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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  
MODERN TWO STOREY REAR EXTENSION FROM BED AND  
BREAKFAST GUEST ROOMS AND CAFÉ TO FORM A SELF-  
CONTAINED DWELLING

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/754/2228/PF  
Our Client: Mr and Mrs T Gridley  
Date: February 2017



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
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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, to submit, on their behalf, a planning application and an application for Listed Building Consent for the change of use of a modern two storey extension at the rear of the main building from bed and breakfast guest rooms and café to form a self-contained dwelling.
- 1.2 As the property is a Grade II Listed Building the proposed development requires the preparation of a Heritage Asset Statement (HAS). This report has been produced in support of the applications for the above mentioned development, and will consider the impact of the proposals on the designated heritage asset<sup>1</sup>
- 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 of the Forest of Bowland Area of Outstanding Natural Beauty.
- 2.2.3 The Site plan is given below in Image 1;

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<sup>1</sup> 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 Ribble 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/three storeys in height. There is a two storey building, a more recent extension to the main building, aligned along a north to south axis. The proposal relates primarily to the recent extension.
- 2.3.2 The Dog and Partridge was listed Grade II on 20<sup>th</sup> February 1984. The listing description states<sup>2</sup>:

*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*

<sup>2</sup> Historic England



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 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

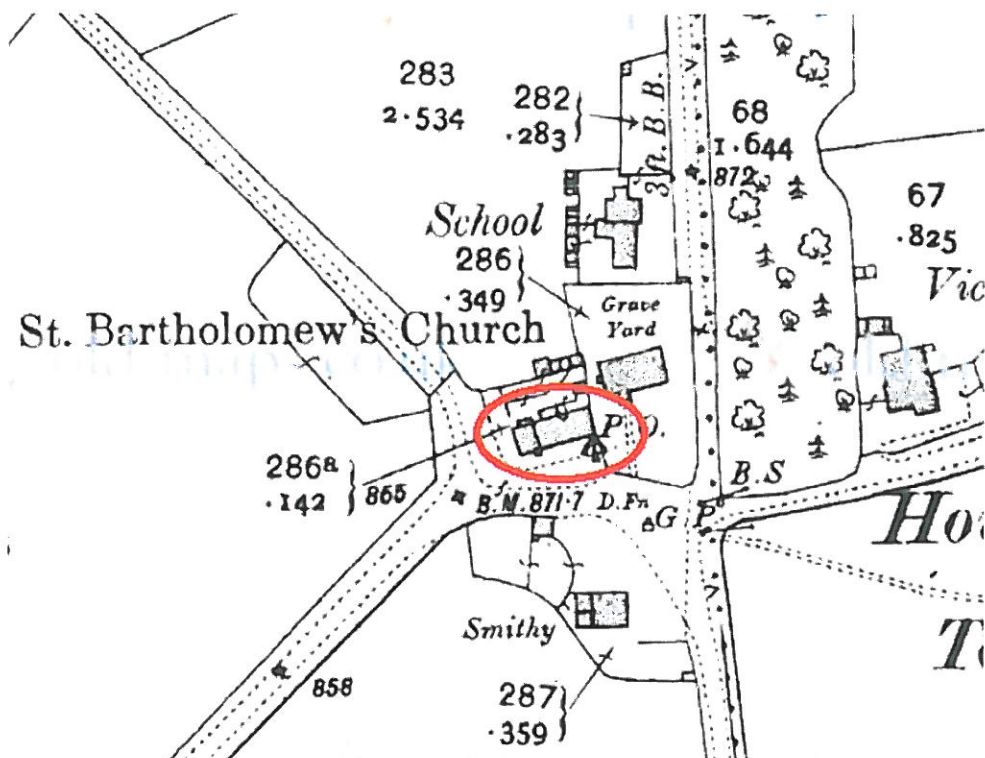
## 2.4 Proposed Works

- 2.4.1 The proposed works to the fabric of the Listed Building involves only the blocking up of three internal doors in order to separate the proposed self-contained dwelling from the main, historic part of the building which is going to remain in its existing authorised use as public house with owners living accommodation. The proposal is considered in more detail 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/754/2228/01.

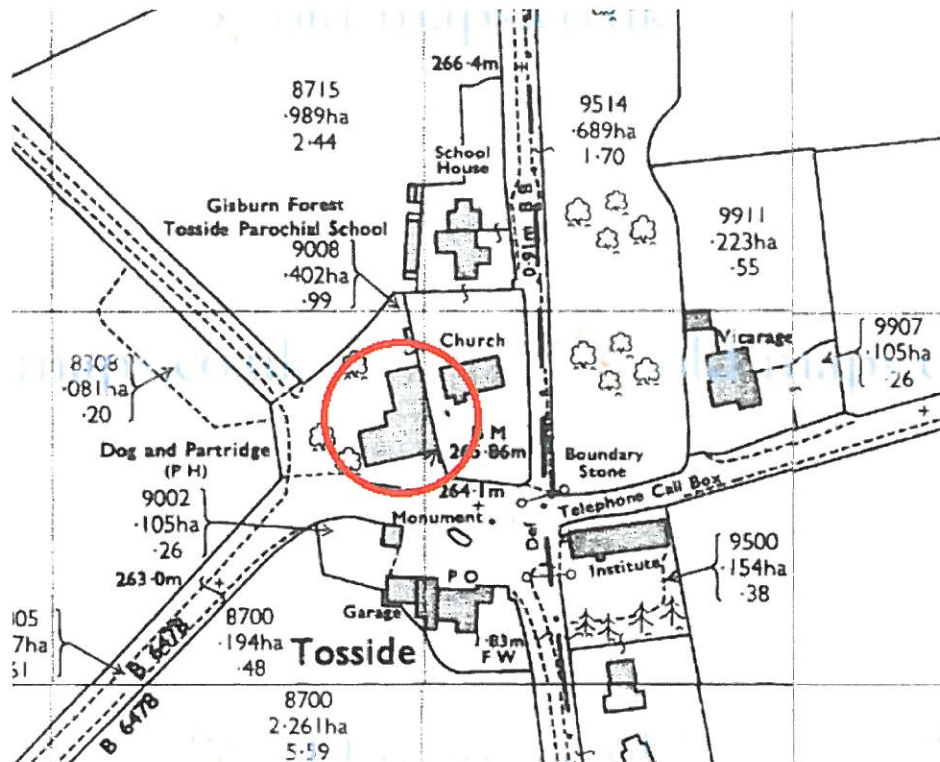
## 3. Assessment of the Heritage Asset

### 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)<sup>3</sup>
- 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

<sup>3</sup> Tosside Parish Magazine (Nov 1989)

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

## **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

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<sup>4</sup> Tosside Parish Magazine (March 1990)

emulate the existing openings on the block. The roof covering of stone slate also adds to the illustrative value.

### **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.

## **4. Impact on the Heritage Asset.**

### **4.1 Heritage Impact Assessment**

- 4.1.1 The impact on the sites evidential value will be very low as the proposal relates primarily to the modern addition to the building and leaves the most sensitive and significant elements of the historic part of the building left unaltered. The extensions and alterations to the building over the years have eroded the evidential value somewhat anyway. Any minor residual risk of harm to the building's evidential value could, if necessary, 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 could also be required by planning conditions, if necessary, to ensure a good record is retained on the public record of the building in its present condition.
- 4.1.2 The impact on the buildings associative historical value will be very low, as the primary historical value stems from the historic use as a public house,



which will remain unaltered in this proposed change of use/development. The impact on illustrative historical value will also be very low as the change of use relates only to the modern extension and the changes to the fabric of the building are minimal and sympathetic.

- 4.1.3 The impact on the aesthetic would also be very low or positive as the conversion utilises existing door and window openings and does not require the provision of any new openings in either the historic or modern parts of the building.
- 4.1.4 The impact on the site's communal value would be low as the main 'public' part of the building, the public house is not affected by the proposed change of use of the modern extension.
- 4.1.5 The proposed change of use and works to which this statement relates are concerned with protecting the main, historic, part of the building and ensuring its future protection and appropriate maintenance, by finding the most sustainable mixture of uses for the overall building. 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 guide<sup>5</sup> as a public benefit<sup>6</sup> which can outweigh 'less than substantial harm' arising from the alterations to achieve a new use. The proposed works, by restricting the change of use to the modern extension, have been designed best to uphold the heritage value of the overall building. As previously stated, the proposal necessitates only the blocking up of three internal doors in order to provide separation between the proposed dwelling and the retained public house with owners living accommodation. This is a reversible intervention, and 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. 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 (as is the case with this proposal) this usually entails making the minimum necessary intervention to the elevations. This respects the traditional village feel and vernacular of the setting.

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<sup>5</sup> 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*'

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

## 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 is a Grade II Listed Building, and is situated in an area designated as an Area of Outstanding Natural Beauty. Its prime heritage significance is in the historic and communal value associated with the use of the building as a public house.
- 5.2 At the time of preparation of this Statement, the public house is closed. This is due to economic pressure and is common to the story across the country with many similar pubs failing due to the shift in social activity resulting in the loss of trade<sup>7</sup>. The closure may have to become permanent if no viable alternative mixture of uses for the overall building can be found. In our opinion, the proposal to which this statement relates does involve a viable and most appropriate mixture of uses. The replacement of the unsuccessful bed and breakfast business with a dwelling will provide finances to enable the retention of the public house in the historic part of the building, thereby avoiding the permanent closure and the inherent risk of decay of the Listed Building. Therefore the findings of this Statement inform a proposal which presents the Council with the opportunity to grant planning permission and Listed Building Consent for the change of use of the modern part of the building from an unsustainable business into a self-contained dwelling to the substantial benefit of the main historic part of the building. There would also be no detrimental impact on the appearance and character of the AONB locality.
- 5.3 Overall, the heritage impacts have been assessed overall as very low, with the substantial potential benefit of ensuring the future operation of the public house and the proper long term maintenance of the Listed Building. The harm has been kept to an absolute minimum (if, indeed, **any** harm could be alleged) through restricting the proposal to the modern part of the building and through sensitive design.
- 5.4 Externally, the required alterations are also minimal, effectively only involving the creation of a curtilage and parking area for the proposed dwelling that is separate from the curtilage of the public house and owners accommodation. Any boundary treatments and landscaping will be designed to enhance the setting of the building. By minimising physical changes the proposals substantially avoid harm to the historical and evidential value of the asset.
- 5.5 The communal value is not affected by the proposal. The public house, however, has been forced to close due the former mixed use of public house with bed and breakfast accommodation and café being financially

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<sup>7</sup> CAMRA reports 29 pub closures per week.

unsustainable. Refusal of the applications which this Statement supports, could, regrettably lead to this closure being permanent.

- 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.....22.02.2017.....

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

