

**Heritage Statement**

**in connection with**

**Proposed extension to St Peters  
Church, Salisbury**

Prepared by

C.J.O'Flaherty MRICS, MSc

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## 1. INTRODUCTION

### **Purpose and Methodology**

- 1.1 This heritage statement has been prepared to assess proposals to build a multi-purpose extension to St Peters Church, Salisbury. The Church is not statutorily listed but the local planning authority deem it to have non-designated heritage asset status because of its architectural and historical interest. Care is therefore needed to avoid harming the heritage significance of the building, in line with the requirements of planning law and policy, most specifically paragraph 135 of the NPPF.
- 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. The methodology employed involves the following sequential steps:
- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
  - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
  - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
  - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
  - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>i</sup> and 'Conservation Principles, Policies and Guidance'<sup>ii</sup> and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
- GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
  - GPA3 - Setting and Views
  - Historic England Advice Notes (HEAN) 1-9

- 1.4 The local planning policy context is set by the Ribble Valley Borough Council District Wide Local Plan, however the Plan does not include a specific policy relating to non-designated heritage assets.

### **The Author**

- 1.5 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**

- 1.6 Inspections of the site were carried out in the autumn of 2017 to assess its physical nature. 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 building/site, the proposed change(s) and the likely impact of the change(s).

## 2. GENERAL DESCRIPTION

### Location

2.1 The Church is located on the corner of Lovely Hall Lane and Ribchester Road, Salisbury (see figure 1).



Figure 1) Site location (Google 2018)

### Outline Description & Historical Background

2.2 The Church sits within a spacious grassed churchyard that is roughly triangular. On the west side is Lovely Hall Lane, off which there is a gated vehicular access drive leading up to the Church. There is also a pedestrian pathway with lychgate leading to the Church from the south (Ribchester Road). To the north there is a large graveyard, east of which lies Salisbury Cricket Club (see figure 1). The northern boundary between Church and graveyard is formed by hedging and a footpath, with low stone boundary walls elsewhere. Mature trees also line the western boundary and a run of trees skirts the Church's southern and eastern sides (see figure 2).



Figure 2) Aerial view from the south

- 2.3 The Church comprises an original cruciform plan that conforms to traditional orientation, with a main rectangular nave and chancel (east end) orientated along the east/west axis (chancel east) and projections on the northern (with vestry, kitchen and organ and boiler room cellar below) and southern (chapel) sides forming a transept. The nave has a small projecting entrance porch on the western end of the southern elevation. There is a small spire atop a short gabled tower just west of the transept and on the north side of the nave there is a C20th extension housing a choir vestry. The existing Church plan is shown in figure 3.
- 2.4 The Church has snecked sandstone walls beneath slated roofs. The main nave and adjoining lower chancel roofs are gabled and the southern transept has an intersecting slated gable. The northern transept projection is a slated catslide continuation of the chancel roof. The southern porch has a black and white timber framed porch (off stone plinth) with clay-tiled gable roof. The choir vestry extension is rendered with a monopitch roof.
- 2.5 The Church was built in a gothic revival style with some Arts & Crafts influences, namely the timbered porch and spire tower. The Church is characterised by its steeply pitched roof, stone enclosing walls, decorated square headed three-light nave windows, triple foiled lancets to the west and decorated arched window to the chancel (east).

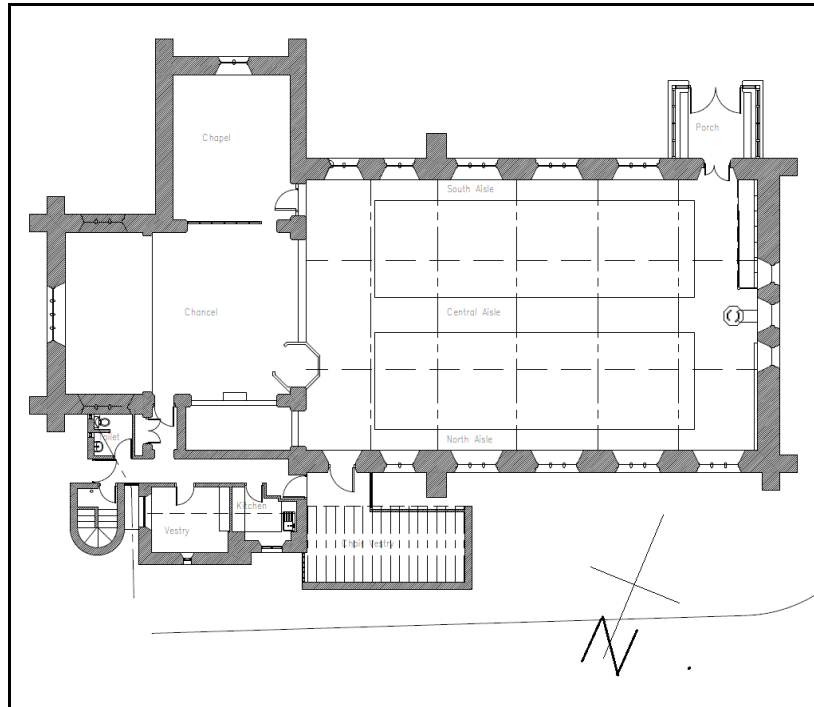


Figure 3) Existing floor plan



Figure 4) The Church from the north west with choir vestry extension below and left of the spire

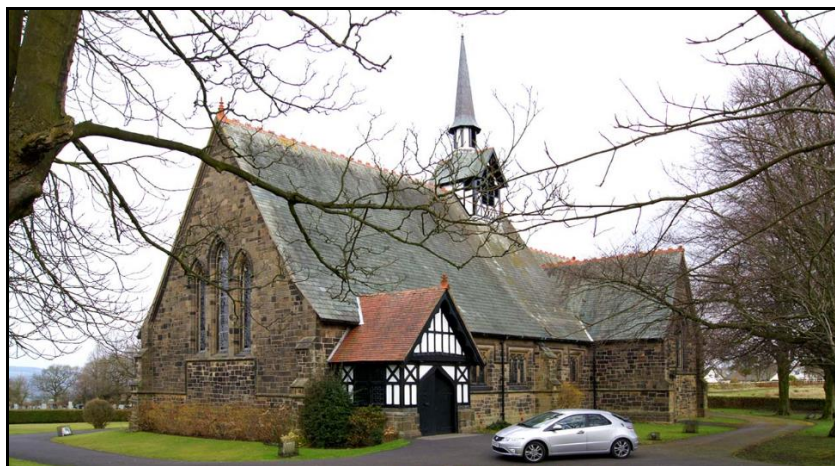


Figure 5) View from the south west showing porch and southern transept



Figure 6) Interior from the western end of the nave

2.6 The history of the Church is described by the Community History Dept. of Blackburn Library<sup>iii</sup> as follows.

2.7 *"In 1807 the parish of Salisbury village got its first church run as a chapelry of Blackburn and opened by the Bishop of Chester because prior to 1847 the diocese of Litchfield then Chester covered the Salisbury and Wilpshire areas. The original church was called the "Old White Church" and together with the original church school cost £584 to build. This church was located near the lower end of the present church's churchyard and had a curate in charge as it was only later that that the district formed into a separate parish. There was no parsonage and at one time the parson lived in a part of Showley Fold and at another Lovely Hall. The church was a small charming rustic building with high pews and an interior as plain as the exterior apart from a gallery that ran round the inside wall for scholars who were overseen by their teachers. In the centre of the gallery there was a clock and the church had no heat other than a small stove in the centre which constantly had to be stoked up and straw was laid on the floor of the pews to keep peoples' feet warm. The only music available was via a harmonium and occasionally an additional fiddle. Round the inside walls were wood panels with the 10 commandments on them. On the church roof was a small bell in a turret which was later taken to "The Grange" when the church was demolished and hung over the back door and used to summon the gardener! In time the simple building became dilapidated and was condemned in 1848 as it had been very poorly built and not very church-like and ruinous according to the rural dean. However despite its condition it survived for another 40 years with no vicarage for its clergyman and propped up with timber supports even after a committee had been*

*formed to build a larger new church to seat 600 people along with a new school and schoolhouse, which in fact was built earlier than the new church. During the vicarage of Reverend P. Hopwood Hart a committee again agreed to build a new church in 1873 and it was eventually built in 1887 above the site of the old church on the edge of Hazel Common. Its foundation stone was laid on the 8th. May 1886 with Masonic honours by Colonel Le Gendre Starkie the Provincial Grand Master of East Lancashire, attended by the whole village. The site for the new church had been donated by the lord of Salesbury Manor and the contract prior to its construction was for £3350 with an extra £300 for drainage as it was built over a former duck pond! When the foundations were being laid apart from boggy marshland they came upon shifting sand so branches of gorse were laid on top of the sand and soil to form a raft. The corner foundation stone was brought by horse and waggon from a quarry at Longridge Fell. Messrs. J.H. Stones and A.R. Gradwell of Richmond Terrace were chosen as the architects for the new church. When built it was a small church seating 400 people but attractive with its ivy covered walls and pointed bell turret and a well laid out churchyard. Within the church there was a beautifully carved oak Holy Table, clergy seats and panels, a gift of Mrs. Stones of "Warren Holt" in memory of her husband and mother. The warden's stalls at the west end were given by Mr. James Crabtree when he was warden. Above the font was a brass plaque for those who lost their lives in the wars with another plaque in the north wall commemorating Viscount and Viscountess Bulkeley formerly Lords of the Manor and benefactors of the parish. There was also a memorial window near the pulpit commemorating the Reverend P. Hart's ministry as vicar of Salesbury. The churches recent additions of the Lady Chapel, Vestry and Lynch (sic) Gate were dedicated by the Bishop of Lancaster in 1968"*

- 2.8 Historic map and photographic evidence (figures 7-11) depicts the changes described in the passage above. The arrival of the current Church is shown on the map of 1892 in figure 9 and the more recent choir vestry addition (1968) is shown in the 1970's map in figure 11. The maps also depict new housing developments arriving throughout the C20th, as the outlying village of Salesbury grew with its neighbours, Wilpshire and Clayton-Le-Dale, to become part of Blackburn's outer north-eastern suburbs.
- 2.9 In recent times there has been growing pressure to secure additional space for Church and community events. The full needs in this regard have been revealed through a community audit process. This has led to the proposals for extending the Church to provide a hall devoted to community uses.



Figure 7) OS map of 1844-46 showing the former Church (dated 1807) with graveyard

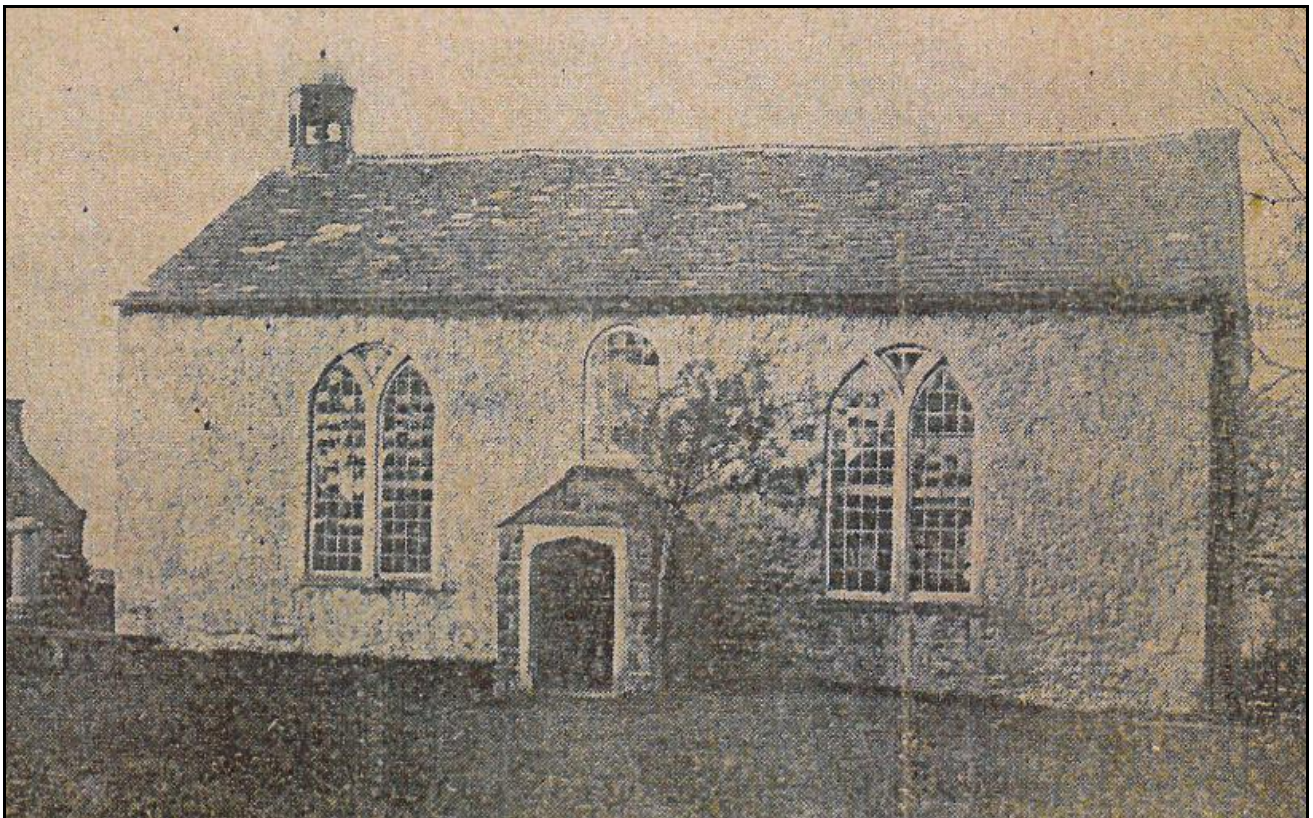


Figure 8) Old Salisbury Church built 1807

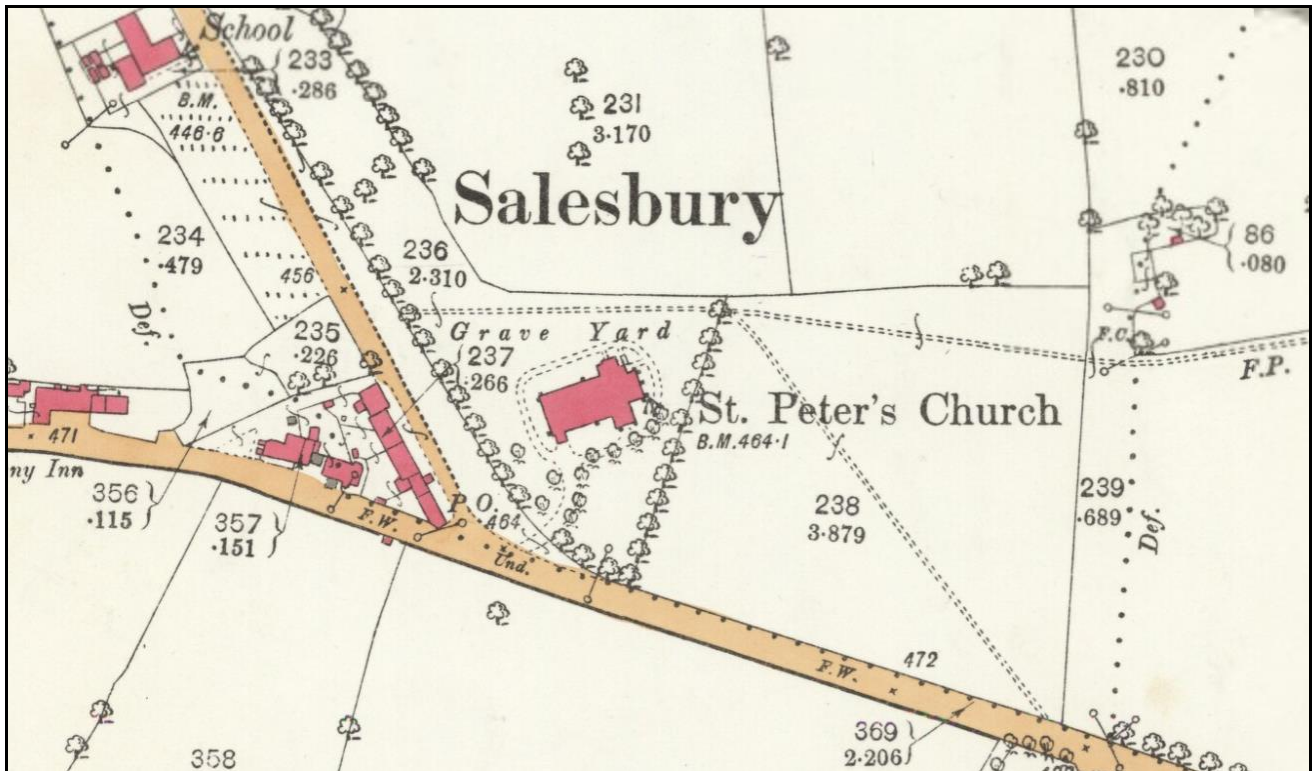


Figure 9) The newly built Church on the OS map of 1892

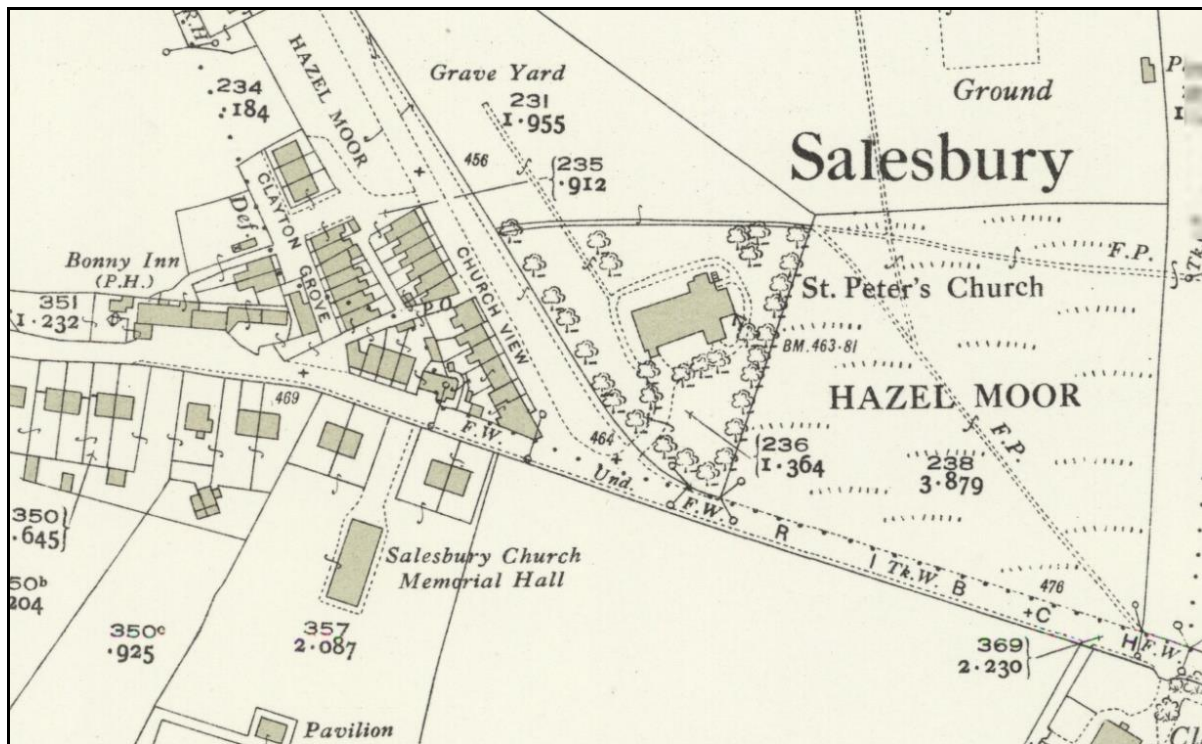


Figure 10) OS map of 1929 showing graveyard (north) and new housing development (west)

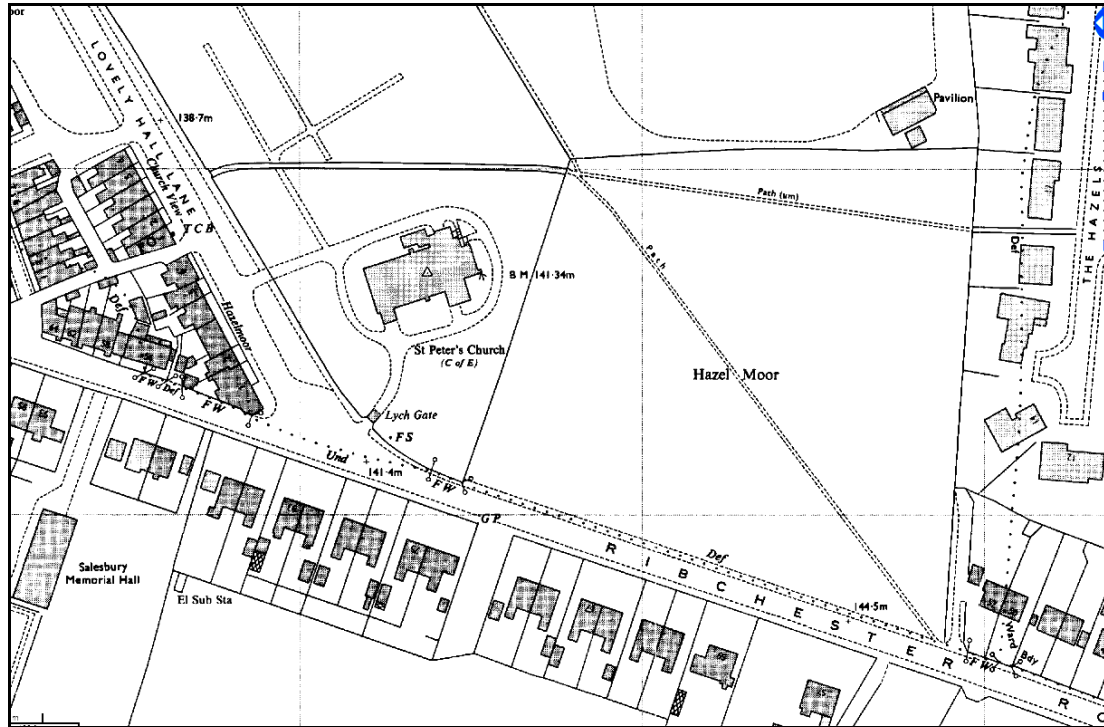


Figure 11) 1970s OS map showing extensions on the north side of the Church and new housing to the south and east

### Heritage Asset Designations

2.10 St Peter's Church does not feature on a 'local list' – a local list does not exist in Ribble Valley - but the local planning authority does deem it to be a non-designated heritage asset, as defined within the NPPF, by virtue of its architectural and historic interest.

### 3. HERITAGE APPRAISAL

#### Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008)<sup>iv</sup> and relates specifically to the requirement contained in paragraph 128 of the National Planning Policy Framework (2012), given in the 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 that may 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*<sup>v</sup>. 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 “Evidential value derives from the potential of a place to yield evidence about past human activity”.
- 3.6 The plan form, method of construction and architectural style of the Church all contribute to the building’s evidential values. The building (including the church and graveyards) also provides physical evidence of the growing and continued importance of religion in the village of Salisbury since the early C19th. The evidential values of the Church do not relate to anything that is particularly unusual or rare, however the building does retain a high degree of authenticity and integrity. Overall, the evidential values of the building have comparatively low levels of significance owing to their lack of age or rarity.

### **Historical Value**

- 3.7 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".
- 3.8 The Church helps illustrate an important aspect of life within the local community since the C19th. It also has numerous associations with individuals, living and dead, who were part of present and past congregations and who were more closely involved in administering of the Church's mission. Owing to the prominent and key role the Church has played in the historical growth and development of Salisbury, its historical value is of high significance particularly in the local area.

### **Communal Value**

- 3.9 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".
- 3.10 The communal heritage value of the Church is high owing to the historical role the building has played within the community. This role relates not only to the activities of the Church but also its landmark status in the centre of the village and the presence of the adjacent graveyard.

### **Aesthetic Value**

- 3.11 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".
- 3.12 The Church is a compact and attractive building that blends simple gothic revival styling with some vernacular elements, such as the timbered porch and base of the spire. The building is characterised by its steeply pitched slated roofs and solid masonry enclosing walls, with a mix of mullioned, lancet and tracery windows.
- 3.13 The aesthetic values of the Church are most prominent in views of the building from the south and west off Ribchester Road and Lovely Hall Lane. These views are obscured by trees in the summer months when the Church becomes only fully visible from within the churchyard. Further views on the northern side of the building maybe enjoyed from the footpath between Church and graveyard, however the choir vestry extension to the northern side of the Church arguably harmed the aesthetic values associated with this side of the building. That said, the low-rise nature of the extension ensured the principal architectural characteristic of the Church's tall and steep slated roof remained fully visible.

3.14 The churchyard establishes the definitive setting of the Church and the setting contributes to aesthetic value. As mentioned previously, trees within the yard do obscure views of the building when in full leaf but they also add to the visual quality of the Church and churchyard, as do the perimeter grassed lawns.



Figure 12) View from junction of Ribchester Road and Lovely Hall Lane winter months



Figure 13) View from junction of Ribchester Road and Lovely Hall Lane summer months



Figure 14) View from the west of Lovely Hall Lane with choir vestry extension and footpath (left)



Figure 15) View from Ribchester Roast to the south east

### **Statement of Significance**

3.15 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 consideration to conservation priorities in light of the proposals for change. In this context, a statement of significance is given below.

3.16 St Peters Church, Salisbury is a small rural Anglican Church built in 1887 in a gothic revival style. The Church replaced an earlier and much smaller Chapel (situated north of the Church) dating from 1807 which had been built to serve a local community largely comprising farmers and textile workers. St Peters is not a listed building, but it is recognised by the planning department of Ribble Valley Borough Council as a non-designated heritage asset.

3.17 An appraisal of heritage values associated with the Church has revealed that it possesses notable communal and historic values that relate to its historic use by the local community. Although small and lacking in architectural grandeur, the building has a

simple and attractive aesthetic value, which is complimented by its churchyard setting. These heritage values establish the primary significances of the building.

- 3.18 Recent research has revealed a growing and pressing need for a community facility that can serve the adjacent villages of Salisbury, Clayton-le-Dale and Wilpshire. This has inspired proposals to build a community hall adjoining the Church, thereby facilitating community activity in a place that has long provided a community focus.
- 3.19 Whereas the building is not statutorily listed, the building's architectural and historic interest (and non-designated heritage asset status) requires consideration as part of any plans for change, with specific focus on how the significances of the Church can be conserved through the process of providing the new facility.
- 3.20 With this in mind, and giving due regard to the earlier appraisal of heritage values and significances, the following priorities have been identified to help guide the design of a new adjoining hall. The priorities stem from the analysis of the site and its heritage values and reference to guidance published by Historic England<sup>vi</sup> and Historic Scotland<sup>vii</sup> relating to new design in the historic environment and conserving the setting of heritage assets.
- 3.21 *Priority 1*- Locate any adjoining extension on the northern side of the building. This would acknowledge that the northern side of the building has already been altered by the addition of a choir vestry extension, which is an addition that detracts from the aesthetic values of the building.
- 3.22 *Priority 2* – Conserve the architectural primacy of the Church by respecting its scale, height and visibility. Of particular importance is to avoid building an extension that would obscure views of the building's steeply slated roof. Deference in terms of scale and height is best achieved through a low-rise extension that remains below the line of the Church roof if possible and conserves views of the Church from northerly aspects.
- 3.23 *Priority 3* – Ensure the extension is readily interpretable as a high quality, harmonious but contemporary addition. This can be done by avoiding any pastiche/replication of the Church and its architectural features, ensuring the extension provides a visual contrast with the Church and using high quality, complimentary materials.
- 3.24 *Priority 4* – Ensure the new building is sustainable and fit for purpose in order to maximise its long term sustainability.

## 4. ANALYSIS OF THE PROPOSALS

### General Principles

4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). The NPPF establishes the premise that conserving significance should be a guiding principle when developing proposals for any change in the historic environment. To achieve this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with the design process. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the development of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has either been secured or compromised.

### Summary of the Proposals

4.2 The proposals involve the demolition of the choir vestry extension to the north side of the Church, followed by the building of a new community hall extension with associated hard and soft landscaping including pathways and a small amount of parking space. The new-build element comprises a series of three adjoined volumes constructed of stone and glass with mono-pitch roofs that slope northwards away from the roof of the main Church. Artist's impressions of the proposed development are shown below together with a proposed site and building plan.



Figure 16) Artist's impression viewed from the west



*Figure 17) View from the north west*



*Figure 18) View from the east*

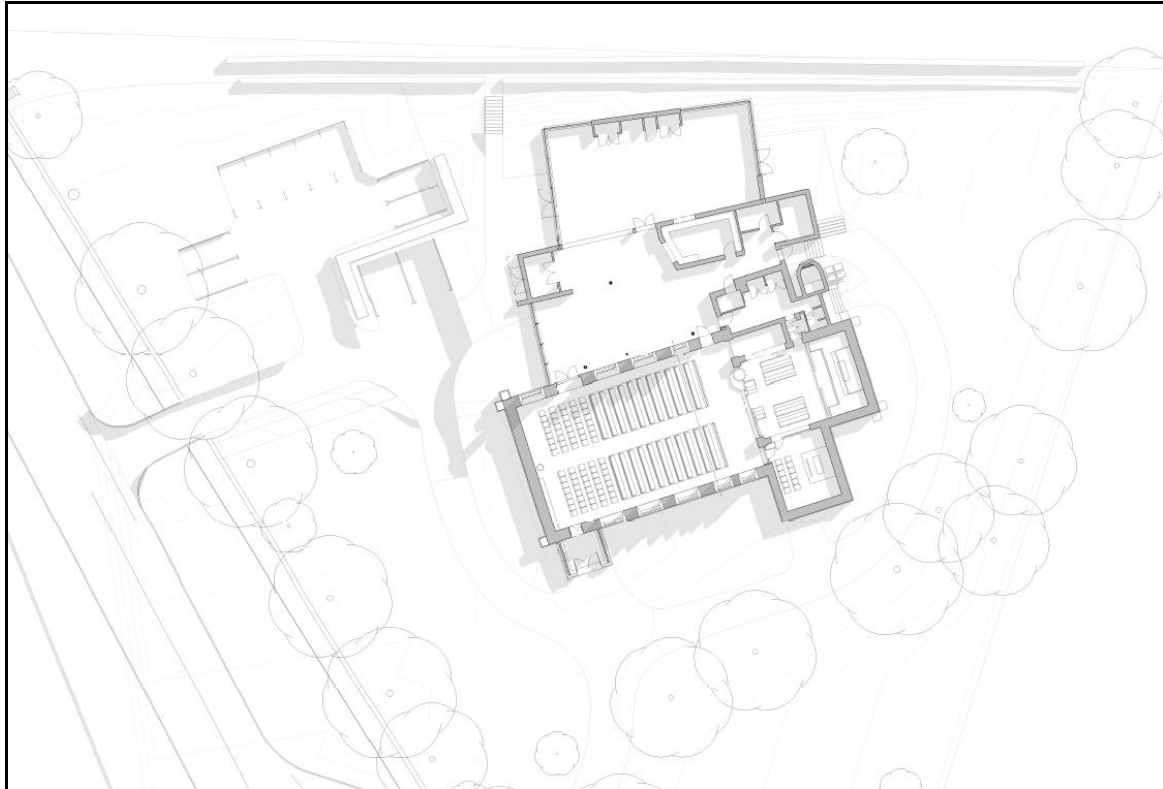


Figure 19) Proposed site and building plan

4.3 The design of the extension evolved following completion of the statement of significance (part 3), with specific reference being made to the priorities for conservation outlined in paragraphs 3.20 – 3.23. These priorities in part stem from Historic England guidance<sup>viii</sup> and more recent guidance from Historic Scotland<sup>ix</sup>. The latter, a much respected guidance document entitled 'New Design in Historic Settings', reflects some of the principles already established within the former, 'Building in Context', and presents a sequential approach to design, as outlined in figure 20 below.

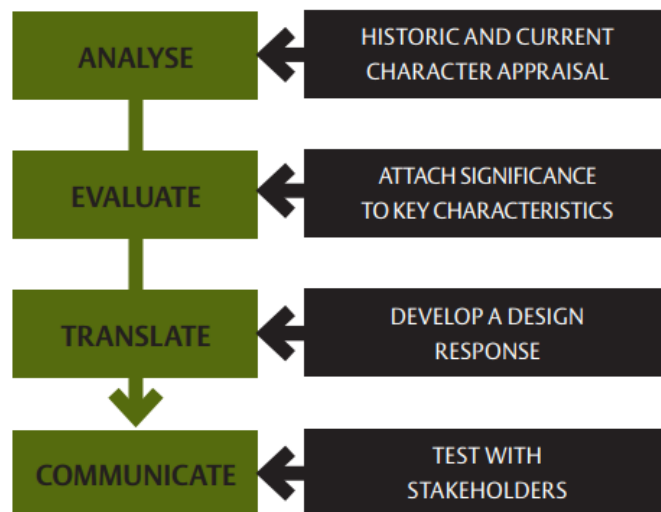


Figure 20) The Design Process (Historic Scotland)

- 4.4 The process highlighted above has been followed in the design of the proposed extension to St Peters, with the upfront analysis and evaluation elements being covered within parts 2 and 3 of this heritage statement. Part 3, the development of the design response, has been a collaborative process between the project architects, heritage consultant and Church group, with additional pre-application consultation with the local planning authority, Ribble Valley Borough Council (RVBC).
- 4.5 Mindful of the subjective nature of design, particularly design as it relates to appearance, the project architects have explored a range of options including suggestions made by RVBC, as shown below in figure 21. The design shown in figure 21 was produced by RVBC and conveyed as their preferred approach. This presents a somewhat unusual set of circumstances, as planning authorities do not normally present such detailed designs in the pre-application consultation.
- 4.6 The range of design options was evaluated objectively against the set of priorities outlined in part 3 earlier. It was felt that the RVBC suggestion didn't satisfy certain priorities, most notably priorities 2, 3 and 4, which relate to scale, appearance and commodity. In brief, the RVBC proposal does not satisfy the practical needs of the Church in terms of space and use, and otherwise the height of the gabled part might obscure views of the church (more than necessary) and also it could be misinterpreted as an older building linked to the church by way of a glass connecting structure. Nevertheless, the design team has expressed thanks for valuable the role played by RVBC in exploring options.



Figure 21) RVBC suggested design, western elevation

- 4.7 In terms of the selected design, this was chosen because it satisfied the design priorities, as explained further below.
- 4.8 Priority 1- Locate any adjoining extension on the northern side of the building. The extension is sited on the northern side of the Church and this facilitates the removal of a previous extension that detracts from aesthetic value.
- 4.9 Priority 2 – Conserve the architectural primacy of the Church by respecting its scale, height and visibility. Although large in terms of footprint, the proposed extension is low-rise, comprising a series of three co-joined parts that together help reduce the overall perception of size and minimise the visual impact (obscuring) on views of the main Church. The reduction of visual impact is further ensured through the use of glass for visual permeability, allowing direct views through the northern-most part, west to east (and vice versa). The main success of the proposal with regard to priority 2 is conserving the visual primacy and dominance of the Church, particularly when viewed from the northerly vantage points where the extension is at its most prominent.
- 4.10 Priority 3 – Ensure the extension is readily interpretable as a high quality, harmonious but contemporary addition. The proposed extension is readily interpretable as a modern addition to a historic building. This is by virtue of contrast in terms of materials and composition. The positive qualities of the extension are not, though, solely embodied in contrast; the extension also makes direct reference to the design of the Church in the composition of its central portion (as viewed from the west). This part, which is faced in stone and topped by a mono-pitch roof, echoes the traditional volume of an aisle abutting a Church but is separated from the main Church by a flat-roofed glazed link. The glazed link provides a sensitive, lightweight and permeable connection to the Church, and the extension reflects both traditional and contemporary design approaches, ensuring that contrast arrives in a harmonious manner which respects, compliments and sits comfortably alongside the host building.
- 4.11 Priority 4 – Ensure the new build is sustainable and fit for purpose in order to limit the need for further changes in the future. The design priorities the satisfaction of a range needs, the nature of which has been identified through community consultation. Evidence-backed 'statements of need' are a mainstay of applications to re-order churches, and the supplementary information provided within the Design and Access Statement (submitted alongside this heritage statement) demonstrates a robust and pragmatic approach to targeting long-term sustainable use in an informed manner. The nature of proposed use is reflected in the design of the space, so that the extension serves its purpose in an effective manner, whilst conserving the main significances of the host building.
- 4.12 In summary, the design of the proposal responds positively to the conservation priorities

as established through the appraisal of heritage values and significance. It does this in a sensitive, contemporary and ultimately reversible manner, and is therefore aligned with the modern philosophies on designing new additions in historic settings.

4.13 The next task is to assess how the design responds to planning policy and to outline how the final stage of the design process, namely communication and testing with stakeholders (see figure 19), has been achieved. These issues are discussed in the following passages.

### **Analysis of the Proposals: National Planning Policy Framework**

4.14 As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies the following key drivers in the decision making process:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness;*
- *and opportunities to draw on the contribution made by the historic environment to the character of a place.*

4.15 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. Where harm does occur this should be justified through identification of benefits that theoretically outweigh the harm. This is often called the planning balance.

### **NPPF Policy 135**

4.16 Paragraph 135 of the NPPF states: "*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*"

4.17 St Peters is a non-designated heritage asset of a type referred to in paragraph 135 of the NPPF. The Church is not formally recognised as a non-designated asset on any published

list held by RVBC, nor has been subject to an objective selection process, however owing to the building's history, architectural interest and community role it is considered an appropriate candidate for non-designated status.

- 4.18 Paragraph 135 makes it clear that the impact on the significance of a non-designated asset should be taken into account, particularly where harm or loss occur. In this case there will be no loss other than the removal of the insignificant choir vestry, which is deemed beneficial. Otherwise, on the matter of harm, it is accepted that the process of extension will alter the appearance and setting of the Church in a manner that may divide opinion and in some eyes cause harm. This being the case, it is important to ensure that the design process follows approved guidelines, such as those referred to earlier, the need for extension is robustly established through research, and the major stakeholders have a contributory role to play. Aside from collaboration with RVBC and the interaction between various members of the design team, a public consultation process has been conducted in the Church with the local community. The outcome of this was very much in favour of the proposed scheme, with the design attracting numerous complimentary comments.
- 4.19 Accepting that a degree of harm to aesthetic value will accrue, which will ostensibly relate to the impact on views and setting, it is important to factor in how the potential level of harm has been limited by the design process and evaluation of significances, all as described earlier. Furthermore, and crucially in this case, the issue of benefit outweighing harm comes to the fore. The proposals are aimed at diversifying the use of the Church and providing much needed community facilities. This runs with the spirit and mission of the Church and embraces the broader community including those who may not attend the Church for worship. The benefits of the proposed extension are therefore abundantly clear and an 'in principle' acknowledgement has been communicated by RVBC on their agreement that the extension would be worthwhile and beneficial. What remains, however, is whether RVBC believe the benefits of the proposal outweigh any potential harm.
- 4.20 In a purely heritage planning sense, having accepted that the proposals present notable benefits, the issue for consideration is that of design. In this regard, it is further acknowledged that RVBC has presented its ideas on the appearance of the building and these ideas have been evaluated by the design team, but ultimately an alternative design has been chosen for progression to the planning application stage. This choice has been made with due caution, not least because it would appear to go against officer recommendations and therein risk refusal. Such a refusal would presumably be on the basis that the harm of the chosen scheme outweighs the benefit of the extension, whilst the harm of the RVBC scheme would not outweigh the benefit. Herein, again in a purely heritage sense, lies the nub of issue.

4.21 Having evaluated the entire process there is strong and compelling evidence that the design of the chosen scheme satisfies two primary priorities. These are, 1) conserving the significance of the unlisted Church, and 2) providing a facility that is fit for purpose and sustainable. In both regards it is clear that every effort has been made to satisfy the requirements of paragraph 135 of the NPPF, and that the proposals do indeed provide an appropriate solution, which adheres to policy.

#### **Analysis of the Proposals: Local Heritage Planning Policy**

4.22 RVBC does not have a published local heritage list, nor does it have a process or criteria for selection. The provisions of the NPPF do, however, give a more than adequate steer in this regard and as outlined earlier the proposal is successful in satisfying paragraph 135 (etc.) of the NPPF.

## 5. SUMMARY & CONCLUSION

- 5.1 This heritage statement has reviewed the likely impact of a proposed extension to St Peter's Church, Salesbury, upon the heritage significance of the building. The Church is not statutorily listed, but it is acknowledged to possess architectural and historic interest, thereby rendering it a suitable candidate for non-designated heritage asset status.
- 5.2 In order to assess the impact on significance, the first part of the statement explores the heritage values and related significances of the building in an objective manner. These are then reviewed in the second part of the statement with specific focus on how significance might be affected by the proposed extension.
- 5.3 Throughout the production of the statement, the findings relating to significance have been conveyed to the project architect in order that the finalised design would suitably ensure the conservation of significance. This iterative process has proven successful, with an objective review of the proposals confirming that, whereas a small degree of harm will accrue owing to the visual impact and some interruption of views (of the church), the harm has been minimised and is outweighed by the community benefits associated with the new facility.
- 5.4 The proposals therefore satisfy local and national heritage planning law and policy, and provide an exciting and valuable opportunity to develop a much needed community facility in this semi-rural district of the Ribble Valley.
- 5.5 Furthermore, the proposals are also supported by the Diocesan Advisory Committee (DAC) of the Diocese of Blackburn.

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<sup>i</sup> Clarke, K, *Informed Conservation*, Historic England 2003

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

<sup>iii</sup> <http://www.cottontown.org/Housing/Parish%20histories/Pages/SALESBURY-AREA,-A-HISTORY-.aspx>

<sup>iv</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>v</sup> Ibid

<sup>vi</sup> <https://historicengland.org.uk/advice/planning/place-making-and-design/#Section6Text>

vii <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9b50b83c-1e60-4831-bc81-a60500ac5b29>

viii <http://www.building-in-context.org/>

ix <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9b50b83c-1e60-4831-bc81-a60500ac5b29>