

Conversion of former Punch Bowl Inn (Grade 2 Listed) into 5 No. Holiday Lets and Café including demolition and extensions. Formation of New pitch static caravan Holiday Park with 15 units.

Full Application (re Application)

Former Punch Bowl Inn, Longridge Road, Hurst Green, Clitheroe

HISTORIC BUILDING IMPACT STATEMENT

Bramley-Pate + Partners

Revised March 2017

Conversion of former Punch Bowl Inn (Grade II Listed) into 5 No. Holiday Lets and Café including part demolition and extensions. Formation of Pitch Static Caravan Holiday Park for 15 units.

Historic Building Impact Assessment

Description

The former Punch Bowl Inn is Grade 2 listed in British Listed Buildings and comprises a long low range of quite vernacular building apparently dating from 1793 and including a slight step upwards on the roof line at the eastern end but with no straight joint in masonry. At the East end is a later dwelling of a more formal appearance and much taller, built of faced and coursed sandstone blocks. This is clearly a 19th Century addition and has a hipped roof. This element has a quite formal classical design with two apparently original 'blank window' features on the road elevation. There is a lower two storey extension behind this block, with plain stone window surrounds and expressed stone quoins but with roughcast render elsewhere. The whole rear of the buildings is finished in white painted render of mixed quality and condition.

It is not clear when this building became a public house, presumably some time before the formal dwelling was added to the East end. However, it is clear that the building started life as a pair of cottages with an attached barn to the West end but was an Inn called the 'Fentons Arms' by C.1850 in much the block plan form as it exists today.

There are various claims that Dick Turpin stayed at this Inn, but the physical evidence indicates the date of 1793 engraved on a plaque in the front elevation to be a likely construction date for the front at least, which is in squared and coursed watershot sandstone with plain stone door and window surrounds. Dick Turpin was dead by 1739 and the remaining form of the building does not indicate that it was built as anything other than a pair of cottages with perhaps attached barns. (There is a blocked doorway immediately to the right of the existing front door and the plaque above is central above the pair of doorways.) There may have been pre-existing buildings on the site but there is no clear evidence visible.

The building has had various extensions and alterations as a Public House including opening up the original cellular construction on the ground floor by inserting steel beams etc., numerous extensions of questionable quality to the rear to form kitchens, toilets etc. and the development of the former barn at the West end as a faux 'medieval' style 'hall' space with panelling, exposed timberwork etc. none of which we judge as being 'original' to the building.

The building sits in an open site fronting onto Longridge Road, of some two acres and there is a car park and some random rubble stone walling to the West and South.

Condition

From external inspection the building is in dilapidated but visually in sound condition. This is borne out by the structural report by Messrs. Norman Williams Structural Engineer.

However, the property has suffered from considerable theft and vandalism; lead stolen from roofs and the previous rather fine small pane glazed sash windows in the East elevation of the separate dwelling destroyed.

The water ingress from the roofs following the lead theft has exacerbated a probably long standing but 'low level' dry rot problem along the rear elevation wall and now the first floors, roof and skirtings/door casings etc. are riddled with dry rot along the original rear wall of the range of buildings. The dwelling at the East end is affected and it is evident that there has been a previous outbreak of dry rot that has been repaired but inadequately eradicated from the fabric and the first floor to the rear rooms is now most unsafe. The existing back staircase and rear part of the first floor in the 1793 part are on the point of collapse.

Various steel beams that have been inserted to 'open up' the ground floor pub areas are very rusty due to water ingress and although not yet in danger of failure, rust and attendant swelling/splitting of the structural fabric is now occurring which will be difficult to repair without considerable demolition and re-building of the existing original rear wall.

The property has been re-roofed entirely in the fairly recent past and most rafters appear to be relatively modern sawn soft wood and sarking felt is present.

Decay is progressing quickly and unless halted the buildings will become nothing more than a shell and will probably be uneconomic to repair in their existing form.

Architectural and Historical Importance/Impact

The buildings from the front provide an interesting and orderly example of a largely vernacular building that has been a Public House for at least 150 years. From the rear the buildings are architecturally without merit, being a conglomeration of rendered extensions of various dates. The 19th century dwelling to the East has a stone cornice and plain but attractive stone window and door surrounds but little else to justify the 'listing'.

There is virtually nothing left of any features, fittings etc. inside any of these buildings that are of architectural or historic interest as even the original cellular plan, of the front and back walls and crosswalls between, has been radically altered on the ground floor but is still largely present in the first floor. The proposals to convert the property to 'holiday let accommodation' would replace and replicate the original cellular plan, retain the front elevation as existing and remove some of the existing extensions etc. to the rear and replace them with a more orderly and less impactful arrangement. It is proposed to open up a previously blocked arched entrance doorway into the front elevation of the former barn element to convert this to café use. The structure of this is still evident in the front elevation.

Together these proposals will secure the future of the listed building and preserve the remaining architectural and historic features. The alterations and more modern treatment of the rear elevation is in our view an improvement and as far as we can ascertain, no historic or architecturally significant features exist here to be lost. The existing 'original' rear wall of the range of buildings has only one surviving original feature; a small window opening at first floor level and its structure is now in a perilous state due to dry rot and rusting of various steel structural members at first floor level. The staircase running up this wall is probably not original or in an original location and has been entirely destroyed by dry rot. There is no fabric and no features remaining in this area of historic or architectural significance.

The only part of this building that retains architectural, historical or indeed visual merit is the front elevation onto Longridge Road. This Application proposes to retain and restore this elevation and to reinstate the original cellular form of the accommodation behind this elevation, and to rebuild the rear elevation in a sympathetic manner. The external form of the 19th Century dwelling will be restored and retained as existing.

The development of the rest of the site for holiday lodges will have a limited effect on the setting of the historic building as all the close areas are existing car parking and will remain so. To the West and South of the listed building the site falls away so lodges will be lower and subservient to the listed buildings. To the East, the lodges will be on higher land and may have some impact, but the lodge development is designed to support the repair and maintenance of the listed buildings financially. Also, the lodges are relatively low in scale and built of timber in a style totally different from that of the listed buildings, and as such will be seen as totally separate in form, use and overall visual impact. Also the lodges will only be viewed together with the listed building from the rear and the rear elevation has little merit.

On balance we feel that the benefits to the listed building of these proposals, restoration, a new use and a supporting income; outweigh any detrimental impact on the setting from what can be regarded as 'enabling development.'

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