

**PROPOSED EXTENSION
TO KITCHEN OF THE
FREEMASONS ARMS
AND ALTERATIONS TO
NOS. 4 AND 6 VICARAGE
FOLD,
WISWELL**

HERITAGE STATEMENT

Woodhall Planning & Conservation,
Woodhall, Woodhall Lane,
Calverley, Leeds LS28 5NY

Tel: 0113 255 4660

Email: info@woodhall.co.uk

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I.00 INTRODUCTION

- I.01 Woodhall Planning and Conservation has been commissioned to prepare this Heritage Statement in connection with the proposed extension to the kitchen of The Freemasons Arms and the change of use from two dwellings to four hotel bedrooms of Nos. 4 and 6 Vicarage Fold, Wiswell. The site is within the Wiswell Conservation Area and there are two buildings on the opposite (south-west) side of Vicarage Fold that are included on the List of Buildings of Special Architectural or Historic Interest (see Appendix A). The present proposals are a revision of a broadly similar scheme that has recently been refused planning permission by the Council and have been designed to address the concerns that were expressed.
- I.02 Woodhall Planning and Conservation is a professional architectural and planning consultancy operating in the specialised areas of historic building conservation, urban design and planning law. The consultancy has extensive experience of building evaluations, conservation area appraisals and management plans, historical and archaeological research, public inquiry and “expert witness” work, condition surveys, strategies for conservation and re-use, the design and management of repair and conversion projects and conservation legislation.
- I.03 The purpose of this Statement is to satisfy the requirement of paragraph 128 of the *National Planning Policy Framework*, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting). The Historic Environment Record does not have any entries for the site itself but a number in the wider area, which indicate the early settlement of the area. None of these entries (apart from the listed buildings - see I.01 above) are considered to be heritage assets that would be affected by the proposed development of the site. This Heritage Statement considers various upstanding heritage assets but does not cover below-ground archaeology.
- I.04 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that:
In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.
- I.05 Section 72(1) of the same Act states that:
In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- I.06 The Courts have held that a decision maker should give considerable weight and importance to the preservation of the setting of listed buildings (and, by extension, to the preservation of the character or appearance of conservation areas). However, the Courts have also made it clear that harm to the significance of a listed building or conservation area can be accepted if it is outweighed by other material considerations,

provided they are of sufficient force, and that there is a sliding scale, with 'substantial harm' having greater force than 'less than substantial harm'.

- I.07 The Development Plan consists of the *Ribble Valley Core Strategy*. Key Statement EN5 of that document relates to heritage assets and indicates that there will be a presumption in favour of their conservation and enhancement. Policy DMG1 is a general policy that covers all proposals and includes a reference to the protection and enhancement of heritage assets and their settings. Policy DME4 is the more specific policy concerned with the protection of heritage assets.
- I.08 One of the twelve core planning principles set out in paragraph 17 of the *National Planning Policy Framework* (the 'Framework') is to, '*Conserve heritage assets in a manner appropriate to their significance*' Section 12 of the Framework (paragraphs 126 to 141) sets out general policies relating to the historic environment and further guidance is provided in the online Planning Policy Guidance. Heritage assets are defined in Annex 2 of the Framework as:
A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- I.09 Paragraphs 133 and 134 of the Framework make a distinction between proposals that will lead to '*... substantial harm to or total loss of significance*' of a designated heritage asset (paragraph 133) and proposals which will have '*... less than substantial harm*' (paragraph 134). Any harm to significance needs to be balanced against the public benefits of a proposed development. Paragraph 135 relates to the impact of proposed developments upon non-designated heritage assets.
- I.10 Paragraph 137 of the Framework indicates that:
Local planning authorities should look for opportunities for new development within Conservation Areas ... 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.
- I.11 The relevant non-heritage policies within the Framework are considered within the Planning Statement that also forms part of the application for planning permission.
- I.12 Ribble Valley Borough Council has approved the *Wiswell Conservation Area Appraisal* that was finalised by The Conservation Studio in October 2005. This document has been used to prepare this Heritage Statement.

2.00 THE SITE AND ITS CONTEXT

- 2.01 The Freemasons Arms and Nos. 4 and 6 Vicarage Fold are located on the north-east side of Vicarage Fold in the centre of Wiswell (see Photos. 1 and 2). They are surrounded by a variety of residential properties. As indicated in 1.01 above, there are two listed buildings on the opposite (south-west) side of Vicarage Fold that are included on the List of Buildings of Special Architectural or Historic Interest (see Appendix A). Vicarage House is listed Grade I and is located at the south-east end of Vicarage Fold and its principal elevation faces Pendleton Road (see Photos. 7 and 8). A barn (now converted into a house) approximately 50m north-west of Vicarage House is listed Grade II and is located at the other end of Vicarage Fold, adjacent to Old Back Lane (see Photos. 1 and 3).
- 2.02 The buildings of The Freemasons Arms and Nos. 4 and 6 Vicarage Fold are located immediately adjacent to the public realm (see Photos. 2 and 3). The public house is separated from No. 6 (the house at the north-west end of a terrace of three properties) by a narrow alley or ginnel that gives access to the rear gardens and yards (see Photo. 4). As a result of the topography, the land to the rear (north-east) of the site of the proposed development rises towards Chapel Fold, with the ground level of the gardens adjacent to the rear areas of the site being generally higher than the levels on the site. The gardens and yards to the public house and the two cottages are generally defined by walls or fences, although the boundary wall between the ginnel and the garden of No 6, and that between the gardens of Nos 4 and 6 are not complete.
- 2.03 The Freemasons Arms is a nineteenth-century, two-storey structure that may have been originally constructed as three cottages (see Photos. 1 and 2). It has external walls of stone; the front elevation has been rendered and the rear has been painted. The pitched roofs are covered with a mixture of stone and Welsh slates. The majority of the windows appear to be modern, timber, four-pane, vertical-sliding sashes. There are a variety of rear extensions that cover almost the whole of the rear area of the property. These include two large flat-roofed sections of the building that accommodate the toilets and kitchen (see Photo. 6).
- 2.04 Nos. 4 and 6 Vicarage Fold are at the north-west end of a terrace of three properties (see Photo. 2). The terrace dates from the late nineteenth century and consists of three two-storey cottages. The external walls of the terrace are of stone and the pitched roofs are covered with Welsh slates. All the windows have been replaced with modern units, with top-hung hopper openings (see Photos. 2 and 5).
- 2.05 The Council's *Wiswell Conservation Area Appraisal* (see 1.11 above) sets out the location, context, landscaped setting and historic development of the village. As a result, these aspects of the designated area are not set out here.
- 2.06 The Council's Appraisal indicates (on pages 3 and 4) that the special interest of the designated area derives from the following features:
- *Its rural setting with green fields and woodland that come right into the heart of the village;*



Photo. 1 View south-east along Vicarage Fold with The Freemasons Arms in centre and listed barn to right



Photo. 2 View north-west along Vicarage Fold showing The Freemasons Arms and Nos. 4 and 6 Vicarage Fold



Photo. 3 View north-west along Vicarage Fold with listed barn (now a house) on left

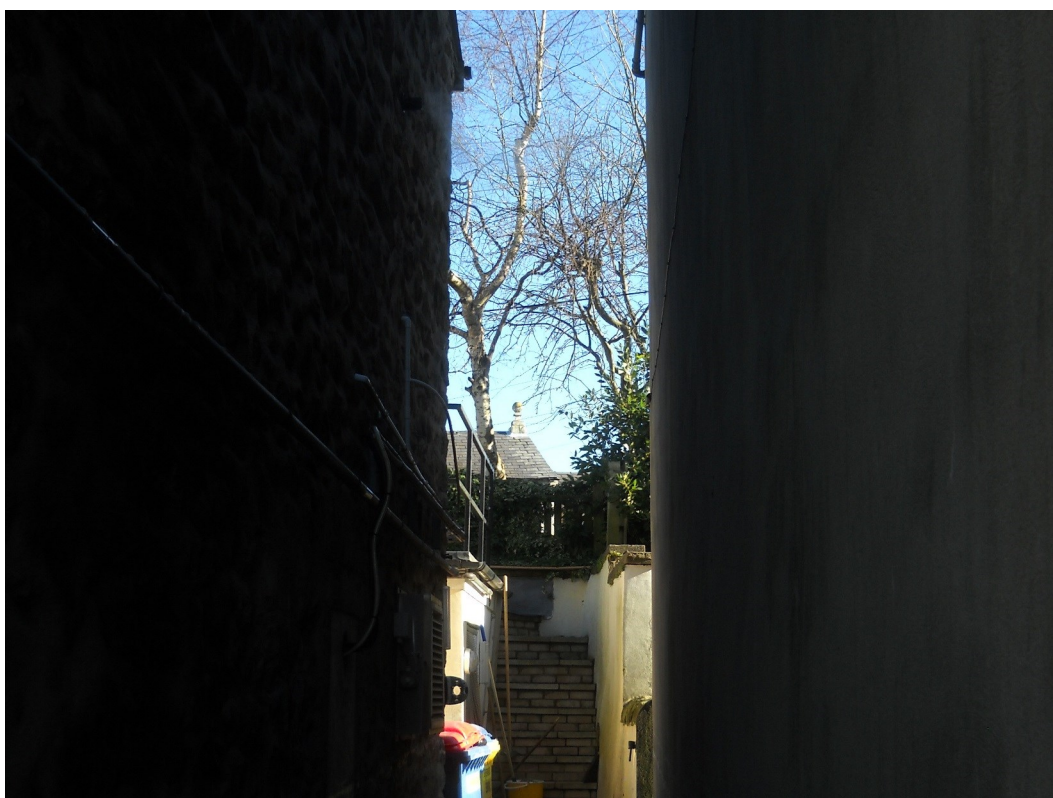


Photo. 4 View north-east along ginnel between The Freemasons Arms (on left) and No. 6 Vicarage Fold

- *Its many brooks and bankside woods;*
- *The sunken lanes that thread the village, passing between stone walls, or banks and field hedges;*
- *The numerous 19th-century farm buildings as evidence of the agrarian history of the village;*
- *The historic interest of the village plan, with its 'folds' or rectangular enclosures lined with rows of cottages;*
- *Its buildings (listed and unlisted) of character and architectural interest;*
- *The homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls; and*
- *Its tranquillity and biodiversity.*

2.07 The Appraisal describes (on pages 5 and 6) the general character and plan form of the village as follows:

Underlying Wiswell's complex network of alleys and lanes is a simple linear village, with properties fronting onto the western side of the Pendleton Road. Large square-shaped plots run back to Old Back Lane. Their shape suggests that they might once have been farmsteads grouped around a courtyard, or even animal enclosures, as the name 'fold' suggests. Three of these large plots can be discerned, bisected by Vicarage Fold and Chapel Fold but only the Vicarage Farm and Vicarage House plot retains its agricultural form, the other two having been built over with rows of simple two-storey stone buildings in the 19th century. From these three core plots, the village extended south westwards and north eastwards in the 19th century, with some larger detached houses at the extremities of the conservation area.

The steepness of the slopes on the eastward side of the Pendleton Road, and the existence of numerous springs on these slopes, has restricted development along this side of the main village street, which has far fewer dwellings than the westward side. There has been a considerable amount of infill and expansion in the last fifty years, with around half of all the houses in the conservation area and more than half of the plots consisting of recently converted barns or newly constructed houses. Nevertheless, the historic appearance of the centre of the conservation area has been successfully maintained through careful positioning of these houses and screening by hedges and trees.

2.08 In addition to the listed buildings within the village, the Council's Appraisal identifies a number of unlisted buildings that have been judged as making a positive contribution to the character and appearance of the Conservation Area. These are described as Buildings of Townscape Merit. Most of these buildings are nineteenth-century cottages and houses, but they make an important contribution to the architectural character of the conservation area by virtue of their scale, style and materials.

2.09 The Freemasons Arms and Nos. 2 to 6 Vicarage Fold are identified as Buildings of Townscape Merit and they are described (on page 12) as follows:

Freemasons pub, Vicarage Fold: 19th-century public house, of rendered rubble under a slate roof, with simple sandstone window and door dressings and a original moulded timber door canopy.



Photo. 5 Rear of No. 6 Vicarage Fold from ginnel



Photo. 6 View north-west from rear of No. 4 Vicarage Fold towards existing kitchen of The Freemasons Arms



Photo. 7 Vicarage House from south-east (Pendleton Road in foreground)



Photo. 8 Vicarage House from Vicarage Fold

Nos 2 to 6 Vicarage Fold: late 19th-century row of cottages of squared rusticated sandstone under slate, with chamfered door and window lintels, gutter brackets, stone doorsteps and sandstone flag paving.

3.00 IMPACT OF THE PROPOSED DEVELOPMENT

- 3.01 As indicated in 1.01 above, this assessment has been prepared in connection with the proposed extension to the kitchen of The Freemasons Arms and associated changes to Nos. 4 and 6 Vicarage Fold, Wiswell.
- 3.02 The kitchen extension would be a single-storey, flat-roofed structure, constructed to the south-east of the existing flat-roofed kitchen of the public house and extending across the ginnel and the rear of No. 6 Vicarage Fold. The garden to the rear of No. 4 would remain open. The rear wall of the kitchen extension would align with the rear wall of the existing kitchen and its flat roof would be at the same level as that of the existing kitchen. The external walls would be constructed of rubble stonework and would extend above the roof level to form low parapets. As a result, from ground level they would appear similar to the many garden walls in the area. The existing fire escape stair at the east corner of the existing kitchen would be re-configured as a straight stair alongside the north-east elevation of the extension. A new timber gate is proposed towards the south-west end of the ginnel, close to Vicarage Fold.
- 3.03 The alterations to Nos 4 and 6 Vicarage Fold are largely internal and are intended to provide four letting bedrooms for use in conjunction with the the public house. The principal external alterations to these two cottages (apart from the construction of the kitchen extension across the ground floor section of the rear elevation of No. 6 – see 3.02 above) would be the replacement of the modern window units with timber, vertical sliding sashes. These would restore the late-nineteenth-century appearance of the cottages.

Impact on Wiswell Conservation Area

- 3.04 As indicated in 1.01 above, the site is within the Wiswell Conservation Area. As a result, the proposed development has the potential to impact upon the character and appearance of the designated area.
- 3.05 The main element of the proposed development that has the potential to affect the character and appearance of the Conservation Area is the proposed kitchen extension (see 3.02 above). This would be located to the rear of the existing buildings on the site and would, therefore, be almost entirely concealed in public views. The principal public view of the kitchen extension would be from Vicarage Fold but that would generally be concealed by the proposed timber gate (see 3.02 above). The view from Vicarage Fold, along the ginnel towards trees and the roofs of the houses in Chapel Fold (see Photo. 4), would be largely retained despite the installation of the proposed gate. As a result of its single-storey, flat-roofed form, and the way in which it would be located alongside the rising ground to the rear of the existing buildings, the proposed kitchen extension would also be largely concealed in private views. Only limited glimpses of the extension would be possible from the immediately adjacent properties.
- 3.06 The proposed kitchen extension would be constructed against the ground floor window and door openings of No. 6 Vicarage Fold (see Photo. 5) and these elements of a Building of Townscape Merit (see 2.09 above) would therefore be lost from view. Flat roofs are not typical of the area but, given the existing flat-roofed sections of The

- Freemasons Arms and the benefit in largely concealing the proposed kitchen extension and avoiding an impact on the first floor windows of No. 6, it is considered that this approach for the proposed kitchen extension is most appropriate.
- 3.07 The proposed extension would also result in the loss of the remaining sections of the stone boundary walls between the ginnel and the garden of No 6, and between the gardens of Nos 4 and 6. However, the south-east wall of the proposed kitchen extension would be on the line of the existing boundary between the two gardens and, from the garden of No. 4, would appear similar to a boundary wall.
- 3.08 As a result of its size and flat-roofed form, together with the loss of the ground floor door and window openings to No. 6 Vicarage Fold and the loss of the remaining sections of the boundary walls, it is considered that the proposed kitchen extension would cause some harm to the character and appearance of the Wiswell Conservation Area. In relation to the distinctions set out in paragraphs 133 and 134 of the Framework (see 1.09 above), this is considered to be 'less than substantial harm'. As this harm would have very limited (if any) impact on the features that have been identified in the Council's *Wiswell Conservation Area Appraisal* as contributing to the special interest of the designated area (see 2.06 above), it is considered that it would be close to the lower end of the range of 'less than substantial harm'.
- 3.09 The proposed alterations to the windows of Nos. 4 and 6 Vicarage Fold (see 3.03 above) would result in an enhancement of these two Buildings of Townscape Merit (see 2.09 above) and would therefore result in an enhancement of the Wiswell Conservation Area.
- 3.10 In order to make an overall assessment of the impact of the proposed development on the Wiswell Conservation Area, it is necessary to balance the limited harm that would be caused by the proposed kitchen extension (see 3.08 above) against the enhancement of Nos. 4 and 6 Vicarage Fold (see 3.09 above). It is noted that enhancement of these two cottages would be prominent from the public realm (principally from Vicarage Fold), whilst the harm from the kitchen extension would be only appreciated from a limited number of private locations (see 3.05 above). As a result, it is considered that 'on balance' the proposed development would enhance the character and appearance of the Conservation Area.
- Impact on setting of listed buildings**
- 3.11 The proposed development would not involve any direct impact on a listed building. However, it does have potential to impact upon the setting of two listed buildings: Vicarage House and the barn approximately 50m north-west of Vicarage House (see 2.01 above and Appendix A).
- 3.12 The following assessment makes use of the five step methodology set out in the English Heritage (now Historic England) document, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (March 2015). However, Step 5 (weighing the harm against the public benefits) has been omitted as this is a matter for the decision maker.

Step 1 – Identify the heritage assets and their settings

- 3.13 The two listed buildings are located on the south-west side of Vicarage Fold, on the opposite side from the site of the proposed development (see Photos. 1, 3, 7 and 8). Vicarage House dates from the early seventeenth century, whilst the barn was constructed approximately a century later. The barn has recently been converted into a house. The setting of both buildings includes their gardens, and the surrounding section of the village, including the site of the proposed development.
- 3.14 The significance of both these listed buildings is primarily the result of their architectural and historic interest. They are not considered to be of any archaeological interest and are of limited artistic interest.

Step 2 – Assessment of setting

- 3.15 In relation to the (non-exhaustive) checklist provided in paragraph 21 of *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*, it is considered that the following attributes of their setting contribute to their significance:
- Other heritage assets – particularly the relationship between Vicarage House and the barn, and their relationship with other historic buildings within the village;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces – particularly the generally small scale of the spaces within the village;
 - Historic materials and surfaces – the use of historic materials for the boundary walls and paving;
 - Land use – the general residential character of the village;
 - Green space, trees, vegetation – particularly the gardens of both properties;
 - Openness, enclosure and boundaries – the enclosure of the curtilages of both properties;
 - Surrounding landscape or townscape character – the general character of the village;
 - Visual dominance, prominence or role as a focal point – the location of Vicarage House gives it some prominence, although the building is partially screened by the hedges along its boundary with Pendleton Road (see Photo. 7);
 - Sense of enclosure, seclusion, intimacy or privacy – particularly the enclosed nature of the garden of Vicarage House; and
 - Associative relationship between heritage assets – the former functional relationship between Vicarage Houses and the barn.

- 3.16 As a result of the generally enclosed nature of Vicarage Fold, only the frontages of The Freemasons Arms and the two cottages are considered to contribute to the significance of either of these two listed buildings.

Step 3 – Effect of the proposed development

- 3.17 The location of the proposed kitchen extension to the rear of the buildings along the north-east side of Vicarage Fold means that it would not affect any of the attributes of

their setting that contribute to the significance of either of these two listed buildings (see 3.16 above).

- 3.18 The proposed alterations to the windows of Nos. 4 and 6 Vicarage Fold would result in an enhancement of these two cottages and would also enhance the setting of the two listed buildings.
- 3.19 As a result, it is considered that the proposed development would not harm the significance of either Vicarage House or the barn approximately 50m north-west of Vicarage House. Therefore their settings would be preserved.

Step 4 – Maximising enhancement and minimising harm

- 3.20 The design of the proposed development provides the opportunity to enhance the setting (and thus the significance) of these listed buildings by providing more appropriate windows to the two cottages. This opportunity has been taken. As no harm has been identified (see 3.19 above) there is no need to consider its minimisation.

4.00 CONCLUSIONS

- 4.01 As indicated in 1.01 above, this Heritage Statement has been prepared in connection with the proposed extension to the kitchen of The Freemasons Arms and the change of use of Nos. 4 and 6 Vicarage Fold, Wiswell. The site is within the Wiswell Conservation Area and there are two buildings on the opposite (south-west) side of Vicarage Fold that are included on the List of Buildings of Special Architectural or Historic Interest (see Appendix A).
- 4.02 As a result of the assessment undertaken in Section 3.00 above, it is considered that as a result of its size and flat-roofed form, together with the loss of the ground floor door and window openings to No. 6 Vicarage Fold and the loss of the remaining sections of the boundary walls, the proposed kitchen extension would cause some harm to the character and appearance of the Wiswell Conservation Area. In relation to the distinctions set out in paragraphs 133 and 134 of the Framework (see 1.09 above), this is considered to be close to the lower end of the range of 'less than substantial harm'.
- 4.03 The proposed alterations to the windows of Nos. 4 and 6 Vicarage Fold (see 3.03 above) would result in an enhancement of these two Buildings of Townscape Merit (see 2.09 above) and would therefore result in an enhancement of the Wiswell Conservation Area.
- 4.04 In order to make an overall assessment of the impact of the proposed development on the Wiswell Conservation Area, it is necessary to balance the limited harm that would be caused by the proposed kitchen extension against the enhancement of Nos. 4 and 6 Vicarage Fold. The enhancement of these two cottages would be prominent from the public realm, whilst the harm from the kitchen extension would be only appreciated from a limited number of private locations. As a result, it is considered that 'on balance' the proposed development would enhance the character and appearance of the Conservation Area (see 3.10 above).
- 4.05 It is considered that the proposed development would preserve the setting of the adjacent listed buildings (see 3.19 above).
- 4.06 The proposed development would therefore satisfy the statutory duties set out in Sections 66 and 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* (see 1.04 and 1.05 above).
- 4.07 The proposed development would also accord with Key Statement EN5 and Policies DMG1 and DME4 of the *Ribble Valley Core Strategy* (see 1.07 above) and with those sections of the *National Planning Policy Framework* that relate to the historic environment (see 1.08 above).

APPENDIX A LIST DESCRIPTIONS

WISWELL

Vicarage House

Grade I

House, early C17. Sandstone rubble with stone slate roof. 2 storeys. Lobby-entry plan. Windows mullioned, with hollow chamfer, outer chamfer, and hoods. To the left of the door are ones of 4 and 5 lights, to the right of one, 2, and 3 lights. The 1st floor windows are of 4, 2, 2, and 5 lights. The door has a chamfered surround with Tudor arch. Chimneys to left and right of door, and on left-hand gable set forward of the ridge. Coped gables with kneelers and ball finials. The left-hand gable wall has a 10-light mullioned and transomed window on the 1st floor. Inside, the door opens into a lobby against 2 large back-to-back fireplaces, originally with firehoods. Each has a stone jamb and a chamfered and stopped bressumer. The right-hand inglenook contains a smaller re-set stone fireplace with Tudor arch. The rooms served by the fireplaces have exposed chamfered and stopped main beams and common joists. The house contains much timber panelling, which appears to be C17 although incorporating some possibly early C16 work. Some of the panelling has been re-arranged and may have been imported from another building. The room to the right of the door is divided from the 2 right-hand rooms by a wall of vertical plank and muntin panelling with 2 intermediate horizontal rails and with 2 doorways with depressed arched heads each with an incised cross. Some of the muntins have carpenter's marks. The room to the left of the door has a similar panelled wall dividing it from the left-hand room, but the rails and muntins are moulded and the doorway has a Tudor-arched head with carved flower and tracery decoration in the spandrels. Set within the inglenook, surrounding a fireplace of C19 or C20 date is similar panelling with 2 doorways which have similar Tudor-arched heads, the upper parts of the doors also having tracery decoration. The stair is now within the lobby and has a straight flight with turned balusters. On the 1st floor there is further panelling.

Listing NGR: SD7450237353

WISWELL

Barn approx. 50m NW of Vicarage House

Grade II GV

Integrated barn and byre. Circa 1700. Coursed rubble, some elevations watershot; roof with stone slabs to roadside, Welsh slate to farmyard side, 3 units, store, barn and byre, the latter units divided by stone cross wall. Massive quoining throughout. Yardside elevation with entrances to each unit, that to the barn proper a wagon entry with heavily corbelled flanking walls under catslide.

Small later window. Planked doors. Right return with 2 openings under massive lintels, and a later small window. Interior: original trusses with queen struts, 3 pairs of purlins and ridge piece; the byre truss with renewed king post. The barn has group value with Vicarage House (grade I, ref 2/78).

Listing NGR: SD7449037386