

HERITAGE STATEMENT

PROPOSED WORKS TO WISWELL EAVES HOUSE, PENDLETON ROAD, WISWELL, LANCASHIRE, BB7 9BZ

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1.0 INTRODUCTION

1.1 Overview

Wiswell Eaves House is the focus of this Heritage Statement. The building is a grade II listed building and is currently in use as a dwelling. The building is located outside of the defined boundaries of the Wiswell Conservation Area.

The applicant proposes the demolition of the existing conservatory to the north elevation of the building with a new single storey extension in its place, along with a range of internal alterations.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to prepare this document as part of applications for planning approval and listed building or the extension and alteration of the building.

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

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2018 as it states;

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.¹

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

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Accessed on 02/08/2018, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf

1.3 *Author*

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2.0 **LOCATION AND DESCRIPTIONS**

2.1 *Site Location*

Wiswell Eaves House stands at NGR: SD 75352 37915, approximately 650m to the north east of the northern edge of the village of Wiswell within the Ribble Valley in Lancashire is located at the foot of the west side of Wiswell Moor, which raises to the east of the site. Additional to the house are a number of outbuildings located to the east of the building. A converted barn lies to the south of Wiswell Eaves House and was once within its curtilage but is now under separate ownership and is not included within the scope of this report.

2.2 *Building Description*

As the buildings list entry describes, Wiswell Eaves House is of watershot sandstone and has a relatively symmetrical composition to its front west facing elevation. This elevation is comprised of a central entrance porch which is flanked by a single window on each side at both ground floor and first floor levels. The composition to the west elevation also appears slightly off centre towards the north. However, this general arrangement is typical and in keeping with the architectural trends and fashions of the mid-18th Century and is evident to many Georgian Farmhouses throughout the region and also nationally. A date stone bearing the inscription 'I:W. 1766' is present centrally between the two first floor windows.

The windows are vertically sliding sash windows and appear to be earlier sliding sash windows given the amount of sash frame that is visible. Each window has eight panes to each sash, glazing bars and has stone jambs, cills and heads, with the first floor windows appearing slightly narrower and shorter in height than those to the ground floor. The right window to the ground floor has a plain dressed stone surround; however the jambs to the remaining windows to the front west elevation appear to be segmental with carved stone mouldings as opposed to plain and dressed square surrounds. Along with some areas of

building dichotomy around the windows, this suggests that the windows were formed using earlier and re-used pieces of stone but to match the prevailing architectural trends of the day in terms of its fenestration. This is likely to have been done when the building was altered in 1766 indicating at its earlier origins.

The roof is of gable form with a natural slate roof covering but would undoubtedly have originally been covered with a local stone slates, similar to those present to the existing entrance porch. A chimney stands at each gable end to the north and south and are constructed from stone but differ in height and width suggesting evidence of past alteration and rebuilding.

The front entrance porch is stone built with a moulded stone doorway and round arch. The porch is of gable form with a roof covering of stone slates. A Victorian doorbell pull handle is situated to the right of the front entrance door.

The rear elevation appears less compliant with the Georgian architectural fashioning that is noted to the front elevation. The rear east facing elevation contains two mullioned windows, one each located to the two first floor bathrooms and each with segmental jambs, heads and cills and ovolo moulded mullions in between each window. These are typical of the late 17th and early 18th century which is consistent with the suggested build date of c.1700 (list description). A staircase 'ladder window' is also present to the rear east facing elevation consisting of segmental jambs with 1 ovolo moulded mullion and three ovolo moulded transoms. Two inserted windows are present at ground floor level to the office and kitchen with plain, dressed stone heads cill and segmental jambs.

A feature window is present to the second floor of the building to the north elevation with two ovolo moulded mullions and moulded and carved window head. A further early 18th century window is located to the office at ground floor level to this elevation with two ovolo moulded mullions and segmental jambs, head and cill. Three inserted windows are present to the north facing elevation with plain, dressed stone jambs, cills and heads.

To the south facing elevation are three inserted windows with plain, dressed stone jambs head and cills to the ground and first floors. One window is present to the second floor with what appears to be one straight chamfered mullion and with straight chamfered segmental jambs. This style of window was used from the medieval period through to the late 16th century and is likely to have originated from an earlier building.

A second porch is located to the building to the rear east facing elevation. It is stone built and of gable form with a natural slate roof. This is 20th century in origin and is likely to be mid to late 20th century.

Wiswell Eaves House has a double fronted, double pile plan layout consisting of two rooms to the front west side of the property and two rooms to the east side. On entry through the front porch, it is likely that you would have walk directly into the principal living room given the amount of the available space and also given that central hallways were more common in the larger and later double piled houses, however it is not improbable that a wall may have existed here. A stud wall was one positioned along the line of any possible wall and could have been an indicator of any past wall. This type of plan form was high on the social scale early in the 17th century but had become commonplace throughout the social scale by the mid-18th century.

The west rooms to the ground floor of Wiswell Eaves House are likely to have been the main living spaces with the north unit likely to be a more private living space. Fireplaces are present to both these rooms but any historical fireplaces of any significance have since been removed. No chimney breasts / fireplaces are present to the rear office and kitchen and it is likely that the kitchen chimney breast / fireplace has been removed. The presence of fireplaces is indicated in the attic / second floor level, were only one chimney breast / flue is present to the north gable end whilst two are present to the south gable. This suggests that the kitchen is likely to be in its original location with the study being the former service area i.e. scullery / pantry, with access into the cellar.

A similar plan form is present at first floor level with the four main units likely to have been used as bedrooms. A Victorian fireplace is present within the front south west bedroom. The south east and south west units both possess original 8 panel doors with plain recessed panels, however their appearance and details differ suggesting an unfamiliar approach to their manufacture. The North West unit also contains what is likely to be an original door but differs in its appearance to the others, with only two plain recessed panels located centrally to the door.

The attic level has been converted into habitable use and consists of two bedrooms with storage spaces. The roof structure is evident at this level; however areas are concealed within the walls and ceiling linings and constructions. The roof structure appears to consist of two upper cruck trusses with hewn timber purlins spanning in between the crucks and external walls, many of which appear to contain joints suggesting past repairs.

To the rear of the building is a stone built outbuilding that was extant in 1848. The roof is of gable form with a covering of natural slate. The roof structure has been replaced with the exception of the ridge beam within is hewn timber with evidence of historic splicing. It is likely that the roof would have originally been covered with local stone slates. The door into the building has segmental chamfered jambs and a chamfered stone head. Two blocked breathers are present to the front west facing elevation of the outbuilding suggesting that this was a farm building likely used for the keeping of livestock, but given its small size could have been used as calf shippon. No internal features remain to provide evidence of its past use.

Adjoining the outbuilding to the north are two ad-hoc covered storage spaces / outbuildings which are likely to be 20th century additions and are of no historical or architectural significance.

A mid to late 20th century precast concrete paneled garage with profiled sheet metal roof is present to the north east of Wiswell Eaves house and is also of no historical or architectural significance.



PL00: View of the front of the building from the west



PL00: View of the building from the north west



PL00: View of the building from the north



PL00: View of the building from the north east



PL00: Front entrance porch to the west elevation of the building



PL00: Door to the front entrance porch to the west elevation of the building



PL00: Date stone present to the front west facing elevation of the building.



PL00: South facing elevation of the building



PL00: Existing staircase window present to the rear east facing elevation



PL00: Window present to the second floor with straight chamfered mullion and jambs.



PL00: Window present to the first floor of the rear east facing elevation with ovolo moulded mullions



PL00: Original internal door present to the first floor of the building (now fixed shut) to the south east of the building.



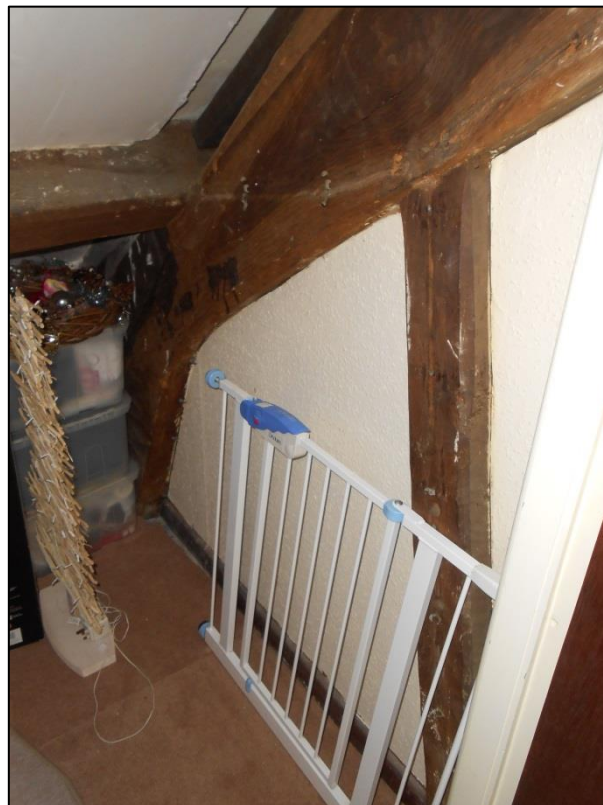
PL00: Original internal door present to the first floor of the building to the front south west bedroom



PL00: Original internal door present to the first floor of the building to the front north west bedroom



PL00: Hooks present to the underside of a timber beam to the kitchen ceiling.



PL00 Upper cruck noted to the attic / second floor of the building

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

Wiswell Eaves House is a grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 and is designated as such for its special historical and architectural interest. The building was listed on the 13th February 1967 and the list description is as follows;

“House, c.1700, altered 1766. Watershot sandstone with slate roof. Double- depth plan. 2 storeys with attic, 2 bays. Windows sashed with glazing bars, with plain heads and moulded jambs. The single-storey gabled porch, between bays, has a moulded doorway with round arch. Between the 1st floor windows is a plaque inscribed: 'IW 1766'. Left-hand gable chimney with brick cap. At the rear are original ovolo-moulded mullioned windows: 2 of 3 lights on the 1st floor and a stair window with one mullion and 3 transoms. Interior has a closed-string dog-leg stair of 2 flights with turned balusters and one flight to the attic with splat balusters. On the 1st floor are 3 original doors.”²

3.2. Historic Environment Record Consultation

An enquiry was issued to the Lancashire Historic Environment Record regarding any entries within the record regarding Wiswell Eaves House; we were informed that an entry was present (PRN6140) but only contained the Historic England list entry and that no further action was considered necessary regarding this.

4.0 PAST INVESTIGATIONS

A search of the following databases and archives has been carried out as part of this application;

- Archaeological Data Service
- Historic England Archive
- Lancashire County Archive
- Clitheroe Local Studies Library
- Lancashire Historic Environment Record

2 Historic England (2018) National Heritage List for England: Wiswell Eaves House – List Description. List Entry Number – 1317630. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1317630> (accessed on 5th August 2018)

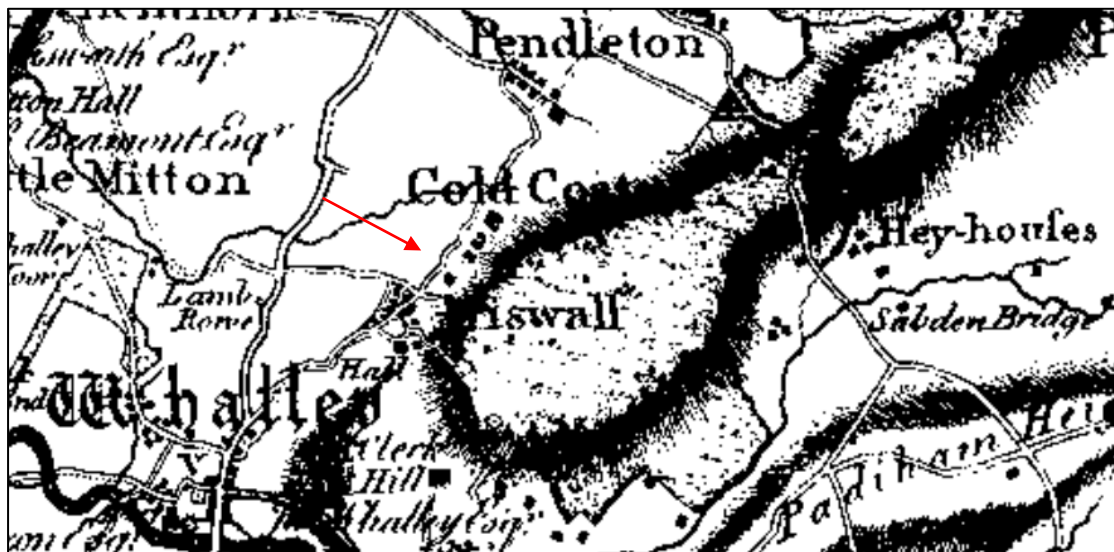
No sources of past investigations have been found in relation Wiswell Eaves House.

An enquiry was issued to the Pendle Forest History Group regarding any information they may hold in their archive regarding Wiswell Eaves House, however their archive only held the list description of the building.

5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

5.1 Map Regression Analysis

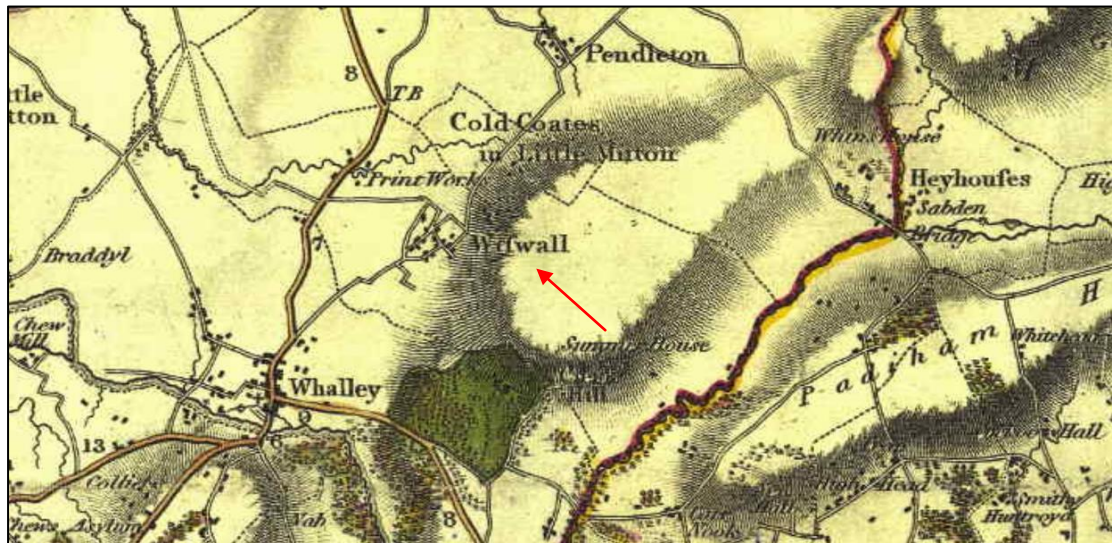
The village of 'Wiswall' is evident on Yate's map of 1786; however the map does not specifically mention Wiswell Eaves by name. The scale of the map is of an insufficient scale to highlight the exact location of Wiswell Eaves House. A number of outlying buildings can be seen to the north of the village, with what is now Pendleton Road, located to the north west of these 'buildings'. It is likely that Wiswell Eaves House is one of these plots, but due to the scale of the map, insufficient information can be drawn from it regarding the precise form of the building and site.



PL00: Extract from Yate's Map of Lancashire, 1786³

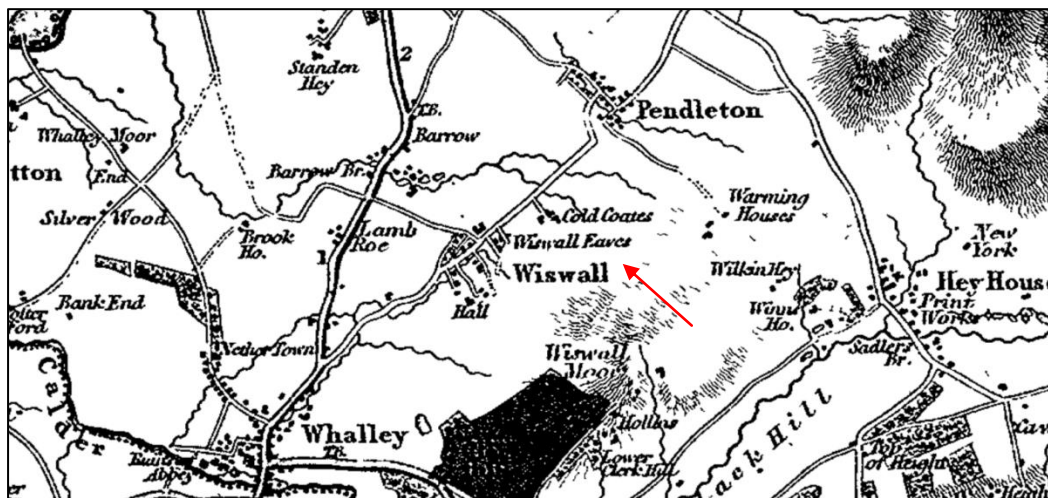
Like Yate's map, Greenwoods Map of 1818 is also of an insufficient scale in order to draw any firm information from and does not specifically mention Wiswell Eaves by name. Given the dates of these maps and the age of the building, we do know that Wiswell Eaves House was extant by the times of their production.

³ Lancashire County Council (2018) Yates Map of Lancashire 1786, available at: <http://www3.lancashire.gov.uk/environment/oldmap/Yates/images/c3.gif> (Accessed on 6th August 2018)



PL00: Extract from Greenwood's Map of Lancashire, 1818⁴

'Wiswell Eaves' is first mentioned on Hennet's map of 1829; however the scale of the map is still insufficient in enabling the identification of Wiswell Eaves House and providing any useful information from the map.



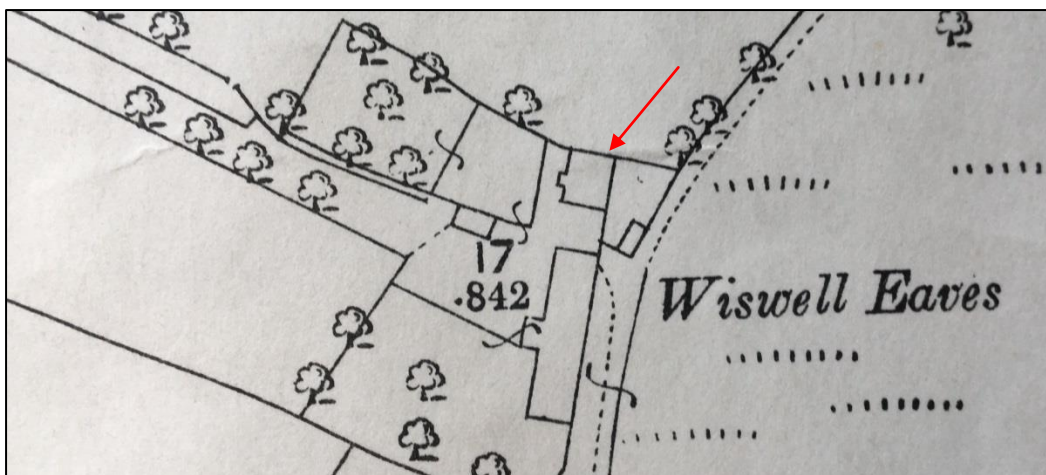
PL00: Extract from Hennet's Map of Lancashire, 1829⁵

⁴ Lancashire County Council (2018) Greenwood's Map of Lancashire 1818, available at <http://www3.lancashire.gov.uk/environment/oldmap/greenwood/G4SW.JPG> (Accessed on 6th August 2018)

⁵ Lancashire County Council (2018) Hennet's Map of Lancashire, 2018, available at <http://www3.lancashire.gov.uk/environment/oldmap/hennet/images/f4.gif> (Accessed on 6th August 2018)



PL00: Extract from Historic OS Map of 1848⁶



PL00: Extract from Historic OS Map of 1894⁷



PL00: Extract from Historic OS map of 1912⁸

⁶ Ordnance Survey, 6 inch, 1:10560 scale map, surveyed 1844 to 1846, published 1848.

⁷ Ordnance Survey, 25 Inch, 1:2500 scale map, surveyed 1892, published 1894.

⁸ Ordnance Survey, 25 inch, 1:2500 scale map, revised 1910, published 1912.

Wiswell Eaves House first appears on the OS map of 1848 with its porch clearly identifiable to the west elevation. The rear outbuilding is extant to the south east of the building with its former barn (now converted and under separate ownership present to the south. An unknown outbuilding is present to the south west, however this building has since been demolished. No other discernable changes are evident through the historic mapping with the exception of a further outbuilding constructed between 1894 and 1912, located to the west of the barn, however this has also since been demolished therefore its purpose is unknown.

6.0 PLANNING POLICY CONTEXT

6.1 Statutory Legislation

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

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

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

6.2 National Planning Policies

The national planning policies regarding the conservation of the historic environment are contained within the National Planning Policy Framework (2018) and the relevant policies consist of the following;

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

192. *In determining applications, local planning authorities should take account of: 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; and c) the desirability of new development making a positive contribution to local character and distinctiveness.*
193. *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.*
194. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.*
195. *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.*
196. *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.*

6.3 Local Planning Policies

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”⁹*

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

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

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

5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

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

Amenity

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

Environment

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

Infrastructure

1. *Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this,*

regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

- 2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
- 3. Consider the potential impact on social infrastructure provision.*

Other

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

Policy DME4 – Protecting Heritage Assets

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

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

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

2. Listed buildings and other buildings of significant heritage interest

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

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

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

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

4. Scheduled monuments and other archaeological remains

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

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

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

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

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

- a) Monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of*

legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.

- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) Production of design guidance.*
- d) Keeping conservation area management guidance under review.*
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”¹¹*

7.0 ASSESSMENT OF SIGNIFICANCE

7.1 Evidential Value

The Historic England document “*Conservation Principles, Policies and Guidance*” (2008) states that “*Evidential value derives from the potential of a place to yield evidence about past human activity*”¹²

Wiswell Eaves Farm is physical evidence of settlement and cultivation on the site and is the first known occupation of the site, there is no suggestion or physical evidence that the building is located on the site of any earlier buildings pre-dating c.1700, or that there are any significant archaeological deposits present below ground.

The use of the building adds to its evidential value as Wiswell Eaves House is still in use as a dwelling; however this value is diminished slightly through the loss of its agrarian associations and the loss of past outbuildings and the conversion and sale of the former barn.

The plan form of Wiswell eaves House also adds evidential value; its double pile plan form layout is typical of this age and type of building and is commonplace throughout many Georgian farmhouses. However past internal alterations have slightly changed the plan form of the building and have subdivided some areas to provide new rooms and uses; however the plan form is still legible and interpretable.

The evidential value of Wiswell Eaves House is also derived from physical historic fabric, of which much remains, however some has been removed through the past alterations of the building, however some historic features remain such as the ovolo and chamfered moulded

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

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

windows, the evidence of upper cruck truss roof construction and the principal front elevation of the building, including its date stone.

7.2 *Historical Value*

The Historic England document *“Conservation Principles, Policies and Guidance” (2008)* states that *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present”*¹³

In terms of associative historical value, Wiswell Eaves House is associated with the past farming families that would have once occupied the house and operated the farm. Some associative historical value is manifested in the date stone to the front elevation of the building. However this is to remain unharmed as part of the proposed works.

In terms of illustrative historical value, Wiswell Eaves House is illustrative of a typical upland Georgian farmhouse and is a relatively good example. It provides a limited insight into the past agricultural and domestic lives of the inhabitants. This is reduced somewhat by the separation of the original barn, which has now been converted in separate dwellings, however the rear outbuilding still survives, although altered and partially divided off by a more recent stone boundary wall.

Wiswell Eaves House is one of many examples of such building within Lancashire and the wider north west of England and is therefore not a rare or unique example of this building type and provides very little unique evidence about the past, with more significant and complete examples existing elsewhere. The building does not possess any particular uniqueness in relation to design, technology or social organisation.

7.3 *Communal Value*

The Historic England document *“Conservation Principles, Policies and Guidance” (2008)* states that *“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*¹⁴

Wiswell Eaves House does not currently serve any communal purpose as the building is a private dwelling. The building is positioned in an outlying location, but does contribute to the

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

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

local landscape through which visitors and local inhabitants will draw some communal enjoyment; however the communal value of Wiswell Eaves House is low.

7.4 *Aesthetic Value*

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

The aesthetic Value of Wiswell Eaves House is derived from a number of aspects. It is a building of vernacular construction and would have been built using local materials and craftsmen. Although a vernacular building, Wiswell Eaves House incorporates a certain amount of 'politeness' such as the attempt at a symmetrical double fronted façade and proportions which is common amongst many Georgian farmhouses. This suggests that some conscious design was incorporated in to the alteration of the building in 1766. The building does however possess some older features, the most impressive being the attractive staircase window located to the rear elevation of the building, which itself appears more utilitarian than the front. As a vernacular building, it possesses few features and embellishments of any great value and merit.

No known attribution can be found with regards to any associated patrons, designers, architects or craftsmen and no formal instructions or architectural drawings can be found regarding the construction of Wiswell Eaves House. It is likely that the alteration can be attributed to the owner of the initial 'I:W.' which are inscribed on the buildings date stone, however this particular person has not been identified but would undoubtedly have been the owner of the building at that time.

Apart, from the building itself, the local landscape adds to the aesthetic appeal of the building. Its location provides attractive and vast views westwards through the Ribble Valley and across through the Forest of Bowland. Its rural setting and location at the base of Wiswell Moor further enhances its aesthetic value.

7.5 *Statement of Significance*

Following an appraisal of the heritage values associated with Wiswell Eaves House, it is possible to take a more informed approach in determining its overall significance.

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

Wiswell Eaves House is a grade II listed dwelling built around c.1700 and was subsequently altered in 1766. The building is a former farmhouse, with which only the rear out building survives as part of the site. The nearby barn is now converted and under separate ownership. The building has also undergone a number of alterations during the second half of the 20th century, the most recent being in 1996.

The significance of Wiswell Eaves House is suggested through its statutory listing as a grade II listed building and is derived mainly from its evidential, historical and aesthetic values. The house is physical evidence of an early 18th century farmhouse and is constructed in vernacular manner with some incorporation of polite elements through alteration. It provides and insight into the past lives of the inhabitants from a domestic and agricultural point of view, with a limited insight into the socio-economic development of the local area. The building is relatively attractive and complemented by its grounds and surrounding rural views.

However there are detractors to the significance of the building such as internal alterations affecting its plan form, the removal of historic internal features, the existing garden room extension, the existing garage building and the loss of an important part of its agrarian links in the form of the existing barn which has since been converted and sold as dwellings, with the site divided up to provide new residential curtilage to the former barn.

As a result of this, Wiswell Eaves House is undoubtedly a significant building in its own right and is considered to have a low level of national significance, but will possess a high amount of local interest as part of the local village and landscape.

8.0 PROPOSED WORKS

8.1 Summary of Proposals

This application seeks both planning approval and listed building consent for the following proposed works.

- Demolition of the existing garden room extension to the north facing elevation.
- Erection of a new single storey extension to the north facing elevation comprising or rear entry porch / boot room and kitchen dining area.
- Creation of a two way fireplace with wood burning stove between the proposed extension and the existing sitting room.
- Alteration of the existing single leaf doorway to form new double door into the existing sitting room.
- Widening of the existing opening located between the existing lounge and kitchen.

- Removal of the existing partition wall between the ground floor study and WC and removal of existing sanitaryware to the ground floor WC to form larger study.
- Removal of existing kitchen units and appliances to the existing kitchen.
- Stripping out of partition, door and sanitaryware to the existing first floor and WC and relocate WC to existing adjoining first floor bathroom and creating larger / widened landing.
- Insertion of 6no. flush fitting conservation roof lights to the rear roof pitch.
- Removal of existing balustrade and closing up of existing cellar entrance with new cellar entry hatch to the floor.

9.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

9.1 *Heritage Impact Assessment*

The following impact assessment will judge the impact of the proposals on Wiswell Eaves House as a designated heritage asset. The proposals will be assessed against the following magnitudes.

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

Element	Justification	Impact of Proposal	Mitigation
Demolition of the existing garden room extension to the north facing elevation.	Required in order to facilitate the construction of the proposed single storey extension.	The existing extension possesses no value and therefore does not contribute to the significance of the building and its setting. Removal of the structure would result in an enhancement to the appearance and setting of the listed building.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Erection of a new single storey extension to the north facing elevation comprising or rear entry porch / boot room, utility room and kitchen / dining area.	Required to provide a new contemporary kitchen and dining space as well as new spaces such as a utility room without causing harm to the plan form of the listed building.	The proposed extension would be a new contemporary addition that would replace the existing poor quality extension resulting in the enhancement of the listed building and its setting. It would be contemporary in appearance but uses traditional materials such as stone, timber and slate.	Details / material specification to be submitted to local planning authority for approval through a suitable worded planning condition. Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Creation of a two-way fireplace with wood burning stove between the proposed extension and the existing sitting room.	Requirement deemed desirable to the applicant to provide heating to both areas.	Alteration of the existing chimney breast and gable wall will result in the loss of some historic fabric in order to create the proposed two-way fireplace. However only the minimal amount of fabric is proposed for removal in order to facilitate a suitable opening – minimal intervention. Enhanced functioning of the dwelling. Minimal impact on the existing plan form of the dwelling.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.

<p>Alteration of the existing single leaf doorway to form new double door into the existing sitting room.</p>	<p>Requirement deemed desirable to the applicant.</p>	<p>Alteration / widening of the existing door opening will result in the loss of some historic fabric in order to create the proposed door opening. However only the minimal amount of fabric is proposed for removal in order to facilitate a suitable opening – minimal intervention. Enhanced functioning of the dwelling. Minimal impact on the existing plan form of the dwelling.</p>	<p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
<p>Widening of the existing opening located between the existing lounge and kitchen.</p>	<p>Requirement deemed desirable to the applicant.</p>	<p>Alteration / widening of the existing opening will result in the loss of some historic fabric in order to create the proposed door opening. However only the minimal amount of fabric is proposed for removal in order to facilitate a suitable opening – minimal intervention. Enhanced functioning of the dwelling. Minimal impact on the existing plan form of the dwelling.</p>	<p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
<p>Removal of the existing partition wall between the ground floor study and WC and removal of existing sanitaryware to the ground floor WC to form larger study.</p>	<p>Requirement deemed desirable to the applicant.</p>	<p>Removes and element of subdivision and partly restores the historic plan form and proportions to the room.</p>	<p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
<p>Removal of existing kitchen units and appliances to the existing kitchen.</p>	<p>Kitchen to be located to the proposed extension, making the existing kitchen redundant.</p>	<p>Neutral impact. No obvious foreseeable undue impact. Minor impact through the loss of the original use of the existing kitchen unit.</p>	<p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>

Stripping out of partition, door and sanitaryware to the existing first floor and WC and relocate WC to existing adjoining first floor bathroom and creating larger / widened landing.	Required to move the WC into the existing bathroom rather than two separate rooms. A requirement deemed desirable by the applicant.	Removes some past sub-division and reinstates the original four room layout to some extent.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Insertion of 6no. flush fitting conservation roof lights to the rear roof pitch.	Required to provide further natural lighting into the second floor of the building without the need to create further window openings to the existing masonry walls, resulting in the loss of historic fabric.	The proposed roof lights would be present to rear elevation, which does possess limited aesthetic value. However this would be the more preferred option as opposed to forming new window openings to the second floor resulting in the loss of historic fabric. Some minor loss of roofing material required.	Details / material specification to be submitted to local planning authority for approval through a suitable worded planning condition. Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Removal of existing balustrade and closing up of existing cellar entrance with new cellar entry hatch to the floor.	Deemed desirable by the applicant to create more space within the existing study room.	Existing balustrading is non-historic in nature and its removal would not harm the significance of the building.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.

NOTE:

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

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

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

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 Conclusion

The heritage statement has determined that Wiswell Eaves House possesses significance at a low level, but is a significant historic building nevertheless.

Following an assessment of the buildings heritage values and significance, as well as the impact of the proposed works, the harm caused by the proposals is minor and should be considered to be less than substantial in accordance with Paragraph 196 of the National Planning Policy Framework (2018), which states;

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

The National Planning Practice Guidance states that *“Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised.”*¹⁶

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

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

The proposals aim to improve the setting of the listed building through the removal of the exiting poor quality garden room extension and will ensure its optimum viable use of the building as a dwelling, a use which is consistent with its long term conservation.

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



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