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**Heritage Statement**  
**in connection with**  
**Change of Use, Holmes Cottage, Woone Lane,**  
**Clitheroe**

Prepared by  
C.J.O'Flaherty MRICS, MSc  
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## **1 INTRODUCTION**

### **Purpose and Format**

- 1.1 This Heritage Statement has been prepared to assess the potential impact of a change of use to Holmes Cottage, Woone Lane, Clitheroe upon the significance of the Clitheroe Conservation Area and neighbouring grade II listed Holmes Mill. The building is currently a dwelling and the proposals involve conversion to a medical or health services premises.
- 1.2 In essence the Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The Statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>1</sup> and 'Conservation Principles, Policies and Guidance'<sup>2</sup> and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- 1.4 The local planning policy context is set by 'Key Statement EN5: Heritage Assets' of the 'Ribble Valley Borough Council Core Strategy (2008-2028)'.

### **The Author**

- 1.5 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

### **Methods of Research and Investigation**

- 1.6 Inspections of the site were carried out in November 2016 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the proposed works and their likely impact.

## Holmes Cottage



*Figure 2) Holmes Cottage, west facing elevation*



*Figure 3) Panoramic view from Woone Lane showing Cottage (left) and neighbouring Mill buildings*

### **Heritage Asset Designations**

- 2.3 The Cottage is located in the southern part of the Clitheroe Conservation Area. The Area was first designated in 1973 and subsequently subject to a number of boundary changes, the most recent of which occurred in 2007 and involved the inclusion of Holmes Cottage and the adjacent Mill.
- 2.4 In 2005 an updated Clitheroe Conservation Area Appraisal was produced by 'The Conservation Studio'. This summarised the special interest of the Area and noted Holmes Cottage as being a building of townscape merit (the building is not listed).
- 2.5 The neighbouring Holmes Mill – converted – is a grade II listed building.

past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative or associative*".

- 3.8 The Cottage shares associative historic value with the neighbouring Mill. It also provides illustrative value through its depiction of elements of C19th industrial and domestic life, which relate to the historic development of Clitheroe.

### **Communal Value**

- 3.9 English Heritage (2008) suggests 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".
- 3.10 The Cottage contributes to the architectural and historic interest of the Conservation Area and therefore possesses a degree of communal value.

### **Aesthetic Value**

- 3.11 English Heritage (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".
- 3.12 The Cottage is an attractive domestic building which provides a marked contrast to the utilitarian nature of the adjacent industrial structures. The building makes a positive contribution to the overall aesthetic values of the Conservation Area particularly when viewed from Woone Lane.

### **Statement of Significance**

- 3.13 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration to conservation priorities in light of the proposals for change. In this context a statement of significance is given below.
- 3.14 Holmes Cottage is a mid to late C19th dwelling which is believed to have been built for a supervisor working in the adjacent C19th Holmes Mill. The Cottage and the Mill are located within the southern part of the Clitheroe Conservation Area and the Mill is grade II listed.
- 3.15 The Cottage possesses range of heritage values which contribute to the overall special interest of the Conservation Area and also make a contribution to the significance of the listed Mill. The primary heritage values of the Cottage relate to its pleasing appearance (aesthetic value) and historical connections to the Mill. Herein the main significances of the building lie and future conservation of significance will rely upon maintaining its appearance and its spatial relationship with the Mill.

- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - *the desirability of new development making a positive contribution to local character and distinctiveness; and*
  - *opportunities to draw on the contribution made by the historic environment to the character of a place.*
- 4.4 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

#### **NPPF Policy 132**

- 4.5 Policy 132 of the NPPF states: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"
- 4.6 In this instance the matter for primary consideration is whether the proposals harm the significance of the Clitheroe Conservation Area. Of secondary consideration is whether the proposals harm the significance of the listed building (Holmes Mill) by altering its significant setting.
- 4.7 Given that the appearance of the Cottage will ostensibly remain unchanged it will continue to assert positive contributions to the aesthetic and historic values of the Conservation Area and the historic values of the Mill. It could be argued that the change of use will erode a degree of the building's illustrative value in relation to the Mill, however conversely it could be argued that in making the building more publically accessible the building's communal value will be enhanced. On the balance of probabilities it seems most likely that the change of use will raise the profile of the building and reinforce it as a positive contributor to the architectural and historic interest of the Conservation Area. Therein the proposed change will positively enhance the Conservation Area and accord with the 1990 Planning (etc) Act.

## Holmes Cottage

conserving the significance of heritage assets. It states:

*"Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits"*

- 4.11 The appraisal of heritage values and statement of significance has identified the values and significance and values of the building and demonstrated how these contribute to the overall significance of the Conservation Area and listed building. The proposals, as also assessed above, will not harm these values or significances and therefore satisfy Key Statement EN5.