

HERITAGE STATEMENT

FOR PROPOSED CREATION OF CAR PORT AND REPLACEMENT CONSERVATORY ROOF

THE DOWER HOUSE, PARK ROAD, GISBURN, LANCASHIRE BB7 4HT

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

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1.0 INTRODUCTION

1.1 Overview

The Dower House is the focus of this Heritage Statement, which is currently in use as private residence. The building is a designated heritage asset as a grade II listed building and is located within the Gisburn Conservation Area.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to produce this document as part of an application for planning approval and listed building consent for the remodeling of the existing conservatory and the adjacent yard area located to the north of the conservatory.

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 and Mrs Cooley, 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.

2.0 LOCATION AND DESCRIPTIONS

2.1 Site Location

The site of Dower House is located within the village of Gisburn, within the Ribble Valley Borough of Lancashire. Gisburn is located approximately 8 miles north east of the nearby town of Clitheroe and 11 miles west of the town of Skipton. More specifically, the site of the

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

Dower House is located on the west side of Park Road which is directly accessible via the A59 Main Street. The Dower House site is approximately located centrally within the village but on the northern side of the A59.

2.2 *Site Description*

The site of the Dower House consists of buildings and garden / planted areas. The Dower house is orientated in a north west to south east direction within the eastern section of what is an irregular shaped site. The associated garden areas are located to the front and rear of the house. The site is bound to the east by Park road and by Mill Lane to the west. To the south the site is bound by the boundaries of neighbouring properties and to the north by an access track.

2.3 *Summary Building Description*

The Dower House is a late 18th century dwelling that displays evidence of both vernacular and polite architectural styles. It is highly likely that the house was formed using an earlier and more humble dwelling; this would have then been altered to accord with the popular architectural styles and trends of the time. The stone façade is a significant modification to the earlier dwelling and contains a number of Georgian architectural features. The development of the building has progressed northwards in a linear fashion with these sections of the building being of late 19th century in origin and more humble in appearance with little if any embellishment.

The existing conservatory is of brickwork and appears to be relatively modern in its construction. The roof is timber construction comprising of timber rafters and noggins with a green paint finish. Support is provided to the roof structure through 2no steel lattice beams supported off brick work piers to the east and west ends of the conservatory.

The yard area is formed from the north wall of the conservatory and the south wall of the nearby outbuilding. The east boundary is formed by the east garden wall.



PL01: View of the conservatory.



PL02: Internal view within the conservatory.



PL03: View of the external yard area to the north of the existing conservatory.



PL04: Outbuilding to the north of the yard showing evidence of past roof covering over the yard area.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 *Designations*

The Dower House

The Dower House is a Grade II listed building under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is designated as such for its special historical and architectural interest. The building was listed on the 16th November 1954 and the list description is as follows;

"House, late C18th. Sandstone ashlar with slate roof. 2 storeys. Facade has 2 2-storey canted bay windows, and a central 1st floor window with plain ashlar reveals. All are either sashed with glazing bars or fixed with glazing bars, and have sill bands. Above the 1st floor windows is a moulded band and a cornice with blocking course. Above each projecting bay are 2 urns, with a further urn at each end of the facade. The central door has an architrave, console brackets, and a moulded pediment. End chimneys. At the rear are 2 3-light mullioned windows, that on the ground floor being of C17th type, the 1st floor one of C18th type."²

Gisburne Park Entrance Lodges

The pair of lodges located at the north end of Park Road are Grade II* listed buildings under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated as such for its special historical and architectural interest. The buildings were listed on the 16th November 1954 and the list description is as follows;

"Pair of lodges, said to be c.1800. Sandstone ashlar with slate roofs. A mirrored pair, in a Gothick style, each lodge of 2 storeys with a facade treated as a single storey. South (gable) walls flanked by pilasters, each with 2 sinkings decorated by attached shafts and crocketed gables in relief. Gables and side parapets topped by closely-spaced pinnacles with varying amounts of decoration. In the centre of each south elevation is a window of 3 lancet lights under a moulded pointed head, with clustered shafts as mullions and as reveals. Above is a crocketed gable in relief, with finial, enclosing a niche with statue. The north gable walls are treated similarly. The walls facing the drive have blank arcades of 3 pointed arches springing from pilasters, a hollow-moulded frieze with intersecting arcade below a cornice. The entrance doors, towards the front of each lodge, have tracery decoration and Tudor-arched heads, set within a blank opening with trefoiled head. Each lodge is flanked by a pair of piers

² Historic England (2018) National Heritage List for England – Dower House: List Description, List Entry Number: 1362321. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1362321> (accessed on 20th March 2018)

of square plan with crocketed pinnacles, linked to their lodges by iron railings. These are linked to a central pair of gate piers by further railings. The latter piers have sunken lancet panels, cornices, and pinnacles.³

Gisburne Park

Gisburne Park is a Grade II registered park and garden under the Historic Buildings and Ancient Monuments Act 1953 and has been entered into the Register of Historic parks and Gardens by Historic England for its special historic interest. The park was listed on the 19th December 2011 and its reasons for designation is as follows;

*"This C18 formal garden and deer park, overlain by a landscaped park is designated at Grade II for the following principal reasons: * Historic interest: the integrity of the early C18 formal garden and deer park phase is preserved and is highly visible * Historic interest: despite some loss of character in parts, it is a good example of a mid and later C18 landscaped park in the English natural style, and sufficient of its original landscaping survives to reflect its original design * Design influence: some elements of the landscaping appear to reflect the influence of a proposed early C18 design by Lord Robert Petre on subsequent generations of the Lister family * Group value: it has strong group value with a number of listed buildings including the Grade II* gate lodges and the Grade I Gisburne Hall * Tree nursery: the presence of the 'Great Nursery' on Copy Hill is a striking and unusual feature."⁴*

The Dower House is located within the within the boundary of the Gisburn Conservation Area as defined by Ribble Valley Borough Council and designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The special interest of the Conservation Area is derived from the following as described within the Gisburn Conservation Area Appraisal 2005;

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;

³ Historic England (2018) National Heritage List for England – Pair of Lodges at Southern Entrance to Gisburn Park with 6 Stone Piers and Linking Railings and Gates: *List Description, List Entry Number: 1362297*. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1362297> (accessed on 20th March 2018)

⁴ Historic England (2018) National Heritage List for England – Gisburne Park: *List Description, List Entry Number: 1362297*. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1400674> (accessed on 20th March 2018)

- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 *Background and Development*

The historical development of the site will be discussed in terms of the affected area of the application site, namely the existing conservatory and outbuildings to the north of the site.

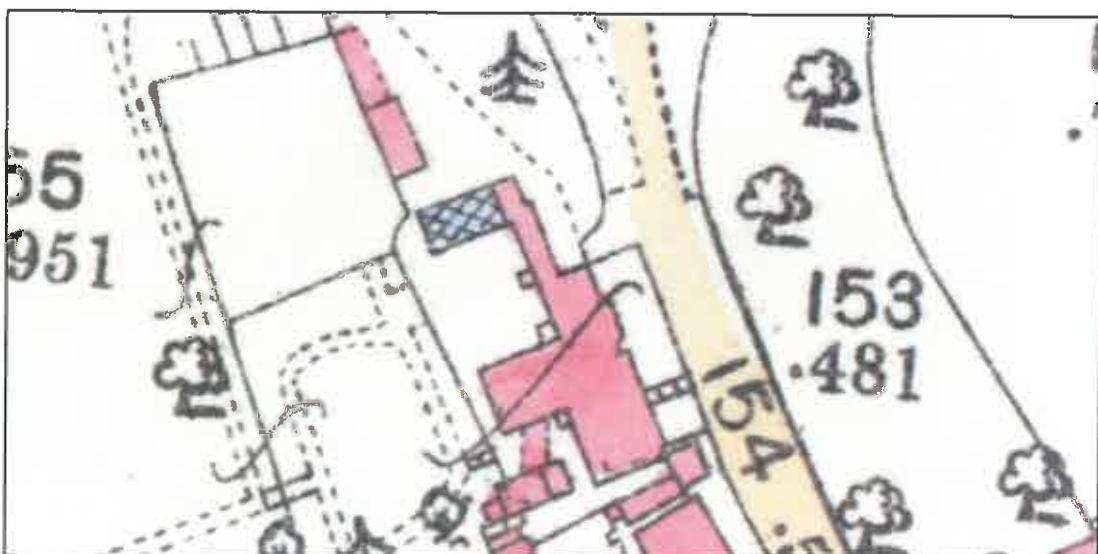
The historic OS mapping shows that the conservatory, outbuildings and the north section of the house were not constructed until between 1849 and 1892. The enlargement of the outbuildings to the north appears to have taken place between 1892 and 1907 as well as the enlargement of the north section of the house to which the conservatory adjoins.

It should also be noted that the roof of the conservatory has been changed since the latter half of the 20th century, from a mono pitched roof to a dual pitched roof as shown on 20th century aerial photography of the site. The site photography also indicated the presence of a canopy roof covering the area between the outbuilding and the conservatory. This suggests that the roof covering and structure to the existing conservatory is of 20th century and of no historical and architectural significance.

The conservatory also appears to be constructed from modern brickwork suggesting that this may not be the original conservatory structure erected during the second half of the 19th century and that it has since been rebuilt, perhaps at the time when the roof form was changed. Internally within the conservatory, an inscription above the south facing external door reads "PWT 1988" suggesting a potential date of remodeling and reconstruction.



PL05: Extract from historic OS map of 1849 ⁵



PL06: Extract from historic OS map of 1892 ⁶

⁵ Ordnance Survey 1:10560 scale map: Yorkshire Sheet 166. Surveyed 1849, Published 1853.

⁶ Ordnance Survey 1:2500 scale map: Yorkshire Sheet CLXVI.14. Surveyed 1892, Published 1894.



PL07: Extract from historic OS map of 1907 ⁷



PL08: Extract from 20th century aerial photography of the Dower House site showing the past roof to the existing conservatory and the roof covering the area between the outbuilding and conservatory.

⁷ Ordnance Survey 1:2500 scale map: Yorkshire Sheet CLXVI.14. Surveyed 1907, Published 1909.

5.0 PLANNING HISTORY

5.1 *Past Planning Applications*

An online search using Ribble Valley Borough Council's online planning application database has been conducted and the following applications have been found;

Application No. 3/2017/0459

Proposal: Crown lift Sycamore, remove struggling Hawthorn. Knock back Elderberry before it falls/splits. Work also to Yew, Ash and Willow

Decision Date: 11/04/2017

Decision: Approved with conditions

Application No. 3/2017/0097

Proposal: Crown lift and pruning of trees in conservation area

Decision Date: 22/03/2017

Decision: Approved with conditions

Application No. 3/2016/0121 (Listed Buildings Consent)

Proposal: Internal alterations and remodelling to Dower House. Conversion of existing outbuildings. Essential remedial works to Dower House and outbuildings . New roof structure over existing conservatory and proposed carport. New glazed link between conservatory and annex. New Victorian style greenhouse to the rear of the existing stable outbuilding.

Decision Date: 22/07/2016

Decision: Approved with conditions

Application No. 3/2016/0121 (Planning Approval)

Proposal: Internal alterations and remodelling to Dower House. Conversion of existing outbuildings. Essential remedial works to Dower House and outbuildings . New roof structure over existing conservatory and proposed carport. New glazed link between conservatory and annex. New Victorian style greenhouse to the rear of the existing stable outbuilding.

Decision Date: 26/07/2016

Decision: Approved with conditions

6.0 PLANNING POLICY CONTEXT

6.1 *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".

6.2 National Planning Policies

The National Planning Policy Framework (NPPF) is the overarching planning policy within England and describes how to implement the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant policies are contained within chapter 12 of the NPPF – *"Conserving and Enhancing the Historic Environment"* and consist of the following;]

128. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

131. *In determining planning applications, local planning authorities should take account of:*
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - The desirability of new development making a positive contribution to local character and distinctiveness.*

132. *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.*

133. *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.*

134. *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.⁸*

6.3 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:

⁸ Department for Communities and Local Government (2012) National Planning Policy Framework

- *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.”⁹*

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
3. *Consider the protection and enhancement of public rights of way and access.*

⁹ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

Amenity

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

Environment

1. *Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.*
2. *With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.*
3. *All development must protect and enhance heritage assets and their settings.*
4. *All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
5. *Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.*

Infrastructure

1. *Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*
2. *Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
3. *Consider the potential impact on social infrastructure provision.*

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.”¹⁰

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.

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.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

¹⁰ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) *Monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
- b) *Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) *Production of design guidance.*
- d) *Keeping conservation area management guidance under review.*
- e) *Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- f) *Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”¹¹*

7.0 ASSESSMENT OF SIGNIFICANCE

7.1 Statement of Significance

The application site is situated on Park Road within the village of Gisburn in the Ribble Valley. The site is comprised of a grade II listed dwelling, a designated heritage asset, with associated gardens and outbuildings. The application site is located within the Gisburn

¹¹ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.

Conservation Area, also a designated heritage asset. The grade II listed dower House is considered to be 18th century in origin. The outbuildings were constructed during the mid to late 19th century and subsequently extended between the late 19th century and the early 20th century. The significance that the Dower House and the Gisburn Conservation Area possesses is acknowledged by their status as designated heritage assets.

The existing conservatory, the rose garden wall, adjoining outbuilding and the yard in between these is the area that is affected by the proposed works. These buildings are ancillary to the main dwelling, where the majority of the buildings special interest lies, and are typically utilitarian in appearance. The significance of the affected area lies in being 19th century additions to the main dwelling and evidence of utilitarian spaces which often accompanied the larger homes of wealthy families.

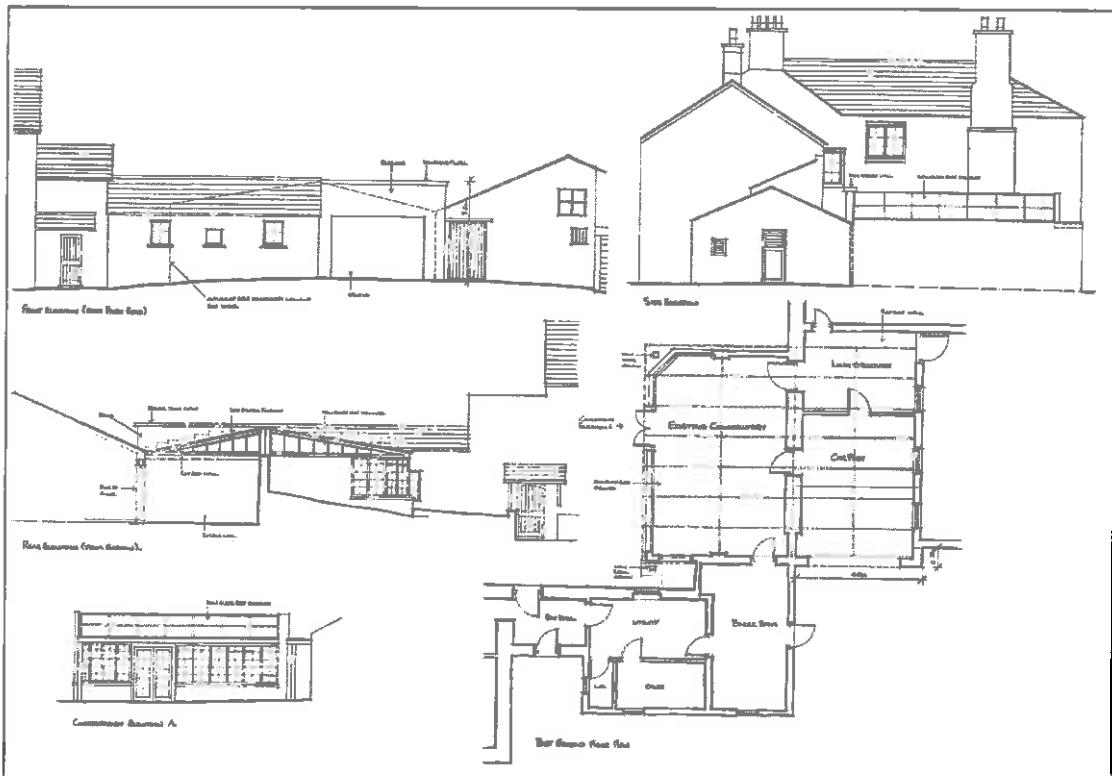
In terms of the conservation area, this affected area does not contribute significantly to the character and appearance of the conservation areas as well as its special historical and architectural interest. The affected buildings are of low significance in comparison to the main dwelling and other areas and buildings within the conservation area.

8.0 PROPOSED DEVELOPMENT

8.1 *Description of Proposals*

The proposals involve the remodeling of the existing conservatory roof so it is more akin to its previous mono-pitched form with the creation of a new roof pitch over the yard area to create a covered parking area. This will form a link between the existing conservatory and the annex.

Both roofs are to be formed from a steel frame with a ridge formed over the existing north wall of the conservatory. A walled entrance will be formed as an entrance into the parking area and will and will be constructed in brickwork. The wall will form a parapet with the new roof so as to conceal the structure behind the wall and therefore reduce its visual impact. A section of flat roof infill will be installed to the rear of the car parking area and form an abutment between the proposed glazed roof and the rear garden wall.



PL09: Proposed car port and roof structure.

9.0 HERITAGE IMPACT ASSESSMENT

9.1 *Heritage Impact Assessment and Mitigation*

| ELEMENT | IMPACT ON HERITAGE ASSETS | PROPOSED MITIGATION |
|--|---|--|
| Impact on the Dower House | <p>The works are located in an isolated area away from the main house. Only the existing conservatory roof is to be removed which is of no historic or architectural significance. No historic fabric is to be removed as part of the proposals. Front elevation wall to the parking area is to be constructed from brickwork to match the existing rear garden wall.</p> | <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.</p> |
| Impact on the setting of the Gisburne Park Entrance Lodges | <p>No physical Impact on the lodges. The lodges are located approximately 55m away from the affected area of the application site and given the scale of the proposed works there will be minimal impact on setting.</p> | <p>Details, specifications and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</p> |
| Impact on Gisburne Park | <p>No physical impact on Gisburne park. Minimal impact on setting given the scale of the proposed works.</p> | <p>Details, specifications and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</p> |
| Impact on conservation area. | <p>The small scale of the proposed works will cause minimal impact on the conservation area.</p> | <p>Details, specifications and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</p> |
| Impact on archaeological deposits | <p>The analysis of historic OS mapping indicates that no further structures have been constructed in the area of the proposed development and it is unlikely that any archaeological deposits will be encountered as part of the proposed works.</p> | <p>No mitigation required.</p> |