. The current proposal carries this out in a sympathetic manner with thought being given to maintaining the character of the village. It also reflects the Listed status of the building.

Through the use of styles and materials that reflect the guidelines set out in Ribble Valley Borough Councils' Newton CA Management Guidance⁴ I see no detrimental effect on the Conservation Area from this proposal.

Similarly, by using reversible and non-invasive methods where available and minimal alteration to the fabric of the building where it is not, I see no threat to the Listed status of the building from any of the proposed works.



FIG. 6: REAR ELEVATION 2

R Martin Seddon
Chatburn, April 2015.

R. Martin Seddon holds a BSc (Hons) Environmental Management and MSc Building Heritage and Conservation from the University of Central Lancashire and a PhD in Ruskin Studies from Lancaster University. He has extensive experience of recording buildings photographically, has lectured on Town and Country Planning to post-graduate level and is a member of the Association for Heritage Interpretation.

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⁴ https://www.ribblevalley.gov.uk/downloads/file/3694/newton_conservation_area_management_guidance

Appendix ONE

SD 6950 NEWTON NEWTON VILLAGE

18/54 Newton House and Lowlands Cottage

GV II

Pair of houses possibly originally a row of houses, late C18th. Slabbered rubble with slate roof. 3 storeys, 5 bays. Windows tripartite with plain stone surrounds and square mullions. The doors, with plain stone surrounds, are between bays 2 and 3 and bays 4 and 5. The chimneys are between bays one and 2, between bays 3 and 4, and on the right-hand gable. The left-hand (west) gable wall has 2 doors with plain stone surrounds, the right-hand one being covered by a modern brick porch. The right-hand gable has a door and a window, both with plain stone surrounds. The ground level at the rear is higher, and the rear wall has a one-light and a 2-light window, both with plain stone surrounds. At the right-hand end is a 1st floor doorway with stone surround, reached by external stone steps.

Listing NGR: SD6972650488

SD 6950

NEWTON

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18/54

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