

HERITAGE STATEMENT

THE TOBY JUG TEASHOP, KINGSTREET, WHALLEY, LANCASHIRE, BB7 9SL

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

1.0 INTRODUCTION

1.1 Sunderland Peacock and Associates Ltd have been commissioned by Mr Peter Ireland to prepare this Heritage Statement as part of an application for Listed Building Consent with regard to the following works relating to The Toby Jug Teashop (no 20 King Street) which is a designated heritage asset and is Grade II listed. The building is also located within the Whalley Conservation Area, also a designated heritage asset.

- Installation of Flood Protection Barriers.

1.2 The aim of this Heritage Statement is to assess any potential impact that the proposals may have on the designated heritage assets in order to ensure that its significance remains intact. 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 the 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."

1.3 The building is owned by the Mr Peter Ireland who is the applicants in this case. This report is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application documents.

2.0 THE AUTHOR

2.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. ACIAT, of Sunderland Peacock and Associates Ltd, holds a Master's Degree in Building Conservation and Regeneration and is an Affiliate Member of the Institute of Historic Building Conservation (IHBC) and is currently working towards full membership of the institute.

3.0 SITE LOCATION

3.1 The Toby Jug Tea Shop is located within the Village of Whalley within the Ribble Valley. The Tea shop is located on the east side of King Street at the south end of the village. NGR SD7334636026.

4.0 HERITAGE ASSETS DESIGNATIONS

4.1 The Toby Jug Teashop (along with no. 22 King Street) was designated as a Grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 on the 13th February 1967 (list entry number 1362368). The list entry is as follows:

Pair of houses, late C17, altered probably late C18. Sandstone rubble with tile roof. Double-depth plan. 2 storeys. No. 20, at the right, of 2 bays. Windows have stone surrounds with moulded sills. 1st floor windows are of 3 lights and retain their flat-faced mullions. Left-hand ground-floor surround now has 2 sashes with central mullion. Right-hand ground-floor window reconstructed, with 2 sashes. The door, between bays, has a chamfered surround of C17

special regard for the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses."

- 6.2 Section 72 of the act relates to conservation areas and that "...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

National Planning Policy Framework (NPPF)

- 6.3 The national planning policy for England is laid out within the national planning Policy Framework (NPPF) which was issued on the 21st March 2012. The relevant policies, which have also been taken into account, consist of the following paragraphs.
- 6.4 Paragraph 17 describes that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 6.5 Chapter 12 of the NPPF is concerned with the conserving and enhancing of the historic environment. Paragraph 128 describes the duties of the Local Planning Authority in respect of the requiring applicants to adequately describe the significance of any heritage assets (including any contribution made by their setting) which is affected by the proposed development. The National Planning Policy Guidance provides support for this (Ref: ID:18a).
- 6.6 Paragraph 65 of the NPPF relates to setting in that planning permission should not be refused for proposals which promote sustainability because of concerns regarding the proposals incompatibility with an existing townscape. However this does not apply to designated heritage assets where proposals would cause harm to the asset and / or its setting that is not outweighed by social, economic and environmental benefits.
- 6.7 Paragraph 129 describes the duty of the Local Planning Authority in that they should identify and assess the particular significance of any heritage asset affected by development (including its setting). They are to take this information into account when considering the impact of a proposed development in order to avoid or minimise potential harm.
- 6.8 Paragraph 131 describes further duties of the Local Planning Authority when determining planning applications affecting heritage assets, in that they are to take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation.
 - The positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.9 Paragraph 132 describes that the Local Planning Authority should give great weight to a heritage assets' conservation when considering the impact of a proposed development.

- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.
- 6.15 Policy DME2 states that "Development proposals will be refused which significantly harm important landscape or landscape features" This is inclusive of traditional stone walls and any townscape elements such as the scale, form and materials that contribute to the characteristic townscapes of the area.
- 6.15 Policy DME4 describes the policies with regards to the protection of conservation areas, listed buildings and any other buildings of significant heritage interest and states;

"Proposals within or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhance the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design, materials and existing buildings, structures, trees and open spaces will be supported.

"In the conservation areas there will be presumption in favour of the conservation and enhancement of the elements that make a positive contribution to the character or appearance of the conservation area"

"Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported."

"Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist."

This local policy varies from national planning policy in that it does not take into account the degree of harm to heritage assets or allow for the weighing up of the proposals against public benefits.

7.0 PROPOSED WORKS AND IMPACTS

- 7.1 The proposals consist of the installation of flood protection barriers to 4no external doors to the teashop and residence and 2no external doors to the garage and teashop store. The work is to be funded through a grant scheme which Mr. Ireland has applied to in order to pay for the proposed flood barriers.
- 7.2 The barriers are to be installed as part in response to past significant flooding to the local area, particularly towards the end of 2015, were significant flooding occurred due to persistent rainfall which caused the River Calder to burst its banks. The building is in a flood risk area at risk from flooding from both river and surface water flooding and the barriers are seen as essential in ensuring that the building does not flood again in the future.

- 7.6 The installation of the barriers is a minimal intervention and is the least invasive method of permanent flood protection which would not have a significant negative impact upon the significance of the building. The barrier which is to be installed to the front door of the building is to be installed internally so as to not harm the aesthetic value of the principal front elevation of the property as well as the appearance and character of the Conservation Area. All other barriers are to be installed externally to the rear of the building where they will cause little impact to the character of the conservation area as well as the rear elevations of the property where the aesthetic value is lower than that of the principal front elevation. During periods of non-flooding, only the wall fixed frames will be visible therefore having a low visual impact on the listed building and conservation area. The visual impact of the frames will be further lessened through the powder coating of the frames which will be of an appropriate and sympathetic colour. There will be no removal of historic fabric, therefore very little harm will be caused as a result of the fixing and recessing of the frames. This intervention also responds to an existing vulnerability that the building is faced with, in the form of flood risk, something which the barriers will address. The barriers will also be a reversible intervention and can be removed in the future if required.
- 7.8 It should also be noted that a similar application (app no. 3/2016/0668) has been submitted for the installation of flood protection barriers to another commercial building, no. 33 King Street, Whalley, for which Listed Building Consent was granted in September 2016.

8.0 ASSESSMENT OF 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 significance could be affected by the works that are proposed as part of this application.

8.1 Evidential Value:

The Historic England 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 Toby Jug Teashop possess evidential value and is derived from the buildings past use as a historic dwelling, however this can be lessened as the building is no longer used for this purpose. The proposed installation of flood barriers is unlikely to harm the evidential value of the building.

8.2 Historical Value:

The Historic England 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 historic value of The Toby Jug Teashop is derived from its origins as a 17th century dwelling, its age and its evolution through past alteration which is acknowledged within the list description.

