

Heritage Statement
in connection with
Proposed conversion and lodge development at
The Former Punch Bowl Inn, Longridge Road,
Hurst Green BB7 9QW

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1 INTRODUCTION

Purpose and Format

- 1.1 This heritage statement has been prepared to assess proposals to convert the vacant and dilapidated grade II listed Punchbowl Inn, Hurst Green and erect 15 lodges on adjacent land. Owing to the building's designated heritage status, care is needed to avoid harming the significance of the building in line with the requirements of planning law and policy. Given that the building has lain vacant and deteriorating for 6 years, an opportunity to sustain and enhance the building in line with policy is also being explored.
- 1.2 The statement assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and in particular responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG, 2018). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

The Author

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

Methods of Research and Investigation

- 1.5 Inspections of the site were carried out in January and September 2017 to assess its physical nature. Interior inspection was limited due to the unsafe condition of the building with first floor access and passage to the rear parts of the building not possible.
- 1.6 Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the proposed works and their likely impact.

2 GENERAL DESCRIPTION

Location

- 2.1 The property is located on the south side of the B6243 Longridge Road to the west of the village of Hurst Green, Lancashire. A location plan is given below in figure 1.

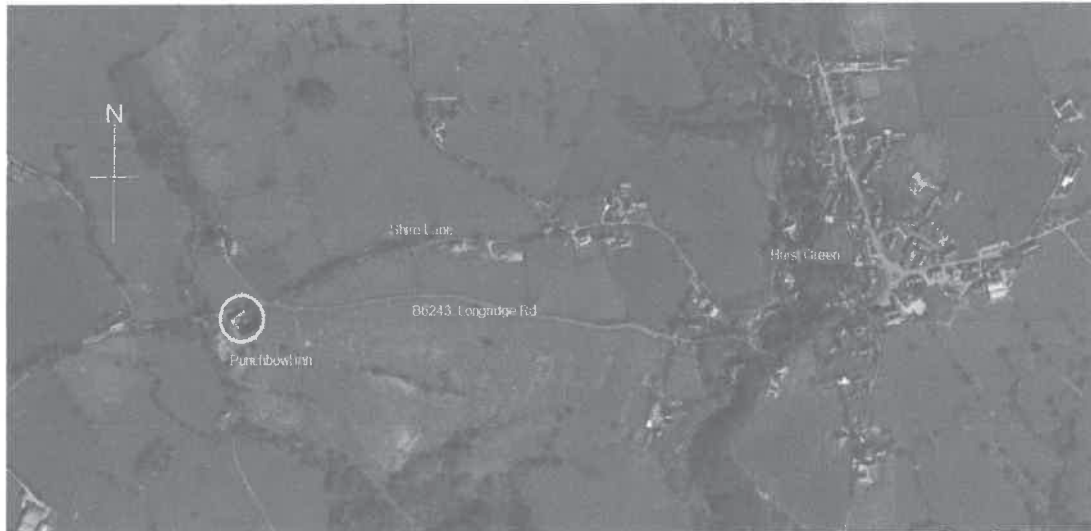


Figure 1) Location Plan, aerial view (Google 2017)

Outline Description & Historical Background

- 2.2 The former Punch Bowl Inn has an elongated irregular plan form extending along the southern side of Longridge Road. The building is much altered and extended and comprises various parts of differing age, all built of stone with watershot coursing (stones varying in size) beneath pitched and slated roofs.
- 2.3 Historic mapping (figure 13) first depicts the building in 1844, at which time it was called the Fenton Arms Inn, a name it retained on later mapping of 1892. By 1910 the building had been renamed the Punchbowl Inn, a name it retained until its closure in 2012.
- 2.4 Historic mapping provides some help in tracing the development of the building from the mid C19th, however it would appear that prior to this date the building had already undergone a series of changes including extensions and alterations. Somewhat unusually, it also appears that Ordnance Survey mapping through the C20th depicted the eastern end of the building incorrectly by failing to show that it is set at a slight angle to the remainder of the building. The accuracy of historic mapping is therefore questionable.
- 2.5 Whereas external inspection provides some evidence as to the nature of past change, it is very difficult to determine with accuracy exactly how and why the building evolved.

Nevertheless, with reference to the physical evidence of the building as it now exists together with archival sources such as the aforementioned maps, the listing description (see later) and old photographs, the following passages suggest an interpretation of the possible series of changes the building went through since its original construction. The descriptions are later supplemented by annotated maps, photos and drawings

- 2.6 1793 – A row of three single unit adjoined cottages was built, the date being derived from a datestone situated centrally between the adjacent central and western cottage doors which is marked 'R^CE 1793' (the datestone appears to have been mis-transcribed on the listing description). Each cottage was single bay in width with an entry door and ground and first floor windows above to the front (northern) elevation. The cottages may have had small narrow rear outshuts as indicated on the map of 1844. The front (northern) doors into the western and eastern cottage were later blocked and remain so to this day. Whereas the datestone might not necessarily commemorate the year the cottages were built (it might for example celebrate a marriage or later alterations) a late C18th date would not seem an inaccurate estimate given the features of these buildings. The cottages were perhaps tenanted by workers employed on the Dutton Manor estate prior to the buildings becoming an Inn.
- 2.7 Early to mid C19th – The building(s) became the Fenton Arms Inn as shown on the first edition OS map of 1844. The name Fenton Arms was probably derived from Joseph Fenton of Rochdale who bought the manors of Dutton, Bailey and Ribchester in 1831ⁱⁱⁱ. Whether the row had either in part or in full been an inn before this period is not known. On the 1844 map, there are separate small structures of unknown function to the west of the building.
- 2.8 Mid-to late C19th - A tall addition of classical design was built on the eastern end of the building at a slight angle to the remainder (the angle of the front wall is shown on mapping but not the angle of the rear). The addition appears to have been built as a separate dwelling (possibly the landlord's house) with rear outrigger and front entrance door. During this period map evidence suggests general alterations/extensions to the rear parts of the adjacent cottages and the arrival of a new part to the western end with a rear outshut. This western part (it was later converted) may well have been built as a barn or perhaps as a coach house with rear stabling. In addition at this time, buildings along the western boundary appear to have been enlarged.
- 2.9 1919 – By this time the property had been renamed the Punchbowl Inn and was sold to Browns Brewery of Blackburn. The sale included 33 acres of adjacent landholding, which supports the theory of farming on the site.
- 2.10 Later C20th – The building was extended and altered with the barn/coach house at the

western end converted to a function room. New additions were added to the rear and the former rear boundary shown on earlier mapping was removed and an extended expanse of land came under the holding of the property.

2.11 2012 – The Punchbowl Inn closed and has lain vacant and on the open market for sale ever since. It has proven to be an unattractive business proposition at a time when the closure of unsustainable rural pubs is sadly very commonplace.

2.12 The building is now in a very poor state of repair having suffered vandalism and deterioration associated with vacancy. This includes what is reported as a serious outbreak of dry rot and the collapse of various floors. As mentioned earlier, during the production of this heritage statement only a limited interior inspection was possible because of safety concerns.

2.13 There follows a series of drawings and photographs showing historic phasing and features of interest followed by maps depicting historical changes to the site. The maps also show other outbuildings to the western side of the site that no longer exist.

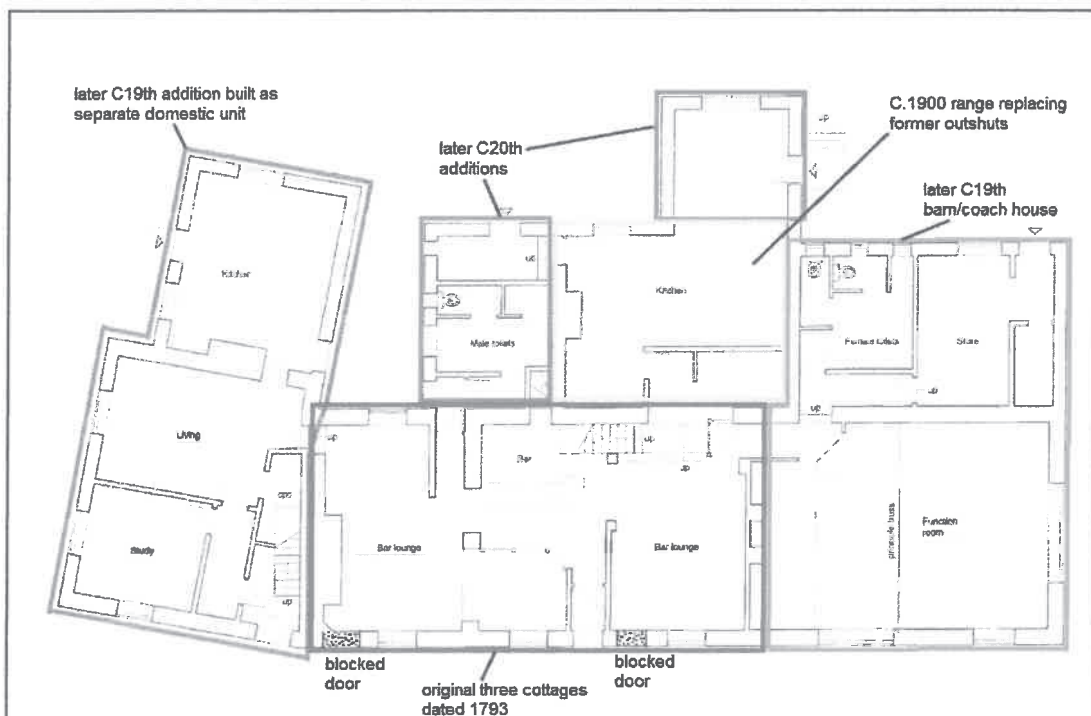


Figure 2) Suggested phasing plan



Figure 3) Front elevation showing indication of various phases



Figure 4) Centre and western cottages with right hand blocked door beneath datestone



Figure 5) Eastern cottage (shown here to the right) with blocked door (behind notice board) and left hand later C19th addition (dwelling) at the eastern end of the building.



Figure 6) *Later C19th addition to the east with rear outrigger (left)*



Figure 7) *Later C19th eastern addition with rear service outrigger. The combination of main front part and rear outrigger indicates that this was probably a separate dwelling.*



Figure 8) *Rear parts viewed from the east showing various ad-hoc additions*



Figure 9) Western elevation of former barn range with catslide roof and rear outshut

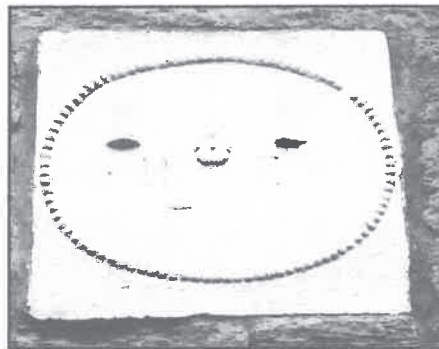


Figure 10) Datestone



Figure 11) Interior of pub, ground floor level



Figure 12) Function room in converted barn

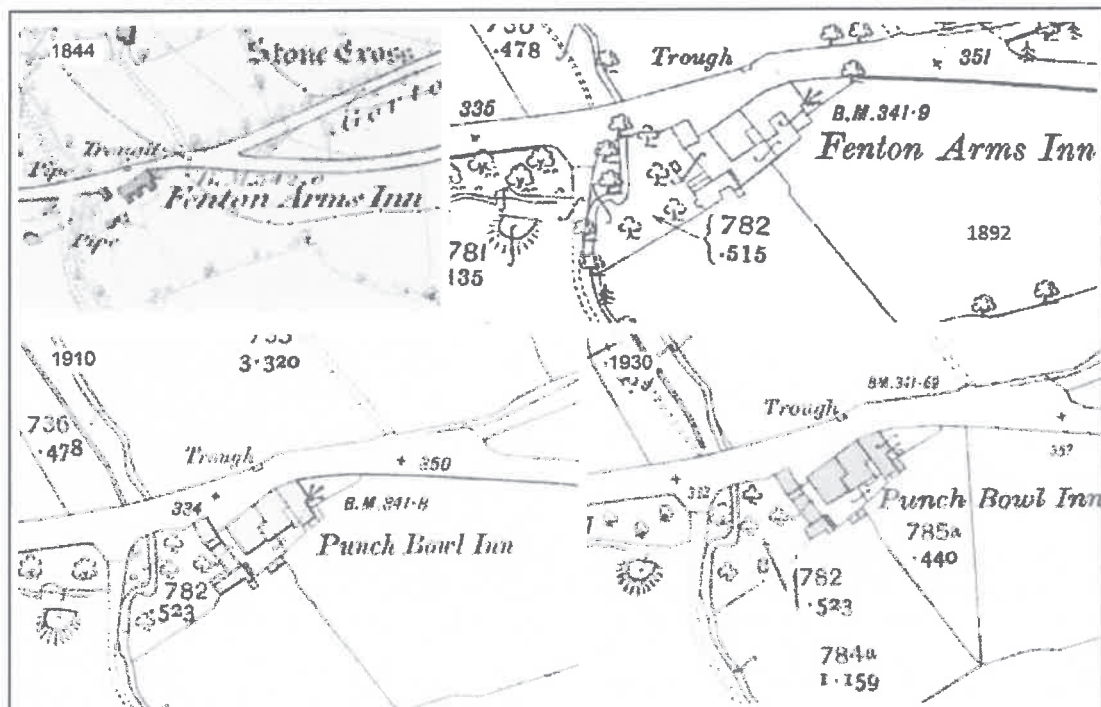


Figure 13) Ordnance survey mapping from 1844 to 1930 showing various changes and also buildings on the west side of the site and original rear field boundaries close to building



Figure 14) The building in the early C20th

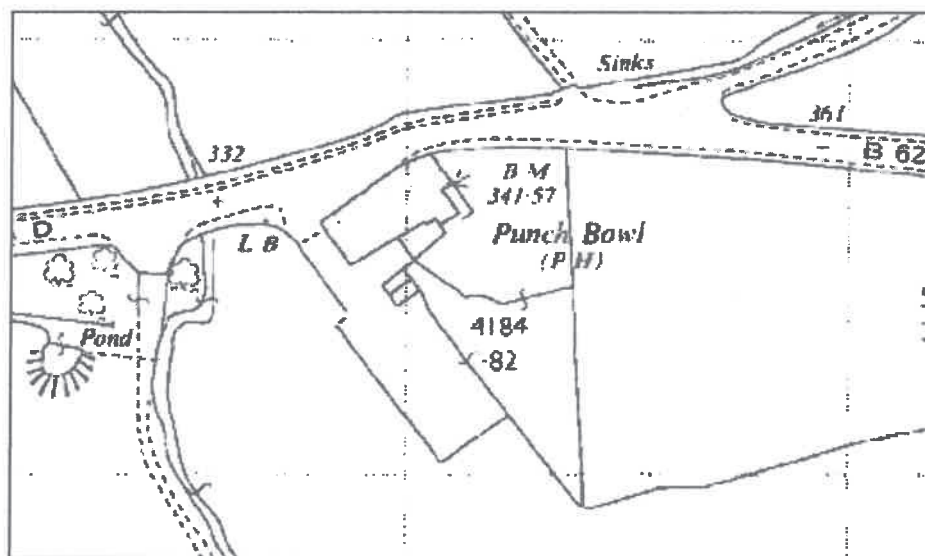


Figure 15) OS map from c1970 shows loss of buildings to the west of the Punchbowl and some boundary changes towards the south



Figure 16) Site boundary (aerial view) and inset of 1910 OS map

2.14 Owing to the dilapidated condition of the interior it has been difficult to determine the extent and nature of any authentic building fabric in the property. The building would need to be made safe to allow this to happen and it is understood that outbreaks of timber decay have left upper floors and staircases hazardous. A reported cellar to the rear part of the building has also not been inspected and this again requires further safe investigation.

Heritage Asset Designations

2.15 The property is grade II listed and the listing description follows.

2.16 "C Public House, '1793 R E, on plaque above door, with mid C19th addition to the east. Possibly originally a pair of cottages with a barn to the west now converted to form part of the pub. Squared watershot sandstone with slate roof. 2 storeys. The C18th portion comprises 2 bays with end stacks having sashed windows with glazing bars in plain stone surrounds, and 2 central plain stone door surrounds, the right-hand one being blocked. To the right is the possible former barn, with a double sash in plain stone surround with a similar single sash to its right. At the left is a taller bay which appears to be of the same build, with sashed windows with glazing bars in plain stone surrounds and a blocked doorway to the left. At the far left is the C19th addition, of larger sandstone blocks with moulded cornice. The left-hand bay has blank plain stone window surrounds, the right-hand bay having a door and 1st floor window, both with similar surrounds, the window being sashed with glazing bars. The left-hand return wall, visible from the road, is of 2 bays with plain stone surrounds to sashed windows with glazing bars, except for the central 1st floor window which is modern."

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008) and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2018), given in extract below:
- 3.2 *"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."*
- 3.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a 'Statement of Significance'. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Values

- 3.4 The heritage values explored below are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value*^{iv}. The exploration focusses specifically on those values deemed of relevance to the proposals, and is therefore not an exhaustive assessment of the relevant heritage assets.

Evidential Value

- 3.5 Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity".
- 3.6 The Punchbowl Inn offers physical evidence of a much altered and extended building which may have originated as a row of workers' cottages before being expanded and altered for the dual purposes of farming and establishing a coaching inn. The building has various interpretable phases of historic development but it is also a difficult building to read on account of past changes, the erosion of authentic building fabric, inaccessibility and the dilapidated condition of the structure.
- 3.7 In terms of defining and quantifying evidential value, whereas past changes can be a contributor to value in this instance they also detracts from value. The reasons for this are twofold. Firstly, the various alterations and additions have reduced the authenticity and

integrity of the various parts (e.g. the late C18th cottages are no longer good examples of their type), and secondly, changes to the building have left it in a state that is difficult for the layperson to understand and enjoy (for example, there remains uncertainty as to the original use of the western function room). For these combined reasons, whereas the building still possesses some evidential value, it may be concluded that the level of that value is comparatively low and that far better preserved and authentic examples of this particular building type(s) exist, which possess far higher degrees of evidential value.

- 3.8 Aside from the building itself and the lingering uncertainty as to how and why it changed over time, there is the related issue of the site. Map and archival evidence both show that the property previously included a substantial landholding (33 acres in 1919) and this landholding presumably included agricultural fields that were farmed. The maps shown in figure 12 however suggest that the fields immediately south of the Punchbowl were not part of the same landholding in the later C19th and earlier C20th (annotation on the maps does not suggest shared ownership). This is of some evidential relevance in that it relates to the issue of 'setting' and the evidential value of the building's setting as a potential contributor to significance.
- 3.9 As shown in figure 14 below the land holding currently associated with the site differs markedly from that which existed in 1910 (and indeed on all historic maps previously shown). In essence this means that the southerly part of the current site was not historically related to the use of the Inn and therefore, in an evidential sense, the southern part of the site is not an evidential contributor to the listed building's setting.
- 3.10 In summary, the evidential value of the building rests in interpretable evidence of its phased development and previous uses. The oldest part (1793) is arguably of most value with more recent C20th changes (internal alterations and extensions to the rear) having the lowest value. The conversion of cottages into an inn is also of evidential value as is the incremental change that saw it develop into a once large and thriving country pub.

Historical Value

- 3.11 Historic England (2008) suggests 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. It tends to be illustrative or associative".
- 3.12 The building provides illustrative historic value through the manner in which it depicts the evolution of a countryside inn and evokes a sense of history. The level of this value is, however, limited on account of the complexity of former changes and difficulties associated with interpreting the building's historical development.
- 3.13 The building has some associative historic value through its presumed former connections

to Joseph Fenton and the Manor of Dutton.

Communal Value

- 3.14 Historic England (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".
- 3.15 Owing to its past use and landmark status the building is likely to possess a fair degree of communal heritage value. It is a familiar feature of the local historic environment and in recent times its vacancy and deterioration has raised concerns as to the potential loss of the building. Herein the communal heritage value of the building highlights the need to secure a sustainable future use for the Punchbowl and conserve a locally significant historic building.

Aesthetic Value

- 3.16 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".
- 3.17 The primary aesthetic value of the building rests in its main roadside frontage and passing views of the building when travelling along Longridge Road. This includes initial views of the western and eastern ends, the former being more visually prominent owing to the open nature of the land to the west. The rear of the building possesses very negligible aesthetic value owing to the untidy and confusing nature of various adjoined structures dating from the C20th. This is particularly true to the rear of the original three cottages.
- 3.18 The aesthetic value of the main façade and western and eastern ends stems both from the attractive nature of the building and interest derived from evidence of historic development with varying adjoined building forms. The building's aesthetic value is also in part derived from its use of local materials and vernacular elements, which reflect the characteristics of other historic buildings in the locale. Herein the building is a contributor to the historic character of the local area, which is particularly relevant given its prominent roadside position and landmark status.
- 3.19 The setting of the building is also a partial contributor to aesthetic value. Historic England defines setting as a concept based in the human experience of a heritage asset and this primarily relates to views, principally from the public realm. The primary views of the building from Longridge Road are shown on the following photographs and aerial images. These are based upon views on approach mindful that close up views from directly in front of the building are given earlier.



Figure 17) Views on approach from the west



Figure 18) Views on approach from the east



Figure 19) ***Arc of approach views from the west***



Figure 20) ***Arc of approach views from the east***

- 3.20 The building's rural setting is a key contributor to its aesthetic value and this setting is as much about the journey towards and away from the building as it is about the static experience of inspecting the building from close quarters. This is in no small part due to the proximity of the road and the lack of any safe public realm vantage points to view what is clearly the most interesting and attractive northern elevation of the building.
- 3.21 In terms of the immediate surroundings to the south of the building, these are not at present complimentary aspects of setting with demolished buildings/rubble, unsympathetic extensions, areas of hardstanding and non-native trees (e.g. Leylandii) all detracting from general views of the building. In terms of the easterly approach (figure 18) the bend in the road means that the listed building very quickly appears from behind trees and the land to the south is therefore not a prominent or noticeable feature. The westerly approach (figure 17) is more open and the land to the south is more prominent, albeit the land does slope away from the road and the further reaches of the southern area are generally hidden from view.
- 3.22 This analysis of views and the human experience helps define the manner in which setting contributes to aesthetic value and demonstrates that at present the area of land to the south of the listed building does not make a positive contribution. There is scope for enhancement in this regard, particularly in regard to re-establishing the lost rear boundaries shown on late C19th and earlier C20th mapping which clearly defined an enclosure very close to the rear of the building.

Statement of Significance

- 3.23 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration to conservation priorities in light of the proposals for change. In this context a statement of significance is given below.
- 3.24 The Punchbowl Inn is a grade II listed building with parts that appear to date back to the late C18th. The building has a complex history and appears originally to have been a short row of cottages that were later converted to an inn, possibly enlarged with a barn/coach house and extended with a new attached dwelling (possibly the landlord's house). These changes all occurred in the C19th and in the C20th the building was subject to further conversion and adaptation having passed through various owners before finally closing in 2012. It has remained on the open market for sale but proven to be an unattractive business proposition at a time when sustaining a rural pub is extremely difficult.
- 3.25 An appraisal of heritage values and significances associated with the listed building has been conducted in order to define significance and identify priorities for future

conservation. This appraisal relates both to the building and its setting, mindful that setting can contribute to significance. The findings of the appraisal are summarised as follows.

- 3.26 The building possesses a diverse range of heritage values which in each respect have been affected by the extent and nature of past change. The evidential value of the Punchbowl lies in its authentic C18th and C19th building fabric which preserves some evidence of its past uses (domestic, inn, farming). The historic value of the building is primarily illustrative and relates to the manner in which the building conveys a sense of lifestyles from C18th and C19th. The communal value of the building stems from its locally well-known historic landmark presence (roadside). The aesthetic value of the building lies primarily in its northern elevation and the contribution made by its roadside and rural setting.
- 3.27 On the specific issue of setting, the significant elements of the building's setting are the road and the rurality of place as primarily experienced from the road. This experience is commonly the dynamic experience travelling past the Punchbowl along the road, there being no real safe vantage points on the road to rest and inspect the building. In terms of historic setting as defined by boundaries, whereas there is a large expanse of land to the rear (south) which is now part of the site, this area was rural fields in the C19th and most of the C20th with the boundary between the fields and the inn being very close to the south of the building. In terms of appearance the land to the south of the building is not a positive aesthetic contributor owing to unsympathetic extensions, demolished structures and non-native tree species. The land also slopes away to the south which reduces its visibility from the north (road).
- 3.28 Priorities in terms of future conservation of the listed building have been assessed and these are listed below in order of importance:
- 3.29 *Priority 1* – Weatherproof the building and make safe the interior
- 3.30 *Priority 2* - Secure a sustainable new use for the building
- 3.31 *Priority 3* – Complete detailed surveys to verify the wants of repair and identify the full extent and nature of remaining historic building fabric inside
- 3.32 *Priority 4* – Design a full repair and conversion scheme which adheres to the principal of minimum necessary intervention, the use of complimentary traditional materials and which fully respects the significance of the building as defined by its heritage values. Necessary changes to the building should be focussed upon the C20th rear parts where some demolition and limited extension could enhance the building.
- 3.33 *Priority 5* – Further beneficial enhancements could be implemented by tidying up external

areas including hard and soft landscaping and perimeter boundaries.

- 3.34 In addition to conservation of the fabric and immediate surroundings of the listed building, some thought should also be given to the capacity of the site to accept a degree of sympathetic change which conserves significance related to setting. This is of particular relevance to a site which has proven to be an unattractive commercial proposition (i.e. as a pub) and which represents a considerable financial liability in terms of repairing and restoring the listed building to a habitable standard. In this context the possibility of sensitive new development on land to the south of the pub has been assessed and discussed below, mindful that this could help secure a viable business case which would result in a sustainable future for the listed building.
- 3.35 Aside from other broader planning issues and focussing solely on the heritage context, the impact of any new development on the significant setting of the listed building is the primary conservation consideration. In essence this issue relates to how and to what extent new development might harm or enhance the significant setting of the building, or in other words: if the development were to happen would the listed building be any less significant than it is at present?
- 3.36 As discussed earlier the significant setting of the building is essentially defined by views of the listed building, there being no significance related to relationships of land because of changes in land boundaries in the C20th. With this in mind the manner in which views of the listed building are sensitive to possible change/development can be assessed and suggestions made as to where possible change would have the least impact. It is quite clear that any new development immediately adjacent to the listed building and fronting the road would harm the sense of open rurality, however further south into the site this potential for negative impact lessens due to the topography of the land and the dynamic relationship of foreground and background in the view.
- 3.37 It is therefore reasonable to suggest that development on land south of the listed building, if designed sympathetically, could have a negligible impact on the significance of the building by changing its immediate setting. Of importance in this regard is to ensure any new development conserves important dynamic views of the building from the road, and that the history of the site remains interpretable (i.e. the listed range is the oldest development on the site which formerly backed on to open countryside).

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2018). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development work. In order to do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

- 4.2 The proposals involve two distinct packages of work, namely conversion of the listed building and new lodges sited on land to the south.
- 4.3 The conversion involves changing the listed building into five apartments with selective demolitions and extensive repair works. There will be a front and rear apartment in the C19th eastern range and one apartment each in the three bays that form the original cottages element of the building. The former barn range at the west will be set aside for storage space. Owing to the perilous condition of the building the exact nature of the repair works has yet to be verified. This can only be determined once the building has been made safe and the building has been explored in detail, including access to those parts of the building (including the first floor, roof, rear parts and cellar) that have not been inspected in the preparation of this heritage statement. For this reason it is acknowledged that the heritage statement can only assess the impact of the proposals as they generally relate to demolition, sub-division and the overall premise of repair (i.e. as opposed to the finer detail of repair).
- 4.4 The lodges will be positioned on land to the south and west of the listed building, and extensive groundworks with hard and soft landscaping will be implemented as part of the proposals. It is understood that the lodges will be supplied by Lakeland Leisure Homes, measure 40ft x 20ft, and have timber clad walls with tiled shallow pitch gabled roofs and integral raised deck area at one end.
- 4.5 Design drawings illustrating the works as currently proposed have been submitted as part of the full planning application(s). They are not reproduced within this statement.

Analysis of the Proposals: National Planning Policy Framework

4.6 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2018) considers heritage planning and identifies the following key drivers in the decision making process:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.7 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 193

4.8 Paragraph 193 of the NPPF states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

4.9 The earlier parts of this heritage statement explore the significances attributed to the listed building, in order that the likely impact of the proposals on significance can be assessed. One of the primary drivers of the project is to bring the dilapidated listed building back into a sustainable use, following years of vacancy and vandalism, and in this regard it is understood that the economic viability of reviving the building is dependant on the associated development on adjacent land (i.e. as enabling development). It is for this reason that, whereas conserving significance is a primary aim of the scheme, the proposals also consider the potential to develop land adjacent to the listed building, which in turn might cause some degree of harm. This issue is discussed more fully later.

NPPF Paragraph 195

4.10 Paragraph 195 of the NPPF states:

"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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

- 4.11 In this case there will be no total loss nor any reasonable suggestion of substantial harm to the significance of the listed building. The scheme secures a sustainable new use for the building and reverses the serious defects and disrepair associated with past vandalism and building vacancy. The sub-division of the building has been designed in a rational and pragmatic manner, acknowledging the various phases of historic development, the original three bay arrangement of the cottages and the negligible significances of the more recent rear additions. There is a good deal of fine detail yet to be established in terms of the proposed approach to repair and renovation, however assuming the works employed adhere to established conservation led philosophies such as minimal intervention, like for like materials and an honest approach to reconstruction, there appears no reason to suggest the proposals as currently presented threaten substantial harm.

NPPF Paragraph 196

- 4.12 Paragraph 196 of the NPPF 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, where appropriate, securing its optimum viable use."

- 4.13 As previously discussed, the conversion and proposed subdivision of the listed building acknowledges the historical development of the building and the structural arrangement of the various bays/parts, thereby minimising the need for interventions and retaining considerable evidence of the buildings origins and evolution. Rather than harm the building, the changes should enhance its significance and give it a new lease of life with a function that is true to the origins of the site (the site was originally domestic rather than commercial). A note of caution needs to be expressed however on the potential for inappropriate repair and renovation works to cause harm to the fabric of the building and also later its simple architectural treatment. With this in mind, it is essential that the

choice of replacement materials and repair techniques are carefully selected (e.g. lime pointing and other techniques to ensure the solid wall structures remain breathable), with the long term health and wellbeing of the building being the priority.

- 4.14 The new lodges pose more of a concern since they will have an impact on views and will introduce a new (albeit temporary) land use to the site. In terms of views, and with reference to the earlier assessment of heritage values and significances, it is noted that the positioning of the lodges ensures primary views of the listed building from the road remain largely unaltered and the primacy of the building, with its prominent frontage to the road, is preserved. In this regard, there can be little doubt that if erected as planned, the new lodges will be a visible feature of the wider site (not within the original site boundary but within the confines of the boundary as it changed in the C20th), but also readily interpretable as recent arrivals on land adjacent to a historic building. Accordingly, whereas the spatial setting of the listed building will change, its illustrative historical value will not.
- 4.15 In order to further lessen the visual impact of the lodges some consideration may be given to re-establishing a strong boundary between the rear of the listed building and the lodges, as was previously present before the site was enlarged in the C20th. Such a boundary, perhaps built of stone, could provide a clear spatial and visual separator, which will not only provide the listed building with a more defined plot, but will also, along with the other proposed groundworks, reverse the negative visual impact of the land that currently surrounds the rear parts of the building.
- 4.16 On balance, it is difficult to argue that no harm will accrue as a result of the lodges, however such harm, which is less than substantial, can be readily mitigated by careful design, and the very fact that the scheme promises a sustainable new future for the listed building means that the net impact of the scheme will be benign at worst and, more realistically, positive in nature.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement assesses the likely impact of a proposed conversion and new lodge development scheme at the vacant and dilapidated former Punch Bowl public house (grade II) near Hurst Green. The assessment is done through an initial assessment of heritage values and significances in order to determine how these might be affected by the proposals.
- 5.2 The overall findings of the statement are that, as currently presented, the proposals will secure a sustainable new use for the listed building in a manner that should enhance and re-establish its heritage significance. As for the new lodges, these will not physically affect the listed building, but they will alter part of its immediate setting. Herein there is scope for some minor harm to significance (as established by setting), but the level of this harm is more than compensated for by the positive proposals for the listed building.
- 5.3 It should be noted that the assessment of the scheme's likely impacts is done without some important details relating to the nature of the works affecting the listed building, which is primarily due to the building's unsafe condition and lack of access. Herein there is scope for further careful investigative work on site (which will include access to as yet unsafe areas of the building and the exposure of parts that might hold archaeological interest), which, it is understood, can only commence once permission for a viable scheme is granted. Indeed the viability of the listed building conversion is reported to have an intrinsic and economically dependant link to the associated lodge development, therefore whilst there remains some 'unknowns' as to the listed building's uninspected parts, it seems clear that in order to secure a positive future for the listed building, consent for a viable scheme is needed from the outset.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ <http://www.british-history.ac.uk/vch/lancs/vol7/pp54-61>

^{iv} Ibid