

HERITAGE STATEMENT

FOR PROPOSED ALTERATIONS AND REPAIRS TO

STANLEY HOUSE, LOWERGATE, CLITHEROE, LACNASHIRE, BB7 1AD

REF: 5483 VERSION 1.01 DATE: DECEMBER 2017



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1.0 INTRODUCTION

1.1 Overview

Stanley House is the focus of this heritage statement, and is currently unoccupied. The building is a grade II listed building and is located within the Clitheroe conservation area, both of which are designated heritage assets.

The applicant proposes a number of repairs and alterations in order for the building to be used in a residential capacity. The change of use of the building has already been granted for residential use under planning approval application no. 3/2016/0928. The client proposes to create 1no. dwelling, 1no ground floor apartment within the west annex and a duplex apartment to the first and second floor above.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to produce this document as part of forthcoming applications for planning approval and listed building consent for the proposals.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications on the affected heritage assets.

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

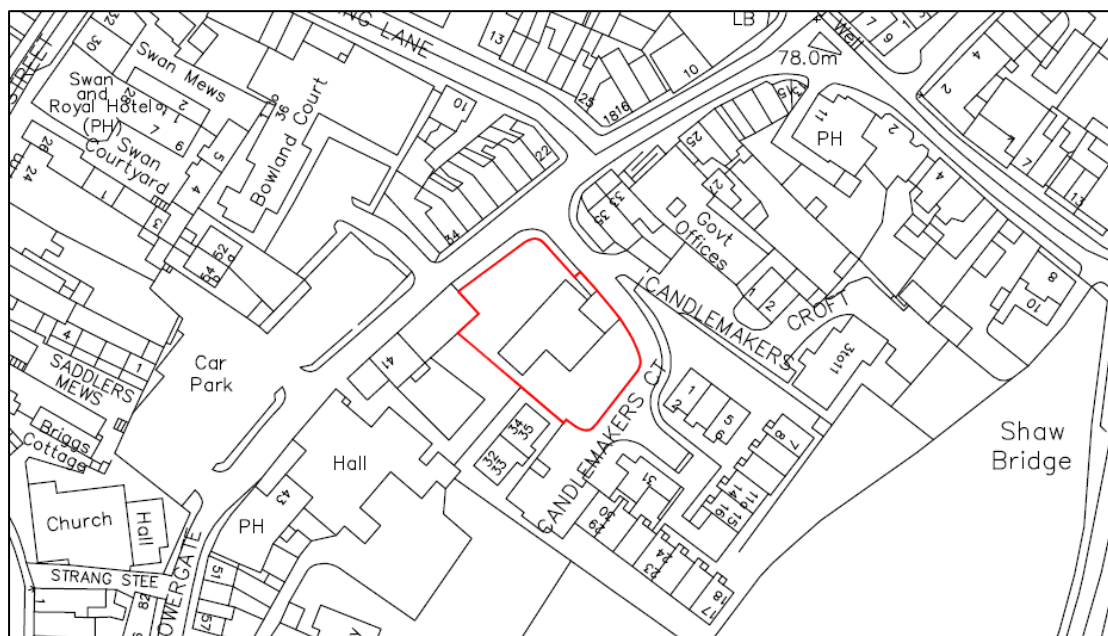
This document has been commissioned by Mr Taylor and Ms Smith, who are the applicants in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

¹ Department for Communities and Local Government (2012) National Planning Policy Framework

2.0 LOCATION

2.1 Site Location

The application site is located within the small and town and civil parish of Clitheroe within the borough of the Ribble Valley. Stanley House is located on the south east side of Lowergate to the south east of the town centre. NGR SD 74462 41777.



PL01: Location Plan

2.2 Site Description

The site is located within an urban area on the fringe of the Clitheroe town centre to the south east. The site is irregular in shape with Stanley House positioned approximately central on the site. Associated car parking is located to the north west of the property with garden areas located to the rear to the south east.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

Stanley House is a grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 and was designated as such on the 19th May 1950 for its special architectural and historic interest. The list entry for the building is as follows;

“2. C18. 2 storeys, now with pebbledash render. Central doorway with semi-circular head with rusticated long and short jambs and voussoirs, semi-circular fanlight and 6-field panelled door. 2 windows in ground storey, 3 in the upper storey and 1 window in attic storey in the gable which spans the front of this building. To the right is a 2-storey C19 extension, also spanned by a gable with 1 2-light window per storey. A shield of arms with recarved bearing has crest weathered out of recognition. Eaves cornice with dentils. Some windows have hung sashes with glazing bars. Nos 33 and 35 Stanley House and Nos 39 and 41 form a group with St Michael's Primary School.”²

Stanley House is also located within the defined boundary of Character Area One of the Clitheroe Conservation Area. The Conservation Area is designated as such under the provisions of Section 69 of the Planning (listed Buildings and Conservation Areas) Act 1990. The special interest of the conservation area is as follows;³

- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which is included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area's buildings, 88 of which are listed;
- Church Street, the best area of Clitheroe's historic townscape;
- Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street);
- Good examples of late 19th century terraced houses in Eshton Terrace;
- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and John's Church;
- The Market Place;
- Traditional 19th century shopfronts;
- Views of Pendle Hill and distant fells to the west;
- Panoramic views from Clitheroe Castle;
- A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape;
- Stone paved pedestrian alleys off Moor Lane and Church Street;
- Individual trees and groups of trees in the area's three significant open spaces.

² Historic England (2017) Stanley House, List Entry No. 1072347. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1072347>

³ The Conservation Studio (2005) Clitheroe Conservation Area Appraisal

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

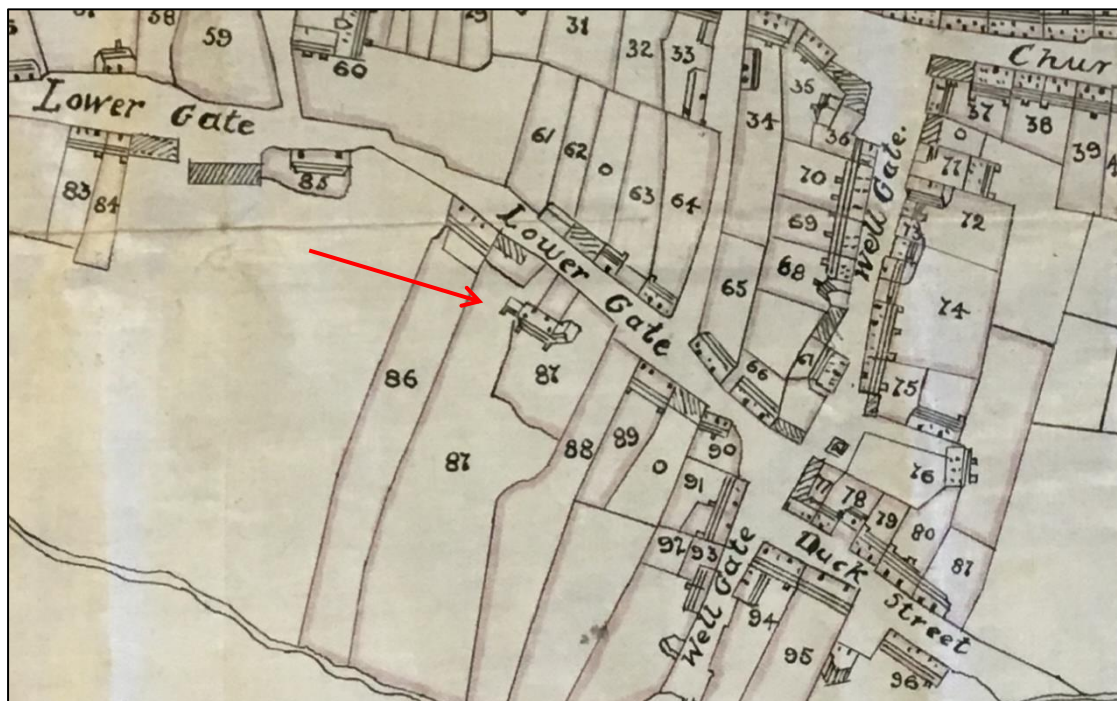
4.1 Background

On external appearance alone, Stanley House appears to be an 18th century building, also as suggested by the Historic England list entry. However the building is at least 17th century in origin and suggests an interesting historical development has occurred.

Stanley house was owned by Thomas Lister of Westby during the 17th century and would be sold to Thomas Dugdale in 1691, who were tenants within the property long prior to the sale. The 17th century origins of the building are further reinforced by the presence of 17th century stonework present to a basement doorway.

Stanley House was subsequently sold by the Dugdale family to Thomas Stanley of Lancaster, who the building takes its name from. Thomas Stanley would then go on to sell Stanley House to Major Thomas Lister with further properties within Clitheroe for a sum of £10,000.

The below map from 1766 identifies the burgage plot of Stanley house and is denoted as '87'. The depiction of the building differs slightly from that of the building today; however the depiction of the building cannot be verified as accurate.



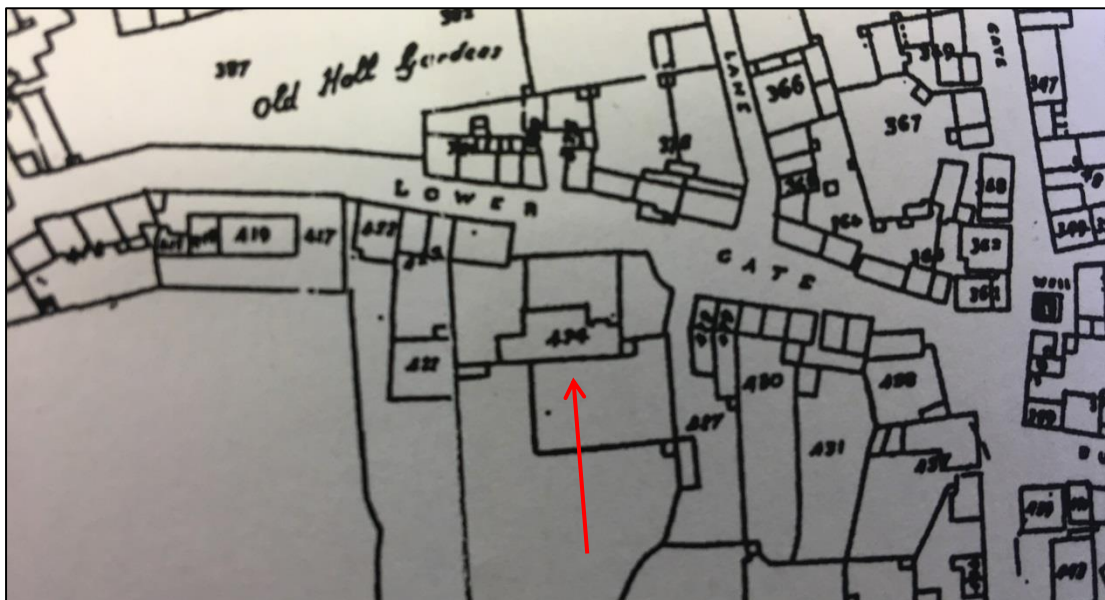
PL02: Extract from Lang's Map of 1766. ⁴

⁴ A plan of the Borough of Clitheroe, referred to in this book by the title of Lang's Map of 1766: Copy available from Clitheroe Local Studies Library, Church Street, Clitheroe, Lancashire, BB7 2DG.

In 1811, the building and its land would be sold by the Lister Family to Lord Brownlow. The property changed hands again in 1830 when it was sold by Lord Brownlow to Richard Eddleston and again in 1834 when it was sold to Robert Trappes.

It is Robert Trappes that is responsible for the current appearance and design of Stanley House as he carried out extensive rebuilding works to the building and emblazoned his coat of arms to the new front elevation of the building which faced onto north west onto Lowergate.

Lowergate itself is medieval in origin and is part of the core medieval settlement of Clitheroe. It is suggested that when the borough of Clitheroe was founded between 1146 and 1177 by Henry De Lacy, the original settlement was extended with two new roads, one of which was Lowergate which ran eastwards and parallel to the main street, Castle Street.⁵ Lowergate now marks the eastern edge of the original borough and remained largely undeveloped until the post medieval period.⁶



PL03: An extract from Bawden and Alexanders map of 1822⁷

Stanley House is indicated on the above map of 1822 and would have been under the ownership of Lord Brownlow at this time. The depiction of the building resembles to some extent the depiction of the building on the map of 1766. However both maps indicate a main house and the outshot to the south of the building as per the current building. At this time, the

⁵ Lancashire County Council and Edgerton Lea Consultancy (2006) *Lancashire Historic Town Survey Programme, Clitheroe: Historic Town Assessment Report*, Pg 15.

⁶ Lancashire County Council and Edgerton Lea Consultancy (2006) *Lancashire Historic Town Survey Programme, Clitheroe: Historic Town Assessment Report*, Pg 35.

⁷ *Plan of the Borough Town of Clitheroe in the County Palatine of Lancaster*, Bawden and Alexander, 1822: Map taken from *'Burgage Plots to Boundary Stones (2003) by Cyril Ainsworth.*

croft attached to Stanley house to the rear extended to Mearley Brook and consisted of an acre of land.

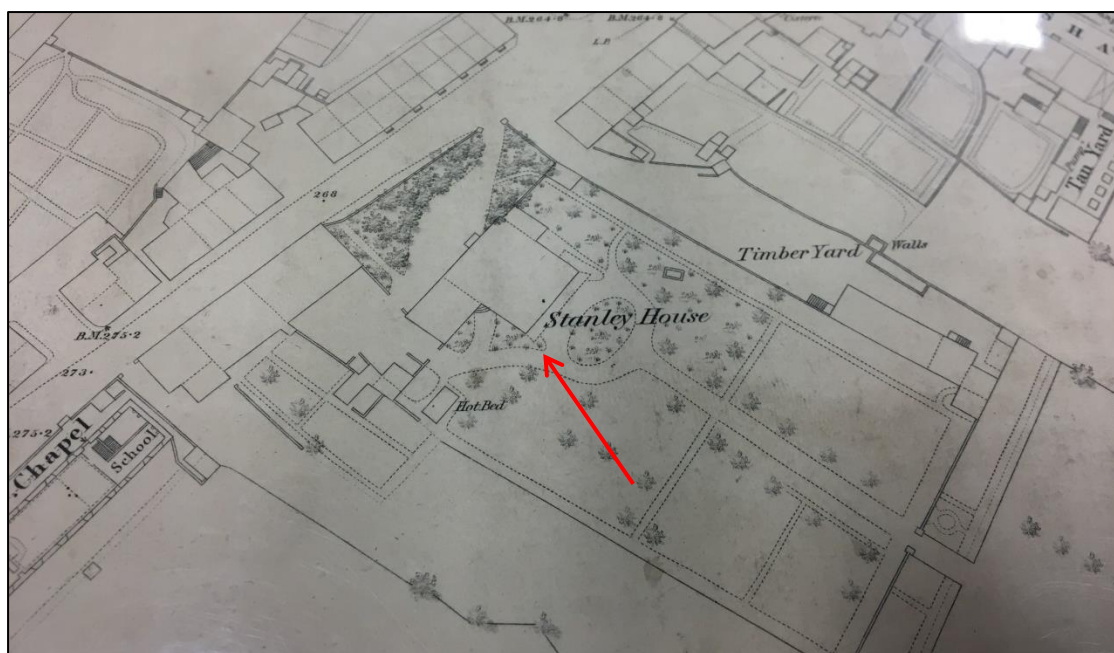


PL04: An extract from a tracing of the 1842 Tithe Map for Clitheroe.⁸

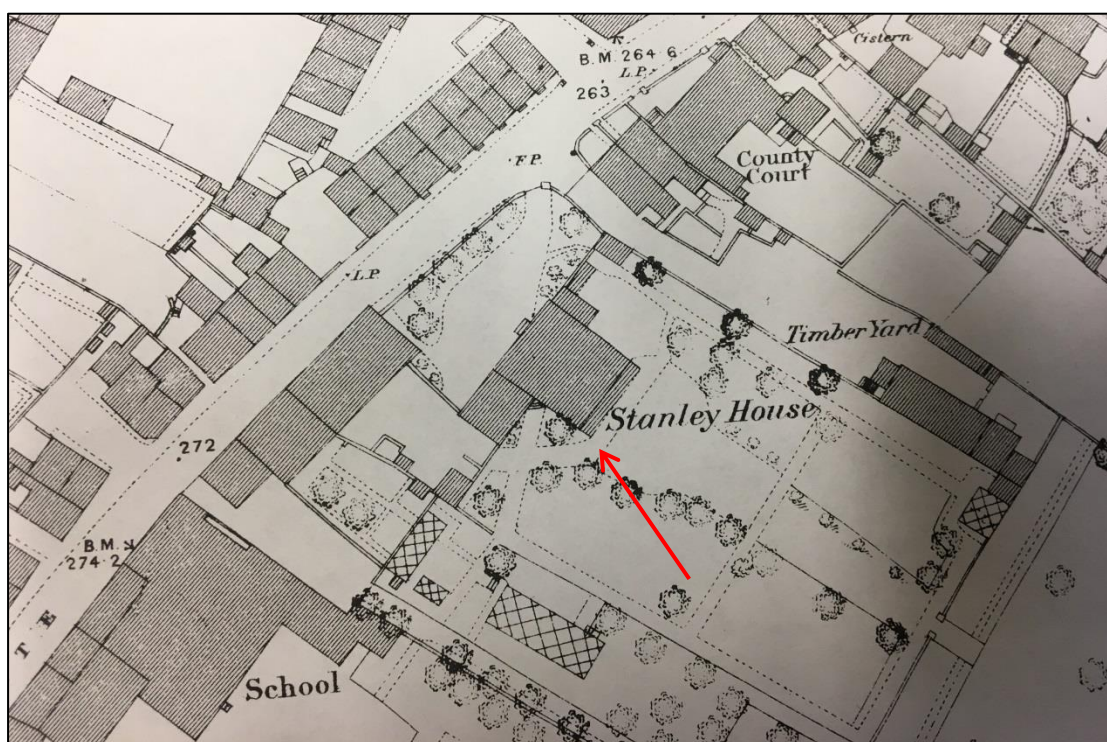
The above extract from the Clitheroe Tithe Map of 1842 shows the plan form of Stanley House very much as it is today. The property would have been under the ownership of Robert Trappes at this time and that the building depicted is the Stanley House that exists today following the building work he implemented. The plan form has also been altered since the map of 1822 as the north section of the building shown on the previous map no longer exists.

The following maps from 1849 and 1886 show no further discernable changes other than the layout of the garden spaces and the small lean to extension to the north east elevation built between 1842 and 1849.

⁸ *Tracing of the Tithe Map of Clitheroe, 1842: Copy available from Clitheroe Local Studies Library, Church Street, Clitheroe, Lancashire, BB7 2DG*



PL05: Extract from the OS 1:1056 map of 1849⁹



PL06: An extract from the OS 1:1056 Map of 1886¹⁰

⁹ Ordnance Survey 1:1056 Map, Clitheroe, Sheet 1 Survey 1844 – 1846.

¹⁰ Ordnance Survey 1:1056 map, Clitheroe Sheet 1, revised in 1884.

5.0 PLANNING POLICY CONTEXT

5.1 Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

5.2 National Planning Policies

The National Planning Policy for England is contained within the National Planning Policy Framework (NPPF) which was introduced in 2012.

The Historic Environment is covered within Chapter 12 of the NPPF, specifically paragraphs 126 to 141.

5.3 Local Planning Policies

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its 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. This will be achieved through:

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”¹¹*

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

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 enhances 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 and materials and existing buildings, structures, trees and open spaces will be supported.

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

2. Listed buildings and other buildings of significant heritage interest

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.

¹¹ *Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.*

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.

6.0 ASSESSMENT OF SIGNIFICANCE

An assessment of the heritage values associated with the building has been 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.

6.1 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”*¹²

The evidential value of a building refers to its existing physical remains and what information it provides about the past; this also applies to other further physical evidence and remains in and around a site.

Stanley House is physical evidence of a large 18th century dwelling, which provides evidence of the past residential use of the site. The scale and design of the house gives the impression that its occupants were of a high social status, as the house was often owned by the members of the upper class and aristocracy. The internal design also gives this impression through the double piled plan form, large rooms and high ceilings. Potential presence of service quarters within the basement or the south annex also indicates the social status of the building as well as the occupants.

The building as it exists today is the result of the rebuilding works by Robert Trappes and it is likely that it was remodeled to comply with the Georgian / regency architectural styles and trends of the time. The internal and external appearance of the building appears to be largely unchanged however incremental changes have occurred through its past changes in use. The original dwelling would have been 17th century in origin and some remnants of the earlier building do survive within the basement such as the 17th century door stonework and the timber floor supports as well as the late 17th / early 18th century stone mullioned windows with stone hoods moulds to the front and rear elevations of the south annex. A further piece of late 17th century / early 18th century stonework is present over the door to the ground floor

¹² Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

rear door to leading to the stairwell. All of which is evidence of the earlier structure and its development which will add to its evidential value.

The use of the site and dwelling also adds to evidential value; however the building had been used for commercial purposes, therefore lowering its evidential value. However, a planning application for the change of use of the building back to residential use was approved in 2016 and will return the original use and purpose of the building but it is still currently unoccupied but it is the intentions of the applicants to occupy the building which will again serve as a single dwelling ensuring that the building remains in its optimum viable use and a use that is consistent with its conservation.

There is the possibility that below ground archaeological evidence and deposits may be present to the site, in particular to the north east of the building where the map of 1822 shows additional structure to this area which had been subsequently demolished by 1849. However an archaeological watching brief is not required as part of the proposed works as no external works are proposed to this area and any archaeological deposits that remain will remain so undisturbed.

6.2 *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”*¹³

In terms of associative value, the building is connected with its past owners and tenants many of whom were people of high social standing and members of the aristocracy. The front elevation of the annex bears the coat of arms of Robert Trappes, who emblazoned the symbol as part of his redevelopment of the building. No other physical remains of associations with past owners appear to be manifested within the physical fabric of the building and none which will be harmed as a result of the proposed works.

In terms of illustrative value, the building provides an insight into the lives of the upper class members of society and their living standards, of which Stanley House would have provided a lavish home with ample living space as well as associated ancillary spaces and servants quarters.

¹³ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

6.3 Communal Value

The Historic England document *“Conservation Principles, Policies and Guidance”* (2008) states 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”*¹⁴

Stanley House currently serves no communal purpose and will continue to do so in its use as a dwelling. However any communal value that can be associated with Stanley House would be through the communal enjoyment by others as part of the streetscape of Lowergate and the conservation area.

6.4 Aesthetic Value

The Historic England document *“Conservation Principles, Policies and Guidance”* (2008) states that *“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”*¹⁵

Interventions during the first half of the 19th century saw the development of the original 17th century dwelling into the 18th century Georgian style dwelling that stands today, however the alterations and development of the building occurred during the early 19th century. It is likely that the dwelling was more modest in appearance and scale prior to its development with many of its 17th century features likely to have been lost through the rebuilding of the dwelling.

The current building would have been built in the vernacular tradition, something which is prevalent within the Ribble Valley and would have been constructed from locally available materials and built to meet the needs and functions required of it by the occupants. The building does possess some conscious design value through the overall appearance and composition of the elevations and features. The quality of architectural design is evident from the style and scale of the building and is likely to be considered as polite in appearance rather than vernacular.

No known attribution can be found with regards to any associated designers, architects or craftsmen and no formal instructions or architectural drawings can be found regarding the construction of the building. The role, Robert Trappes played in the redevelopment of the original building could not be determined, however it is expected that he would have been the patron for the works.

¹⁴ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 31.

¹⁵ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 30.

The front elevation of the building appears to be its most attractive and therefore its principal elevation and most significant. The building holds a dominant presence on Lowergate on account of its scale with its principal elevating facing North West onto the road. The attractive composition of the front elevation makes a positive contribution to the streetscape of Lowergate, the conservation area and the settings of the surrounding buildings.

The alethic value of the building is marred by its condition which is in a poor state or repair with areas of significant water ingress present throughout internally. The existing modern roof tile finish to the south pitch of the main roof, cement render and the uPVC rainwater goods are harmful the appearance of the building and the conservation area and detract from the aesthetic value of the building.

6.5 *Statement of Significance*

Following an appraisal of the heritage values associated with the building it is possible to take an informed approach as to assessing the overall significance of the building.

Stanley House is a grade II listed dwelling that was constructed during the 17th century and was redeveloped in the early 19th century following its sale to Robert Trappes in 1834. The original building is likely to have been one of few dwellings, if not buildings, located on Lowergate during the 17th and 18th centuries. The building served as the home of a number of upper class members of society and the house is fitting of this purpose in terms of its scale and appearance.

An assessment of the buildings associated heritage values has shown that the building possesses a number of evidential, historical, aesthetic and communal values, with the Evidential and aesthetic values of the building being the most significant. The evidential value of Stanley House is derived from it being evidence of the residential use of the site and the redevelopment of Stanley House from a 17th century building into a Georgian styled 19th century dwelling, with evidence of its 17th century origins still in situ within the building. The aesthetic value of the building is derived from the internal and external appearance of the building with its scale and composition of its features. It is further derived from the composition of the front principal elevation and the contribution this makes to the streetscape of Lowergate, the conservation area and the setting of the nearby listed buildings.

The building possesses a level of significance and is acknowledged through the Grade II listed status of the building; however this level of significance is medium. The building still retains original elements of its design such as plan form and its internal and external appearance. The building shows evidence of conscious design and possesses a level of design quality and execution but does appear to lack any aspects of design innovation.

The significance of the building has been affected by past works. Externally, the building has been rendered in a cement render and the render has been removed entirely to the rear of the main dwelling, which affects its heritage values. Other aspects which affect its heritage values are the area of modern roof covering, uPVC rainwater goods and the overall condition of the building which is in average to poor condition.

7.0 PROPOSED WORKS

7.1 *House*

7.2 *Water Proofing to Existing basement and Utility Room:*

- 7.2.1 Affected areas are to be water proofed using Peter Cox Dry wall system with associated sump chamber and evacuation pump. Works are to be carried out by specialist damp proofing contractor.

7.3 *South Roof Pitch to Main Roof:*

- 7.3.1 Existing roof covering, timber battens and underlay are to be carefully removed from the existing roof structure and carted off site. New breather membrane to be installed with new tanilised treated 25 x 50mm timber battens. New slate roof covering to be fixed to be nail fixed to new battens.

- 7.3.2 Existing lead flashings to the chimneys and valley gutter to the affected roof pitch are to be carefully removed and are to be replaced with new lead flashings (minimum Code 5 lead).

7.4 *Rainwater Goods:*

- 7.4.1 Existing lead lining to the south stone gutter is to be carefully removed and is to be replaced with a new led lining (min code 5 lead).

7.5 *Windows:*

- 7.5.1 Existing windows are to be cleaned down, retreated and repainted throughout.

7.6 *Internal Alterations:*

- 7.6.1 Formation of new door opening between the existing kitchen and living room at ground floor level. All disturbed surfaces are to be made good.

- 7.6.2 Formation of new door opening between the proposed dressing room and proposed master bedroom to the first floor. All disturbed surfaces are to be made good.
- 7.6.3 Wardrobes to be erected to form division between proposed dressing room and bathroom to the first floor.
- 7.6.4 Existing internal partitions to the rear rooms of the second floor are to be carefully removed. All disturbed surface are to be made good.
- 7.6.5 Formation of new wet room within existing first floor WC. Existing services to be disconnected and capped off. Existing second floor WC to be stripped out and replaced with new fittings, all to client's specification. Walls to be decorated / re-tiled to client's specifications.
- 7.6.6 New contemporary kitchen to be installed at ground floor level. New kitchen to be designed by specialist kitchen designer to client's requirements. Walls to be decorated / re-tiled to client's specification.
- 7.6.7 Insertion of 2no. new doors and partitions to basement stores.
- 7.6.8 Form ensuite within north east room / unit to the basement.
- 7.6.9 Compartmentation to the first floor between the main house and the duplex apartment.
- 7.7 *External Works:*
 - 7.7.1 Installation of electronically operated gates to the existing vehicular access and to the rear north boundary (east side) of the site. Gates are to be painted black.



PL07: Indicative gate style and appearance.

7.8 Services:

- 7.8.1 All existing and dated services are to be removed including electrical and heating / plumbing services and are to be renewed with upgraded systems including all wiring fittings, boilers and pipework. New underfloor heating (matting) to be installed to the kitchen and bathrooms / wet rooms. Electrical and heating/plumbing specialists to advise.

7.8 Ground Floor Apartment

- 7.8.1 The existing reception room is to be changed into bedroom 1 with a door way leading to the proposed entrance hall.
- 7.8.2 2no. new shower rooms are proposed with toilets and wash basins. One accessed from bedroom 1 and the other is to be accessed from the new entrance hall
- 7.8.3 A new entrance hall is to be created leading from the stairwell internal door which is to become the proposed main entrance into the flat.
- 7.8.4 A living, dining and kitchen space as well as bedroom 2 is to be formed within the existing office spaces resulting in the removal of the existing partition walls and new dividing walls being erected to form the required spaces.

7.9 Duplex Apartment

- 7.9.1 Reconfiguration of existing first floor staircase to the south west annex.
- 7.9.2 Move internal door to form main entrance door into the apartment.

- 7.9.3 Close off existing second floor opening between the main house and annex.
- 7.9.4 Enlargement of existing WC to form Ensuite 01.
- 7.9.5 Subdivision of existing room to form bedroom 01, bedroom 02 and ensuite 02.
- 7.9.6 3no. proposed roof lights to the front roof pitch of the south west annex.

8.0 HERITAGE IMPACT ASSESSMENT

8.1 Heritage Impact Assessment and Mitigation

The following impact assessment will judge the impact of the proposals on both the conservation area and dwelling. The proposals will be assessed against the following magnitudes.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

House

ELEMENT	JUSTIFICATION	IMPACT ON LISTED BUILDING	IMPACT ON CONSERAVTION AREA	IMPACT ON SURROUNDING BUILDINGS	MITIGATION
BASEMENT					
Damp proofing works to basement.	Water ingress and dampness is currently an ongoing issue within the basement and a means of damp proofing is required to prevent further dampness and water ingress. This will provide a suitable and comfortable standard of living for the occupants.	Small non-harmful impact. No removal of historic fabric required. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Form ensuite within north east room / unit.	Required to meet the needs of the applicants.	Minor impact to plan form. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Insertion of 2no. new doors and partitions to basement stores.	Required to meet the needs of the applicants.	Works require no removal of historic fabric, minimal and reversible interventions. Small impact on plan	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out

		form.			with minimal harm to historic fabric.
GROUND FLOOR					
Damp proofing works to ground floor utility room.	Water ingress and dampness is currently an ongoing issue within the ground floor utility room and a means of damp proofing is required to prevent further dampness and water ingress. This will provide a suitable and comfortable standard of living for the occupants.	Small non-harmful impact. No removal of historic fabric required. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Installation of kitchen.	New kitchen required in order to meet the needs of the occupants and to provide a suitable and comfortable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of kitchen installation. Aids in establishing the optimum viable use of the building.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Formation of new door opening between the proposed kitchen and living room.	New door opening required to allow for direct access into the kitchen from the living room. Required to meet the needs of the occupants and to provide a suitable standard of living.	Small impact, loss of some wall fabric to create opening. However required in order to establish the optimum viable use of the building. Small non-harmful impact on plan form. Double pile plan form remains intact.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Removal of cupboard located opposite the basement staircase.	Required to meet the needs of the applicants.	Removal of a modern intervention and partition. No historic fabric required to be removed. No impact on plan form.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
FIRST FLOOR					
Formation of new door opening between the proposed dressing room and proposed master bedroom.	New door opening required to allow for direct access into the dressing room from the master bedroom. Required to meet the needs of the occupants and to provide a suitable and comfortable standard of living.	Small impact, loss of some wall fabric to create opening. However required in order to establish the optimum viable use of the building.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Subdivision of rear north east room to form dressing room and bathroom.	New bathroom and dressing room required in order to meet the needs of the occupants and to provide a suitable and comfortable standard of living within the building.	Subdivision to be achieved through the positioning of wardrobes. The proposed division will not be full height therefore retaining an element of the original plan form of the room and the openness created by the high ceilings. No removal of historic fabric required.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Compartmentation to the first floor between the main house and the duplex apartment.	Required to create separation and privacy between the main dwelling and the duplex.	No historic fabric required to be removed. Minor impact on plan form. Reversible.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
SECOND FLOOR					
Removal of partitions to form proposed bedroom 3 and bedroom 4.	Removal of partitions will remove the existing subdivision of the rooms to form single spaces that will be used as bedrooms.	Restore single space of the rooms and restores the historic plan form to this area of the building. Aids in establishing the optimum viable use	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

		of the building.			
Formation of wet room within existing WC.	New wet room required in order to meet the needs of the occupants and to provide a suitable and comfortable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of wet room installation. Aids in establishing the optimum viable use of the building.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
EXTERNAL WORKS					
Clean down and repaint windows throughout the property.	Minor decay is present to the windows and it is proposed that the windows are cleaned down and repainted to prevent further decay and to prevent further invasive repairs and replacement of the windows.	Positive impact – enhances the appearance of the building therefore improving aesthetic value. Conservative repair - prevents the further decay of the timber windows and reduces the need for future invasive repairs and replacement.	Repainting of the existing windows will provide an enhancement to the conservation area through the improved appearance of Stanley House as part of the streetscape and the conservation area.	Repainting of the existing windows will provide an enhancement to the settings of surrounding buildings through the improved appearance of Stanley House as part of the streetscape.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.
Re-roofing of south roof pitch to the main roof of the property.	The affected roof pitch is of modern roof tiles and is in poor condition with evidence of water ingress occurring on account of the poor condition of the roof and valley gutter / chimney flashings.	Positive impact – enhances the appearance of the building therefore improving aesthetic value. Conservative repair - prevents the further decay of the existing roof materials and will prevent further water ingress into the building. Removes harmful and incongruous modern roof covering from the listed building.	Re-roofing with a new slate roof covering will provide an enhancement to the conservation through the improved appearance of Stanley House as part of the streetscape and the conservation area.	Re-roofing with a new slate roof covering will provide an enhancement to the setting of the surrounding buildings through the improved appearance of Stanley House as part of the streetscape.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.
New lead lining to the south facing gutter to the main house.	Water ingress has become an issue to this area of the building on account of defective roof coverings and ingress through defective lead linings to the stone gutter at this location.	Conservative repair – will require the removal of defective materials and replacement with new like for like materials in order to prevent further water ingress and degradation of materials.	N/A. No impact on conservation area.	N/A. No impact on conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.
Installation of electronically operated wrought iron gates to the existing vehicular access to the north of the building.	New openable gates required in order to provide a means of closing off the existing vehicular access.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building.	Small, non-harmful impact on the conservation area.	Small, non-harmful impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.
Installation of electronically operated wrought iron gates and side railings to the north boundary (east side) of the site.	New openable gates required in order to provide a means of closing off the existing access to this area.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building.	Small non harmful impact on the conservation area.	Small non harmful impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details and material samples to be submitted to Local Planning Authority to ensure control through a suitable

					planning condition.
SERVICES					
Updating of existing heating system. New boilers and pipework to meet modern standards. New underfloor heating (matting).	New heating system / pipework required in order to meet the needs of the occupants and to provide a suitable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Updating existing electrical system. New fittings and wiring to meet modern standards.	New electrical system required in order to meet the needs of the occupants and to provide a suitable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Updating existing plumbing system. New pipework to meet modern standards.	New plumbing / pipework required in order to meet the needs of the occupants and to provide a suitable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on the settings of surrounding buildings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

Ground Floor Apartment

ELEMENT	JUSTIFICATION	IMPACT ON LISTED BUILDING	IMPACT ON CONSERAVTION AREA	IMPACT ON SURROUNDING BUILDINGS	MITIGATION
GROUND FLOOR					
Creation of a two bedroom flat within the south west wing of the house.	The building is currently vacant and it is the intentions of the applicants to create a 2 bedroom apartment in which they will live whilst the remaining works are ongoing to the rest of the house. Once works are complete, the flat will be rented out or sold.	The proposed works will involve the removal of non-historic wall partitions and the erection of new reversible timber stud partitions in order to meet the applicant's requirements. No historic fabric is required to be removed as part of the proposals. The works are minimal interventions and reversible and only what is required to provide the necessary spaces. The works will aid in the implementation of the optimum viable use of the building overall.	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
SERVICES					
Updating of existing heating system. New boilers and pipework to meet modern standards. New underfloor heating (matting).	New heating system / pipework required in order to meet the needs of the occupants and to provide a suitable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Updating existing electrical system.	New electrical system required in	Small non-harmful impact. No	N/A. No impact on conservation	N/A. No impact on settings.	Work to be undertaken by competent

New fittings and wiring to meet modern standards.	order to meet the needs of the occupants and to provide a suitable standard of living within the building.	removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	area.		/ suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Updating existing plumbing system. New pipework to meet modern standards.	New plumbing / pipework required in order to meet the needs of the occupants and to provide a suitable standard of living within the building.	Small non-harmful impact. No removal of historic fabric required as part of installation. Aids in establishing the optimum viable use of the building and a comfortable internal environment expected of a dwelling.	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

Duplex Apartment

ELEMENT	JUSTIFICATION	IMPACT ON LISTED BUILDING	IMPACT ON CONSERAVTION AREA	IMPACT ON SURROUNDING BUILDINGS	MITIGATION
FIRST FLOOR					
Reconfiguration of existing first floor staircase to the south west annex and alteration of internal door position to form main entrance door into the apartment.	All required to form main entrance into the dwelling and to bring the staircase access into the proposed duplex side of the building so as to provide access from within the duplex.	Requires removal of non-historic wall fabric (20 th century intervention). Minimal impact on plan form.	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
SECOND FLOOR					
Close off existing second floor opening between the main house and annex.	Required to provide separation and privacy between the main dwelling and the duplex apartment.	No historic fabric required to be removed as part of the proposal. Reversible timber partitions will be erected to close off the existing opening. No significant impact to historic fabric or plan form.	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Enlargement of existing WC to form Ensuite 01.	Existing WC is to be incorporated into the proposed duplex apartment and is currently small in size. This does not appear to be original to the building and is likely to be a modern intervention to the plan form and use.	No historic fabric required to be removed as part of the proposal. Reversible timber partitions will be erected to close off the existing opening. No significant impact to historic fabric or plan form.	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.
Subdivision of existing room to form bedroom 01, bedroom 02 and ensuite 02.	Subdivision required to divide the existing space up into the required internal spaces.	The space would be subdivided therefore affecting the plan form of the building. However the proposed works will involve the erection of new reversible timber stud partitions in order to meet the applicant's requirements. No historic fabric is required to be removed as part of the proposals. The works are minimal interventions and reversible and only what is required to provide the necessary spaces. The works will	N/A. No impact on conservation area.	N/A. No impact on settings.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

		aid in the implementation of the optimum viable use of the building overall.			
Proposed roof lights to the front roof pitch of the south west annex.	Required to provide natural lighting to the proposed hallway and bedroom 02.	The proposed roof lights would be present to the principal elevation but will not be largely unseen from within the site due to the roof configuration. The roof lights are to be flush fitting conservation roof lights and would be black in appearance. The roof lights are the more preferable option as opposed to the formation of visually intrusive and harmful window openings.	Small non harmful impact on the conservation area.	No significant impact on the setting of surrounding buildings.	Details / specification to be submitted to local planning authority for approval through a suitable worded planning condition.

NOTE:

Given the nature of the proposed internal alterations, proposed structures and the proposed landscaping works it may be prudent to implement a programme of historic building recording and analysis and / or photographic recording prior to the commencement of works on site. This will allow for a record of the building whilst in its current state which should then be deposited with both the local planning authority and also the Lancashire Historic Environment Record (LHER) for permanent archiving and public access. The works should be carried out in accordance with the following documents:

- *Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice.*
- *Historic England (2015) Digital Image Capture and File Storage.*

This can all be imposed via a suitably worded planning condition should approval be forthcoming and should focus particularly on the locations of affected elements.

9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 Conclusion

Maintaining the active use of buildings such as Stanley House is a key building conservation philosophy and ensuring it has an optimum viable use is essential where such buildings are threatened with redundancy or dilapidation. The conversion and change of use of historic buildings into residential use is commonplace and is both viable and sustainable and aids in the retention of heritage values and significance without adversely impacting on the character and appearance of these buildings and their settings.

Stanley House is currently unoccupied and is in a dilapidating condition. The proposals (along with the already submitted applications – no's 3/2017/1158 and 3/2017/1160) have been formulated to return the original residential optimum viable use to the building.

Following an assessment of the buildings heritage values and significance, as well as the impact of the proposed works, the harm caused by the proposals is minor and should be considered to be less than substantial in accordance with Paragraph 134 of the National Planning Policy Framework (2012), which states;

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

The aim of the proposal is to carry out conservative repairs where most necessary and to establish the optimum viable use of the building through the already permitted change of use to residential use (C3).

The National Planning Practice Guidance states that “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.”¹⁶

If the proposals are to be considered as less than substantial harm, the harm must then be outweighed by the public benefits of the proposals, which includes heritage benefits such as;

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing its optimum viable use of a heritage asset in support of its long term conservation.

The proposals provide all of the above heritage benefits and therefore public benefits. The significance of the building is sustained as a result of the proposed works which also removes risks concerning the poor condition of elements of the building. The proposals will secure the optimum viable use of the building as a dwelling which is a use consistent with the long term conservation of the building.

Should planning permission be forthcoming, the sustainable long term use of the building will be assured through the change of use as well as the existing buildings contribution to the streetscene and conservation area. Such change should be managed to ensure that the conversion does not create any potential for the unnecessary harm to the heritage values of the building as well as those of the conservation area.

¹⁶ *National Planning Practice Guidance, paragraph 015, Reference ID 18a-015-20140306*