

**Heritage Statement**

**in connection with**

**Proposed Alterations,**

**14 Terrace Row,**

**Billington,**

**BB7 9NX**

Prepared by

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## 1 INTRODUCTION

### Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess proposals to alter number 14 Terrace Row, Billington. The building is part of a grade II listing (nos 10-18 Terrace Row) therefore care is needed to avoid harming its significance in line with the requirements of planning law and policy.
- 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

## **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 building were carried out in May 2018 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 property is located on the south side of Whalley Road, close to its junction with King Street and the road bridge (Whalley Bridge) that heads north over the River Calder into Whalley.

### Outline Description & Historical Background

- 2.2 The property is a mid-terraced house, part of a row of five dating from c.1830 and built into a valley side. Each house is single bay in width and of double pile plan form at upper ground and first levels, with a single front room at lower ground (pavement) level (the rear part being built into the bedrock). The properties have an unusual arrangement of lower and upper ground floor entrance doors, the latter accessible via a shared iron balcony walkway with stone staircases at either end, the former accessible from pavement level. The main façade of the row is further characterised by pointed arched windows and doors, which reflect the growing influence of the Gothic revival in the early to mid C19th.
- 2.3 Historical maps (figures 1-2) suggest the overall plan footprint of the row remains much as it was in the mid C19th, albeit land to the rear has been developed into a series of gardens. As to the interior of the properties, an inspection of each has not been possible, therefore the extent to which any changes have been made is not known. That said, within the row three properties have inserted rooflights on rear roof slopes suggesting loft conversions, and some have inserted windows to the rear indicating past alteration. It is highly unlikely the buildings had inside bathrooms when first built, therefore it is presumed all have had bathrooms installed, which might account for the aforementioned inserted windows (i.e. bathrooms formed through room sub-division).
- 2.4 The unusual nature of the balcony entrances suggest the lower ground floors of the original properties might have had a separate function to the 'house' above. Indeed, there is anecdotal evidence that at least one of the lower ground floor rooms was once a shop. Otherwise, there exist numerous examples elsewhere of cellars being used for domestic industry (e.g. handloom weaving or spinning), although a more simple explanation might be that the ground floor rooms of Terrace Row were built as unconventional cellars.
- 2.5 Little written evidence has been found to substantiate any single interpretation as the layout of the buildings, but what is clear is the architectural adornment of the upper

ground and first floors is suggestive of their higher status. Furthermore, it seems unlikely that the lower ground floors were initially intended as habitable space.



Figure 1) 1848 OS map

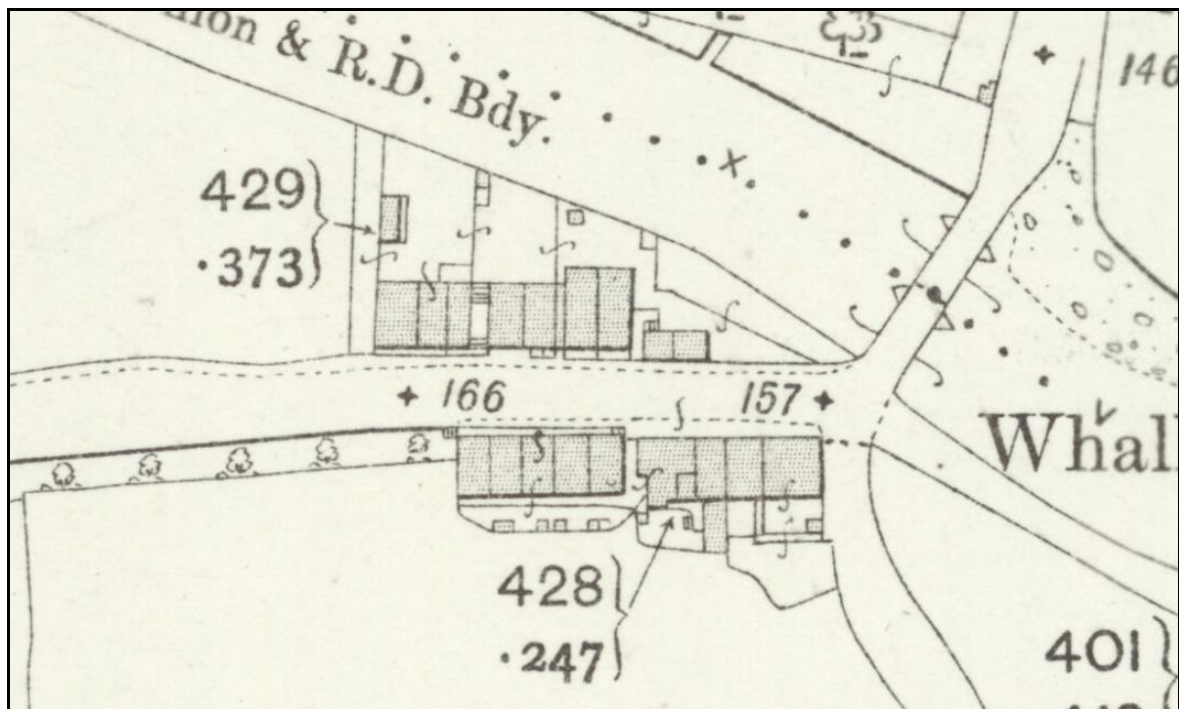


Figure 2) 1910 OS map

## Heritage Asset Designations

- 2.6 The row is grade II listed and lies within the Whalley Conservation Area. The listing description is given below.
- 2.7 *BILLINGTON TERRACE ROW SD 73 NW 2/14 Nos 10 to 18 (even) - II Row of houses, c.1830 for John Taylor of Moreton Hall, probably by Websters of Kendal. Sandstone rubble with slate roofs, Nos. 10 and 18 now covered by felt. Gothick style. Built into hillside, of 3 storeys at front. Doors entered by 1st floor walkway with iron railings, approached by a flight of stone steps at each end. Each house of one bay, the 1st and 2nd floor windows having chamfered stone surrounds with pointed heads, hoods, and sashes with Gothick glazing. Each house has a studded door to the right with a similar surround. Below the walkway each house has a window with plain stone surround, those to Nos. 16 and 18 sashed with glazing bars. To the right of each window is a door with plain stone surround. No. 10, at the left, is different and has a door at the left with plain reveals and a window to its right with rendered surround. Chimney to left of each house. Stone gutter cornice.*

### 3 HERITAGE APPRAISAL

#### Introduction

- 3.1 The following appraisal adheres to guidance published by English Heritage (2008)<sup>iii</sup> and relates specifically to the requirement contained in paragraph 128 of the National Planning Policy Framework (2012), 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 that 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*<sup>iv</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 that "Evidential value derives from the potential of a place to yield evidence about past human activity".
- 3.6 The property forms part of a terraced row dating from c.1830. It retains evidence of its original construction, including plan form and architectural style. The particular evidential value of the building stems from its unorthodox shared balcony access and Gothic revival (or 'Gothick') styling. This evidential value contributes to the shared values of the Conservation Area, with the building's unusual external features adding notable variety



and interest.

### **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 property and adjoined row provides an illustration of historic lifestyles, most particularly those of the working classes, dating back to the early to mid C19th. Herein the buildings have illustrative historic value, the significance of which is eroded by what appears to be common internal alteration, including the installations of bathrooms and conversion of lower ground and loft space for habitable uses.
- 3.9 The listing description alludes to possible connections with John Taylor of Moreton Hall who rebuilt Whalley's corn mill in 1837 on a nearby site previously part of the Cistercian Abbey<sup>v</sup>. Herein the building has some associative historical value, as it is possible that Terrace Row was built for workers in the mill.

### **Communal Value**

- 3.10 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".
- 3.11 Terrace Row is a characterful landmark feature of Billington and Whalley, being positioned prominently by Whalley Bridge. The Row contributes to the shared communal values of the Conservation Area and is a focal point for interest and pride in the history of the place.

### **Aesthetic Value**

- 3.12 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".
- 3.13 The main façade of terrace Row is both characterful and memorable with its pointed arch windows and doors and unusual balcony entrance walkway. Herein the Row possesses high aesthetic value. The rear of the Row is simpler in character and more hidden from view (from the public realm). It is therefore a comparatively negligible contributor to aesthetic value. The interior has no notable aesthetic value.

## **Statement of Significance**

- 3.14 Having assessed the heritage values associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will give specific consideration to prioritising conservation, in light of the proposals for change. In this context, a statement of significance is given below.
- 3.15 Terrace Row, including the subject property number 14, is grade II listed and dates from c.1830. It is situated within the Whalley Conservation Area. The listed Row possesses a diverse of heritage values, some of which make a notable contribution to the significances of the Conservation Area. Without doubt, the most significant feature of the Row is the characterful and somewhat unusual main façade, which has memorable pointed arch windows and doors and an unorthodox landing walkway giving upper ground floor access into each property. The façade is positioned in a prominent position and its aesthetic value is very high. Of slightly lesser significance is the building's illustrative historic value and likely connection with John Taylor of Moreton hall, who rebuilt the nearby Whalley Corn Mill at around the same time the Row was completed. Of some significance is the plan form of the building(s), more specifically the common layout of each property, which comprises a single lower ground floor room and front and back rooms at upper ground and first floor levels above, with central stairs. This internal layout, unlike the external composition, is not particularly unusual or rare and has been subject to past alteration. Therefore the significance attributed to plan form is low and it is considered highly unlikely that the interior layout was of considered of special interest when the building was selected for listing.

## 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 policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. 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 development of the proposals. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

### Summary of the Proposals

4.2 The proposals involve the conversion of a non-original bathroom into a bedroom and bathroom through the insertion of a lightweight partition wall (see figures 3 and 4). The existing room would not have been a bathroom when the property was first built.

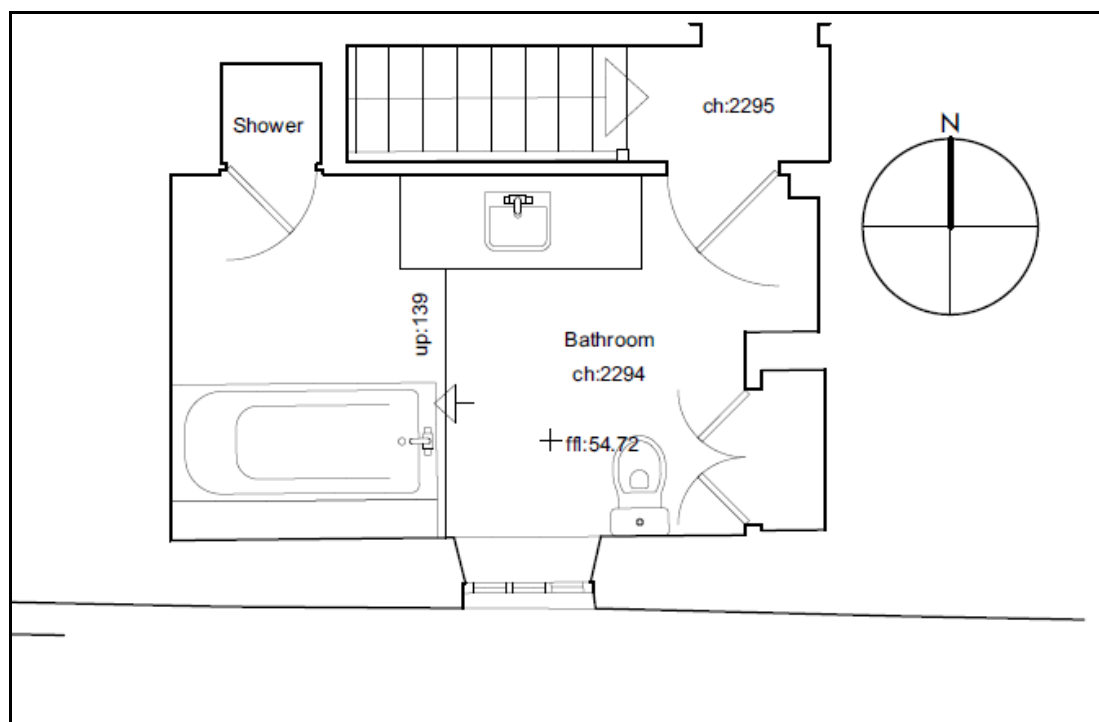


Figure 3) Existing first floor plan (partial)

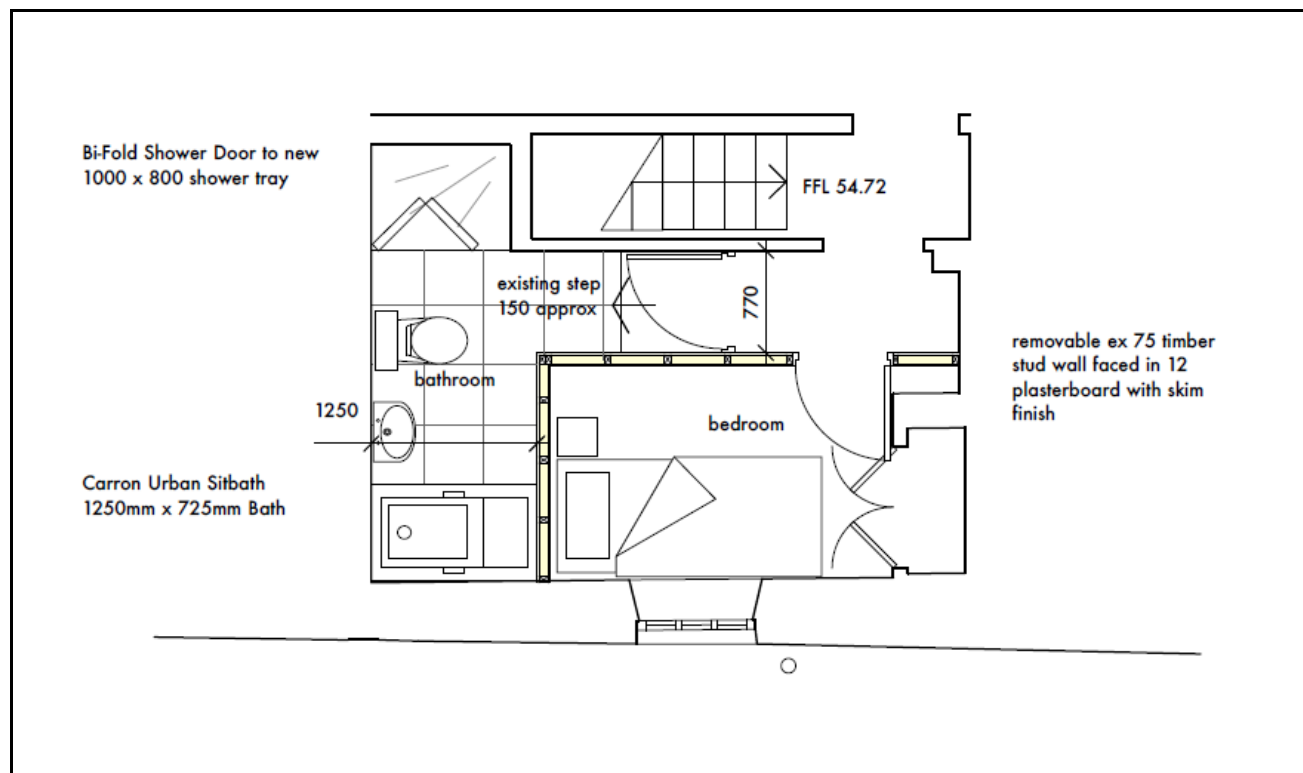


Figure 4) Proposed first floor plan

## Analysis of the Proposals: National Planning Policy Framework

4.3 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.*

4.4 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 Policy 132**

- 4.5 Paragraph 132 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. 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"*.
- 4.6 In this case, the issue at hand is whether the proposals will harm the significance of the listed building (mindful that they will have no impact on the Conservation Area), as defined in section 3 of this heritage statement.
- 4.7 'Making Changes to Heritage Assets: Historic England Advice Note 2' (2016) offers guidance on assessing whether proposed changes to listed buildings will cause harm. Section 3 of the guidance deals with alterations. It explains that original plan forms are likely to contribute to significance therefore altering them requires care and reversibility, if possible, is recommended. In this instance, the proposed partition will be readily reversible and, as discussed earlier in section 3, the plan form of the building is only of minimal significance given past changes, including the previous installation of a bathroom which already corrupts our reading and understanding of the original function of each room.
- 4.8 It is acknowledged that the vast majority of domestic buildings that pre-date the late C19th will not have been built with bathrooms, and that the insertion of bathrooms, often by sub-dividing bedrooms, is almost a ubiquitous improvement to be found in all. Indeed, it would appear from outdoor inspection that this has sub-division has been carried out in other properties of Terrace Row without causing any notable harm to significance. The proposals for number 14 will not be visible from outside and the primary significances of the building will remain unaltered.

- 4.9 In summary, the proposals will not have any adverse impact on the main significances of the listed building and any potential risk of harm, however negligible this may be, will be adequately mitigated by the reversibility of the new partition. Furthermore, the proposals will only alter the interior of a private building subject to previous change, in a manner that, to all intents and purposes, will have no impact upon the publically appreciable heritage values of a listed building renown almost solely for its external appearance and historical origins.

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

- 4.10 Local policy is closely aligned to the NPPF, therefor further scrutiny in relation to local policy is deemed unnecessary.

## 5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has assessed the likely impact of minor internal alterations to 14 Terrace Row, Billington on the significance of the grade II listed, highly recognisable and characterful listed row. The proposals involve sub-dividing a non-original bathroom into a bathroom and bedroom.
- 5.2 The findings of the statement are that the impact of the proposals will be negligible in terms of reducing the significance of the property, mindful that the changes will be readily reversible and also interpretable through the interior inspection of a C19th dwelling property that, like most of its era, was built without an inside bathroom.
- 5.3 Upon completion Terrace Row will remain as significant a designated heritage asset as it is at present, therefore the proposals satisfy the requirements of planning law and policy as it relates to heritage assets.

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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> Ibid

<sup>iv</sup> Ibid

<sup>v</sup> <https://sites.google.com/site/billingtonandwhalleyweb/mills-in-whalley>