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HERITAGE ASSET STATEMENT

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IN RESPECT OF:

A FULL PLANNING APPLICATION AND AN APPLICATION FOR
LISTED BUILDING CONSENT FOR THE CHANGE OF USE OF A
PUBLIC HOUSE, OWNERS LIVING ACCOMMODATION AND BED
AND BREAKFAST FACILITY INTO TWO RESIDENTIAL
DWELLINGS

AT

THE DOG AND PARTRIDGE PUBLIC HOUSE
TOSSIDE
BD23 4SQ

Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates
Our Ref: Gri/754/2103/PF
Our Client: Mr and Mrs T Gridley
Date: June 2016



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. Introduction

- 1.1 Gary Hoerty Associates have been instructed by Mr and Mrs T Gridley, of The Dog and Partridge Public House, Tosside, BB23 4SQ, to submit a planning application on their behalf for the for the change of use of the Dog and Partridge Public House, owners' living accommodation and bed and breakfast facility into two dwellings.
- 1.2 As the subject property has listed building designation any proposed development requires the preparation of a Heritage Asset Statement. This report has been produced in support of an application for the above mentioned development, and will consider the impact of the proposals on the designated heritage asset ¹
- 1.3 This document has been prepared in line with policy guidelines set out in the National Planning Policy Framework (DCLG, 2012) and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). The research and recording work follows English Heritage Guidance 'Understanding Historic Buildings' (2016).

2. Background Information

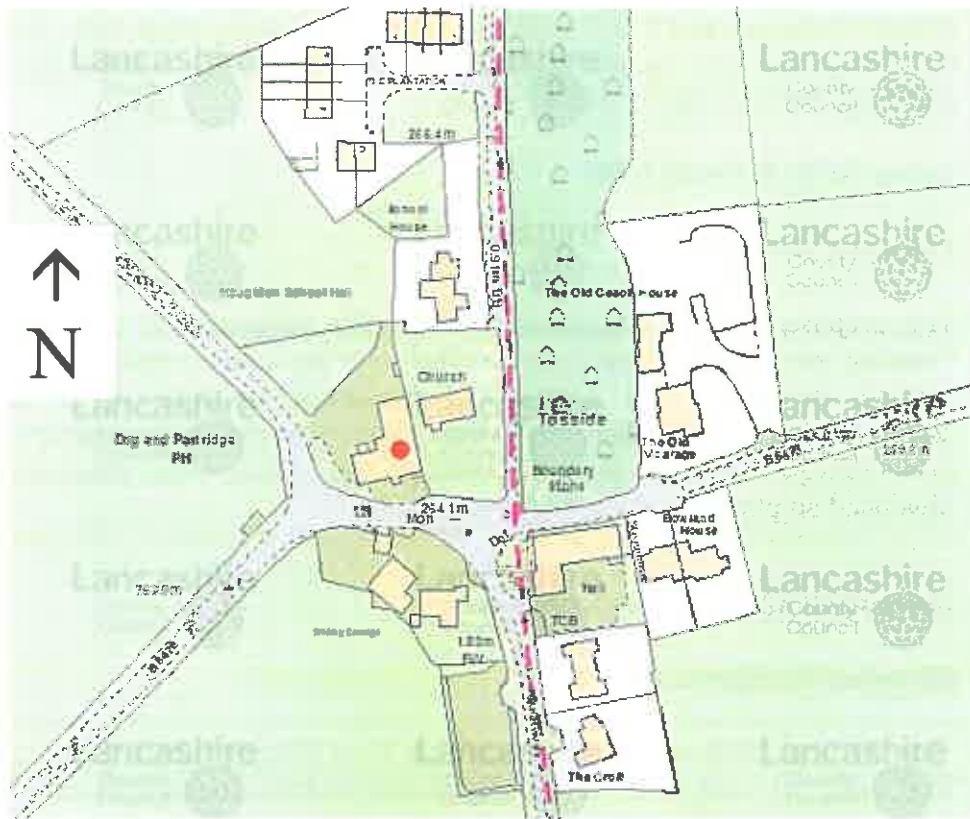
2.1 Site Location

- 2.1.1 The application site is situated in Tosside, which is a small village that straddles the boundary between Lancashire and Yorkshire. The application site is in the western part of the village which is within the borough of Ribble Valley, with the eastern side of the village being in the Craven District. This is shown on the site plan in image 1 below. The boundary denoted by the dashed magenta line. The whole of the village is situated within the Forest of Bowland Area of Outstanding Natural Beauty. Tosside is a rural area and is sparsely populated. The site has an approximate National Grid reference of SD 76890 56065.

2.2 Site Description

- 2.2.1 The application site comprises the property known as The Dog and Partridge, which is a detached property with associated car park area. The property is of part two, part three storey construction. The roof of the entire property is clad in natural stone slates and the walls are natural random stone.
- 2.2.2 The site is situated inside the boundary that designates the area as an Area of Outstanding Natural Beauty.
- 2.2.3 The Site plan is given below in Image 1;

¹ As required by paragraph 128 of National planning Policy guide (NPPG) 2012



(MarioMap 2016)

Image 1 – Site plan of The Dog and Partridge indicating the current layout of the site. Boundary line between Craven Borough and Ribbles Valley shown in dashed magenta.

2.3 Building Description.

- 2.3.1 The main building is aligned along an east to west axis and is two storeys in height. There is a two storey building, a more recent extension to the main building, aligned along a north to south axis.
- 2.3.2 The Dog and Partridge was listed Grade II on 20th February 1984. The listing description states²:

GISBURN FOREST TOSSIDE SD 75 NE

*2/70 Dog and Partridge Public House
GV II*

Public house, probably late C18th. Squared water shot sandstone with stone slate roof. 2 storeys, 4 bays. Windows have plain stone surrounds. Bays 2, 3 and 4 have 2-light windows with plain stone surrounds and square mullions. The left-hand bay has a window with plain stone surround, with a window of similar appearance in cement above. At the left is a door with plain stone surround. Between bays 2 and 3 is a modern porch. Attached to the wall

² Historic England

between bays one and 2 is a mounting block with 4 stone steps and a flagged top. The gables have copings. Chimney on right-hand gable, between bays one and 2 and between bays 3 and 4.

Listing NGR: SD7689656067

2.4 Proposed Works

- 2.4.1 The proposed works considered through this statement is the proposed blocking up of three internal doors to effectively separate the building into two separate dwellings. The proposal is considered in more depth in the accompanying Planning Statement, which should be read in conjunction with this Heritage Statement for understanding and clarity. The proposals are illustrated on plan, reference: Gri/754/2103/01.

3. Assessment of the Heritage Asset

3.1 Historical Background

- 3.1.1 This Heritage Statement contains extracts from historic maps; the maps are from circa.1910 and 1976. In this section historic background information and information gained from these maps is commented upon below.

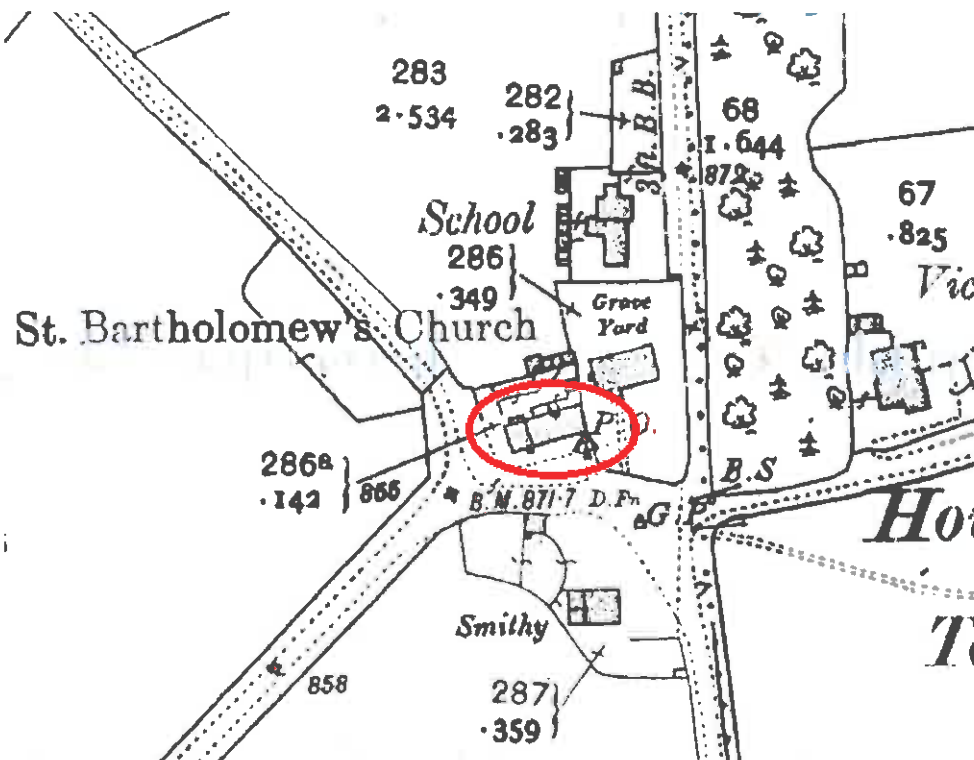


Image 2 – Extract of c.1910 OS map showing plan form of the Dog and Partridge.

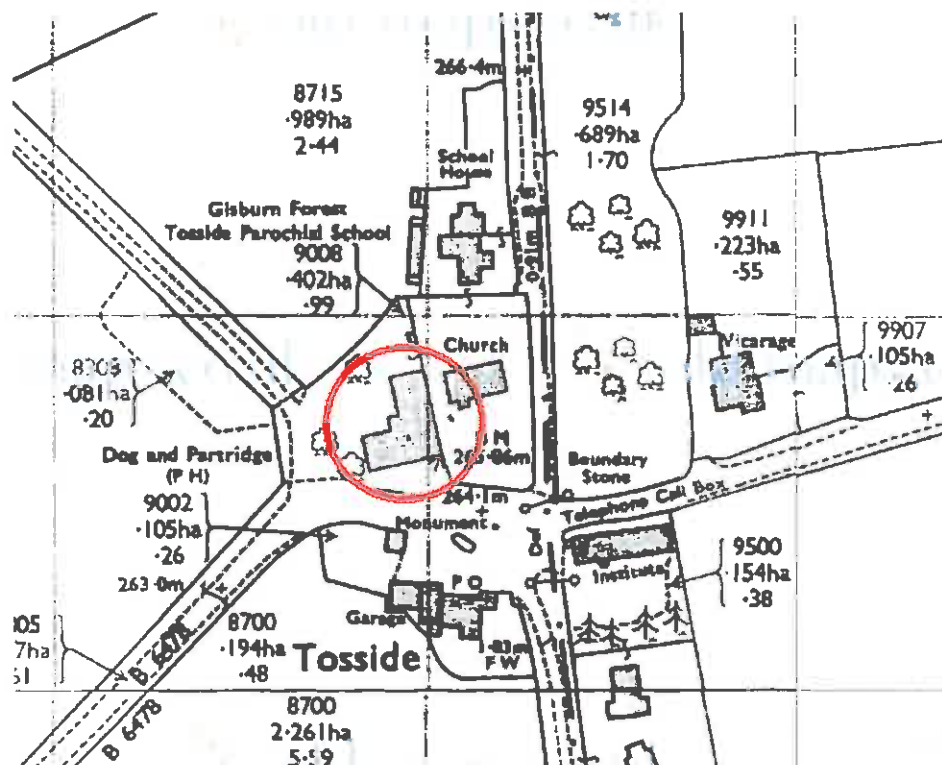


Image 3 -- Extract of c.1976 OS map showing plan form of the Dog and Partridge. This map shows the presence of the more recent extension to the rear of the building.

- 3.1.2 The image from c.1910 (image 2) shows The Dog and Partridge. The label attached to the building is P.O. for Post Office which is a past use of the building.
- 3.1.3 The image from the c.1976 map (image 3) shows the existing plan form of the Dog and Partridge with the more recent extension present on this image. The label 'Dog and Partridge' is also present on this image.
- 3.1.4 The building has had various uses throughout its life. In the West Riding Directory of 1822 it was called 'The Board' (possibly as board and lodgings were provided). At some point in its history the license permitting the sale of alcohol was revoked and 'The Board' became 'The Temperance Hotel', providing board and lodging and refreshments (but not alcohol). After a while, a shop and post office were established in the hotel. The former bar area serving as the shop counter. (Newhouse)³
- 3.1.5 In the early 1960's 'The Temperance' along with two nearby farms, Skirden Hall and Sandy Syke, were acquired by Bleakholt Animal Sanctuary and used as a rest home for old horses, donkeys and other animals. Sometime after this Bleakholt sold off their holding in these premises and the building stood empty. The 1976 map extract above shows the pub labelled as 'Dog and Partridge' and also shows the presence of the rear extension. This indicates

³ Tosside Parish Magazine (Nov 1989)

that the building had come full circle as was now again trading as a public house. (Newhouse)⁴

3.2 Appraisal of Heritage Value

- 3.2.1 In considering the buildings significance, this appraisal considers the heritage values outlined in the 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). These values are: evidential, historic, communal and aesthetic values. An appraisal of these values allows a careful consideration of the significance possessed by the heritage asset and the guidance is intended to facilitate change through intelligent management of the historic environment. The values are commented on below;

Evidential Value

'Evidential value derives from the potential of a place to yield evidence about past human activity'

- 3.2.2 The building represents physical evidence of a traditional public house; illustrating local styles and methods of construction that would have been prevalent during the period. The building also provides evidence of the siting of public houses; traditionally alongside the main road on travel routes. The fact that the building has been subsequently extended and adapted provides evidential value of the changing requirements of the building. This extension and adaption, however, is also harmful to the level of evidential value of the building. Had the building remained unaltered the evidential value would have been regarded as high. As it is the evidential value has been diminished by the subsequent extensions to the building so lessens the value.

Historical Value

'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'

- 3.2.3 The primary historical value of the building is in the buildings historical use as a pub. The main route through Tosside would have been one used by travellers and traders. The pub would have serviced their needs as well as being a hub for village life therefore the pub provides a physical connection to these past activities. This is where the historical value lies.
- 3.2.4 Illustrative value of the exterior of the building; the exterior of the Dog and Partridge fits with the collective buildings of the village as the choice of walling materials match and the plain stone window and door surrounds emulate the existing openings on the block. The roof covering of stone slate also adds to the illustrative value.

⁴ Tosside Parish Magazine (March 1990)

Aesthetic Value

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place'

- 3.2.5 The building is an attractive roadside building. Faced with local stone and stone slate roof. It displays vernacular features congruous to the local historical environment. It is a landmark presence in the village. Its traditional aesthetic quality has been detracted from slightly by a series of more recent extensions which, although sympathetically constructed, do not possess the same heritage value as the original parts of the building. The aesthetic value of the building primarily rests with the roadside elevation, which has a high value. The rest of the building is low.

Communal Value

'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'

- 3.2.6 The Dog and Partridge is a longstanding feature of the local environment and being a publicly accessible building, a prominent feature of the village and a place for socialising it has a rich communal value. The site also has communal value as a local land mark building, being central to the village. Like many pubs, however, it has struggled to maintain its fundamental importance as the main place for local social activity with the local Community Hall now being the primary venue for activity in the village. As with previous proposals for the pub the communal value of the Dog and Partridge will also be gauged by the opinions voiced by the local community during the public consultation stage of the application.

4. Impact on the Heritage Asset.

4.1 Heritage Impact Assessment

- 4.1.1 The impact on the sites evidential value will be low as the design has carefully considered the buildings most significant and sensitive elements, and leaves these unaltered. The extensions and alterations to the building over the years have eroded the evidential value somewhat anyway. Any residual risk of harm to the building's evidential value can be mitigated by planning conditions, such as the use of an archaeological watching brief to ensure any below ground excavations, say for drainage connections, are overseen by experts. Expert recording through a written scheme of investigation can be required by planning conditions to ensure a good record is retained on the public record of the pub in its present state.
- 4.1.2 The impact on the buildings associative historical value will be high, as the primary historical value stems from the historic use as a public house. The impact on illustrative historical value will be low as although the proposal

would represent a change to use of the building any changes would be sympathetic and minimal.

- 4.1.3 The impact on the aesthetic would be low or positive. The conversion would incorporate minimal external alterations and introduce new work which strongly upholds and enhances the building's aesthetic value by removing inappropriate interventions.
- 4.1.4 The impact on the site's communal value would be high as converting the building into dwellings naturally changes the building from public to private access.
- 4.1.5 The proposed works contained within this statement are concerned with protecting the existing building through finding a sustainable use for it. Policy recognises that the optimum viable use is that which best sustains the heritage asset. Securing the optimum viable use is recognised in the planning practice guide⁵ as a public benefit⁶ which can outweigh 'less than substantial harm' arising from the alterations to achieve a new use. The proposed works have been designed best to uphold the heritage values, with consideration given to the materials or techniques. The proposal will see three internal doors blocked up. This will provide separation for the two proposed dwellings, but is a reversible intervention. The internal finishes are substantially modernised and therefore renewal will be predominantly like for like with no loss of special interest.
- 4.1.6 There will be no proposed changes to the external façade of the building except the removal of the pub signage. Other buildings in the village, which have historically been in commercial use, have been successfully changed to residential use in ways that uphold the buildings' character and special interest and this usually entails making the minimum necessary intervention to the elevations. This respects the traditional village feel and vernacular of the setting.

5. Conclusion

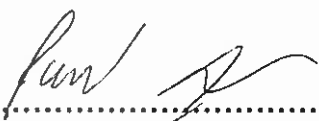
- 5.1 The Dog and Partridge is recognised locally as a building of heritage significance. This is primarily on account of its age, history and prominence in the village. It is a traditional village public house. It is a detached two storey building with two storey extension to the rear. It is built using locally sourced materials in a vernacular style typical at the time of construction. It has designation as a listed building, and is situated in an area designated as an

⁵ Planning Practice Guide ID: 18a-008-20140306 Para 008 '*Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised*'

⁶ '*Public benefits may include... securing the optimum viable use of a heritage asset in support of its long term conservation*'

Area of Outstanding Natural Beauty. Its prime heritage significance is in the historic and communal value associated with the sites use as a public house.

- 5.2 The potential closure of the pub due to economic pressure is a familiar story across the country with many similar pubs failing due to the shift in social activity resulting in the loss of trade⁷. Closure in this case is imminent and no viable alternative use has been found other than conversion to residential use. The proposals seek to formalise consultation on this issue and engage in structured discussion to consider all the options. Redundancy and closure with no future use would leave the building at risk of decay and eventual loss. Therefore the findings of this Statement inform proposals which present the Council with the opportunity to grant consent for the change of use of the building from an unsustainable business into two attractive family homes that will not only provide two high quality dwellings but also has very little impact on the overall street scene and the AONB as a whole.
- 5.3 The heritage impacts have been assessed overall as low, with some benefits, such as, to the aesthetic value of weaker parts of the building's appearance. The harm has largely been minimised by sensitive design and the remaining harm can be mitigated through planning conditions.
- 5.4 There are minor proposed changes to the exterior of the building which comprise of the removal of the public house signage and the subdivision, to the rear, of the allocated curtilage for each proposed dwelling. The materials and landscaping proposal have been developed to enhance the buildings setting. By minimising physical changes the proposals substantially avoid harm to the historical and evidential value of the asset.
- 5.5 The communal value is most affected by the proposal to develop private dwellings. The business faces considerable risks from dwindling local and passing trade and this value cannot be sustained in the present use.
- 5.6 Having also considered the proposals against guidance outlined in the National Planning Policy Framework (see accompanying Planning statement), the nature of the proposals are structured with providing a consistent use for the building but with enhancement and protection of the heritage asset as the primary driver. By examining the significance of this building, and the impact of the proposals, it has been demonstrated that the proposals conform to policy and the associated guidance. The Council is therefore invited to look favourably upon this application for consent.

Signed..........Date.....21.07.2016.....

Paul Fay BSc (Hons) for and on behalf of Gary Hoerty Associates

⁷ CAMRA reports 29 pub closures per week.

