

Heritage Statement

in connection with

**Proposed Extension to Wolfen Lodge, Fish House Lane,
Chipping, PR3 2GR**

Prepared by

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1 INTRODUCTION

Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess the heritage significance(s) of Wolfen Lodge, near Chipping, and determine to what extent proposed alterations to the building might harm its significance. Ribble Valley Borough Council (RVBC) consider the building to be a non-designated heritage asset, and state that any proposed changes to the building will need to avoid harming the significance of the building 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'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and in particular responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG, 2018). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. 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 Core Strategy, Policy DME4 – Protecting 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 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 Wolfen Lodge is located north of Fish House Lane and west of Chipping Brook, adjacent to the former Wolfen corn mill (now converted) and to the north west of the village of Chipping.

Outline Description & Historical Background

- 2.2 Wolfen Lodge is a converted and extended former barn, rectangular in plan with random stone walls beneath a gabled slated roof. The building may have originally been an outlying building of the Wolfen Hall (grade II) estate, sitting adjacent to what was previously known as Wolfen Hall corn mill. Wolfen Hall (C16th) can be found north west of the building and historic mapping (see figures 1 and 2) shows a connecting path between Wolfen Lodge and Wolfen Hall in the mid to late C19th, which also connects to the neighbouring mill (the mill was also known as Wolf Spindle and Fly Works in the late C19th).
- 2.3 It is unclear as to the exact original purpose of Wolfen Lodge, with conversion and subsequent extension of the building in 1973 erasing most evidence of its former use. The building does, though, retain fragmentary evidence that suggests a possible of past history of farming, including blocked former cart entries (both also lowered in height) to the east and west and two former doorways of a type normally associated with the shippon end of a combination barn to the southern gable. The building is also of a shape and size typical of agricultural barns, and local knowledge confirms the building's most recent use prior to conversion was indeed as a barn. A photograph of the building in 1974 prior to conversion shown in figure 3 supports this theory.
- 2.4 Otherwise the building has numerous other features that identify it clearly, now, as a domestic residence. These include a conservatory extension to the western elevation, a porch extension to the eastern elevation, numerous inserted window openings, a central chimney stack, a roof level solar array, and perimeter hard and soft landscaping features. The building also bears clear signs of having been at least partially rebuilt (see figure 4), with the roof level having been raised, as indicated by the upper courses of newer stonework to each elevation and the lack of upper quoins to the building's corners. These changes are shown in figures 3-10 below.



Figure 1) OS map of 1844

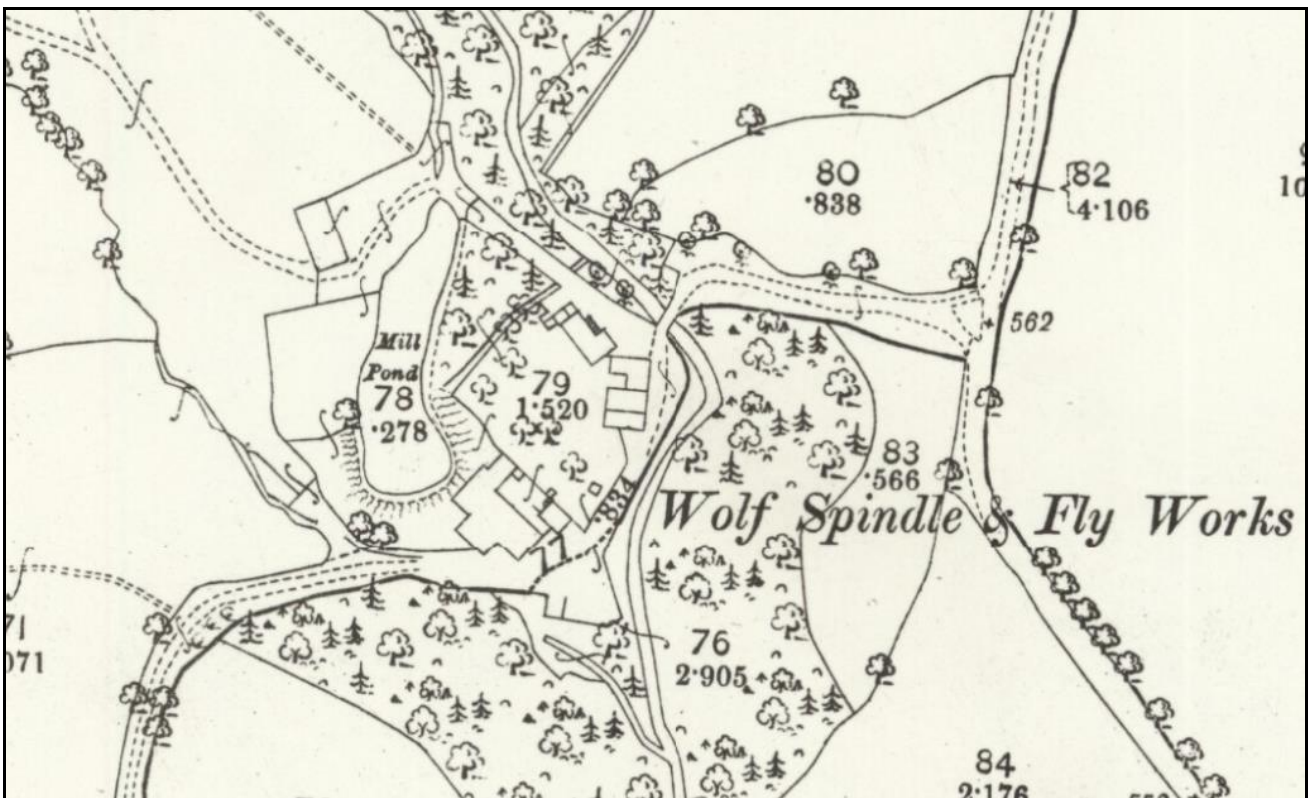


Figure 2) OS map of 1891



Figure 3) The barn c1974

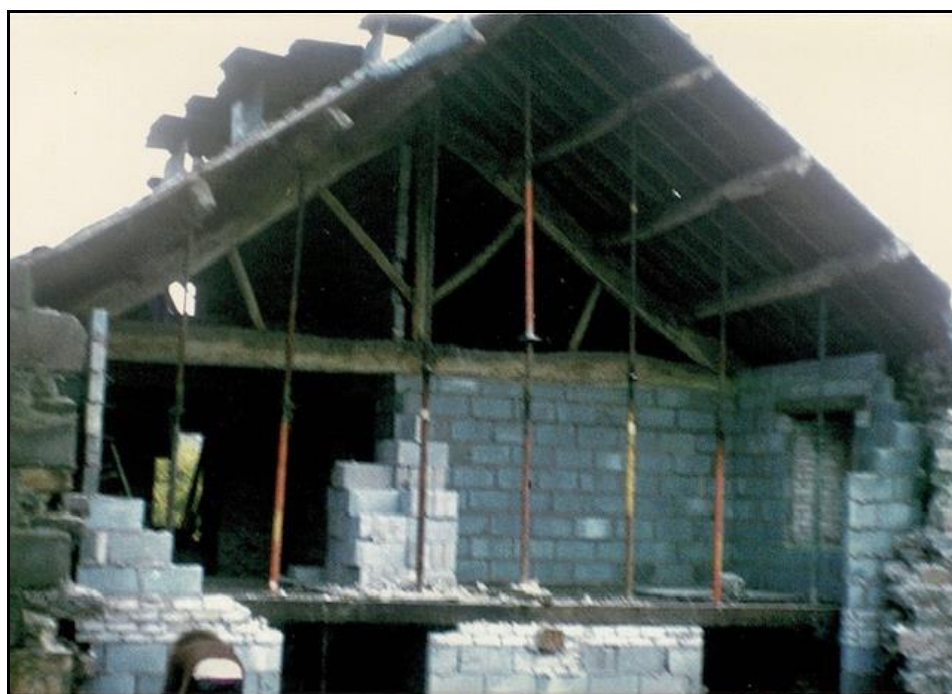


Figure 4) Rebuilding of gable end during conversion



Figure 5) Eastern elevation with porch extension, inserted windows, reduced former cart entry and raised upper wall level above first floor lintels.



Figure 6) Northern elevation with inserted openings and raised gable



Figure 7) Western elevation wirth inserted windows and conservtory extension



Figure 8) Western elevation



Figure 9) *Southern elevation with raised gable, inserted right hand window and inserted windows above. The central and left hand doors appear to be original shippon doors*

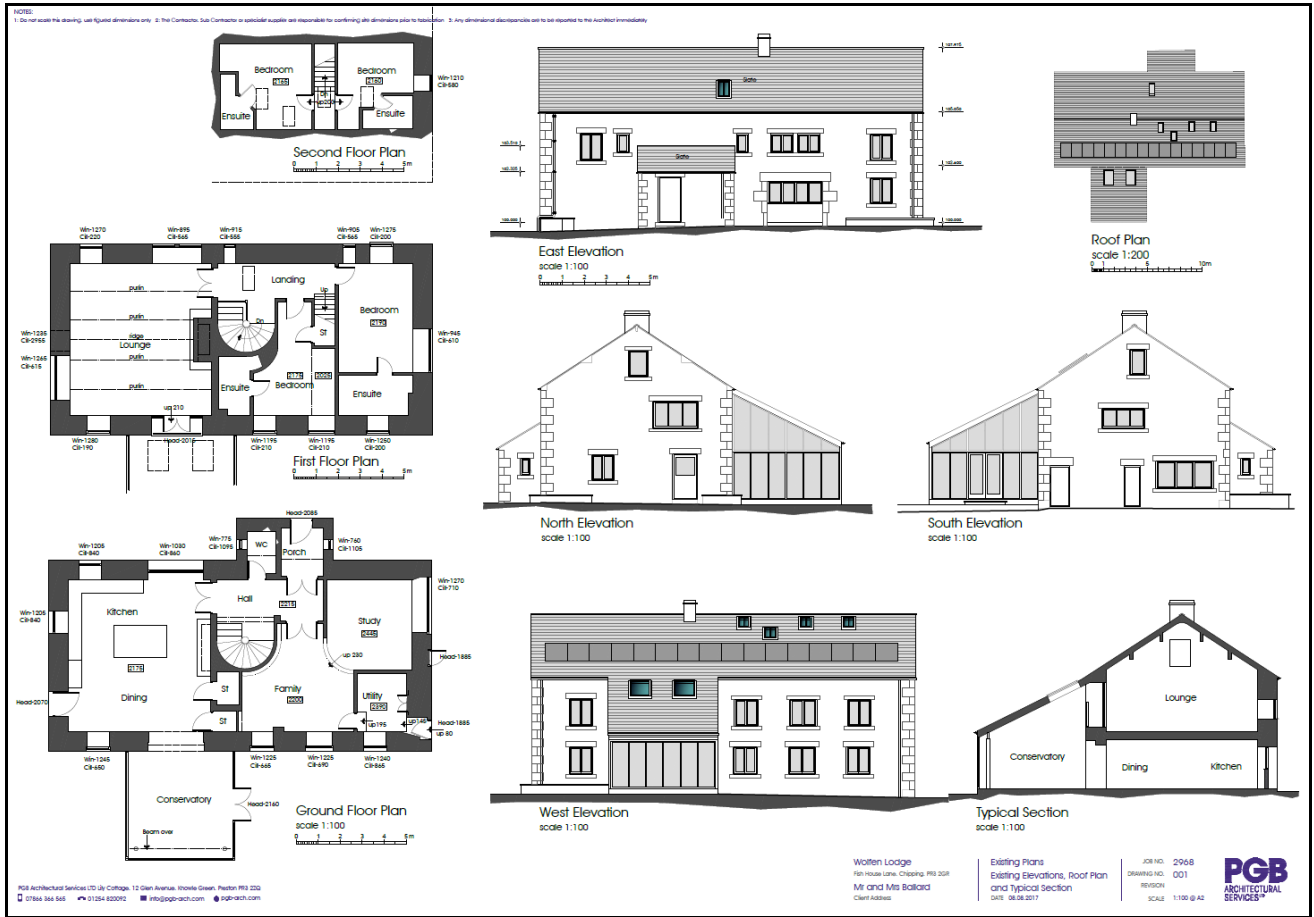


Figure 10) Existing plans and elevations

Heritage Asset Designations

2.5 Wolfen Lodge is not a designated heritage nor is it locally listed. RVBC does, though, consider the building to be of sufficient interest to identify it as a non-designated heritage asset, albeit the criteria by which this has been decided is unclear.

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by English Heritage (2008)ⁱⁱⁱ and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2018), given in extract below:
- 3.2 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”
- 3.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a ‘Statement of Significance’. The essential purpose of this Statement is to set priorities for conservation of significance.

Heritage Values

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

Evidential Value

- 3.5 Historic England (2008) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity”.
- 3.6 Wolfen Lodge is a converted former barn. Unlike many other converted barns, where attempts are made to retain and conserve agricultural character and evidence of original use, Wolfen Lodge retains little evidence of past use. The fragmentary evidence (of past use) the building does retain does not allow a clear and appreciable interpretation of original use, and non-original features such as the conservatory and porch extensions, numerous inserted windows openings and a roof level chimney stack all leave the building with a domestic character. Accordingly the building possesses negligible evidential heritage value.

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 building has no associative historic values worthy of note, other than perhaps its probable links to Wolfen Hall and corn mill. Owing to its past conversion, alteration and extension, the building no longer provides any illustrative historic value of a type one would normally associate with historic farm buildings.

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 As a private dwelling without any heritage interest worthy of note, it is highly unlikely the building will possess any communal heritage value.

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 building is an attractive dwelling which, through its use of local stone, shares a visual harmony with nearby converted buildings at the former Wolfen mill. The aesthetic value of the building and its local setting is not, however, borne from any specific architectural or historic heritage interest.

Statement of Significance

- 3.13 Having assessed the heritage values associated with the site, it is now possible to take a more informed approach to the assessment of 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.
- 3.14 Wolfen Lodge is a converted former barn, which possibly dates from the later C18th or early C19th. In 1973 the building was converted into a dwelling and subject to subsequent further changes including large porch and conservatory extensions. It is thought the building was originally associated with the Wolfen Hall and Wolfen Mill, and Ribble Valley Borough Council (RVBC) considers it a non-designated heritage.

- 3.15 Mindful of proposals to further alter and extend the building, the heritage values of Wolfen Lodge have been assessed in order to determine the building's heritage significance. The findings of this assessment are that, notwithstanding the historic origins of the building, little if any heritage value remains due to the extent and nature of past conversion, alteration and extension. This includes large new domestic extensions, the insertion of numerous windows and the presence of a central chimney stack. In essence the building now possesses a domestic character with some fragmentary and barely interpretable evidence of former uses.
- 3.16 Whereas RVBC considers the building a non-designated heritage status - presumably because of its age and local associations - the lack of any readily definable heritage value or appreciable heritage significance means that establishing priorities for future conservation is largely unnecessary. This being said, the building is an attractive stone built dwelling, the appearance of which compliments the neighbouring converted buildings of Wolfen mill. Accordingly, conserving this complimentary relationship is a worthy aim, albeit an aim not specifically related to heritage value or significance *per se*.

4 ANALYSIS OF THE PROPOSALS

General Principles

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

Summary of the Proposals

4.2 As the building is not a designated heritage asset, only those changes that require planning permission and are visible externally are relevant to this assessment. On an elevation by elevation basis the proposals are generally described as follows and depicted in the subsequent drawings. The main item of work is demolition of the existing conservatory to the west followed by its replacement by a larger extension.

4.3 EASTERN ELEVATION – Opening of the central projecting porch to form a recessed entrance; forming a glazed doorway within a partially blocked former cart entry doorway right of the porch.



Figure 11) Proposed eastern elevation

4.4 SOUTHERN ELEVATION – Altered ground floor entrance to the right



Figure 12) Proposed southern elevation

4.5 NORTHERN ELEVATION – No changes to the barn gable

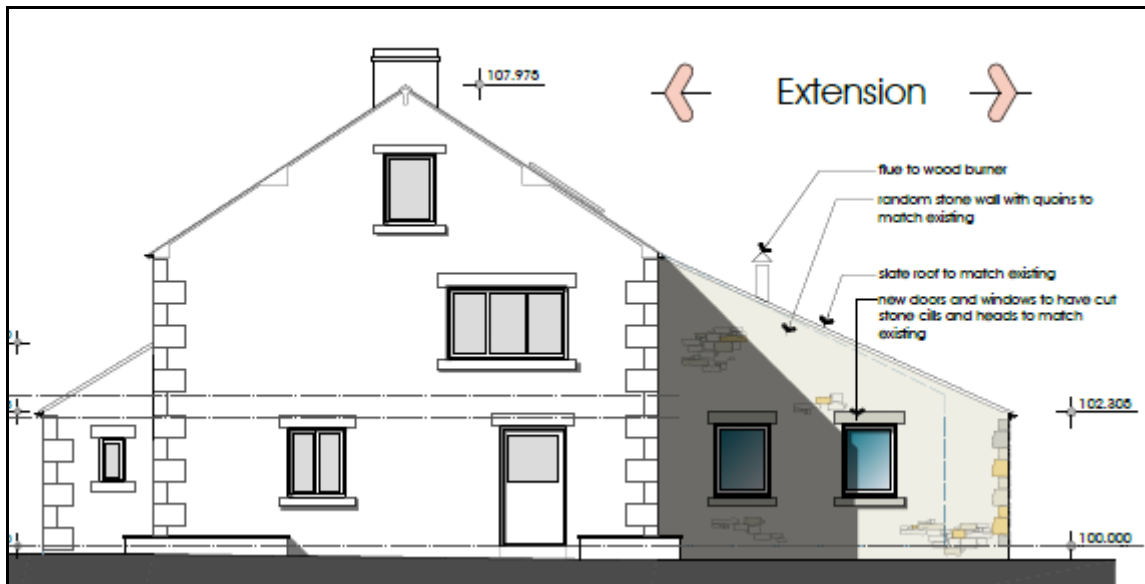


Figure 13) Proposed northern elevation

4.6 WESTERN ELEVATION – Removing existing conservatory and replacing with new lean-to extension, with stone and glazed (sliding glass) perimeter walls to the centre and left, all beneath slated roof with rooflights.

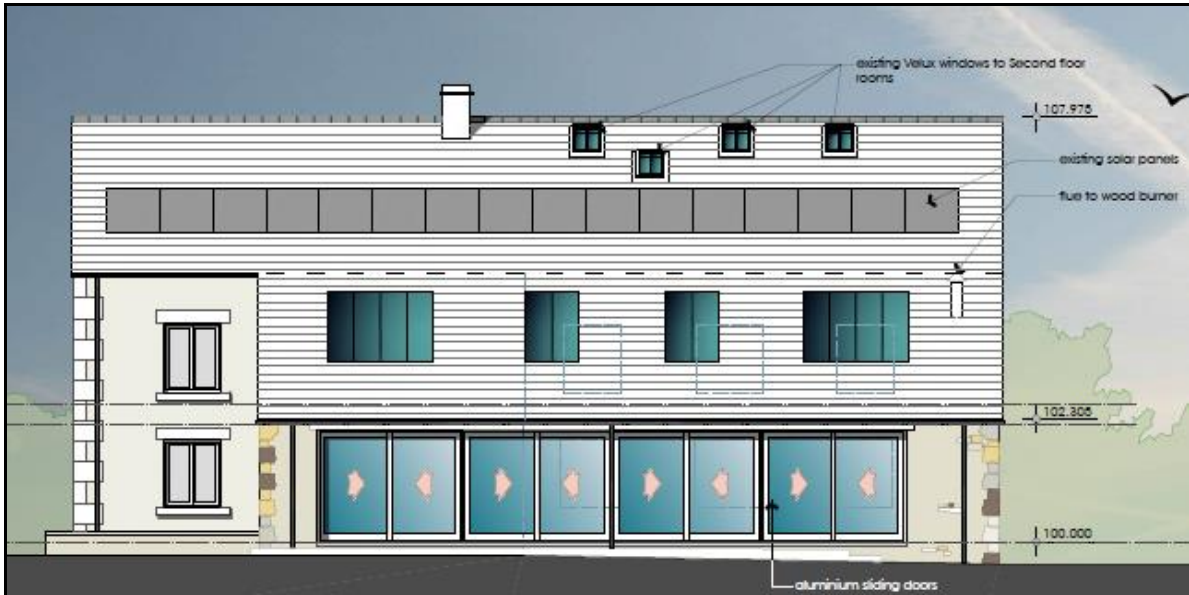


Figure 14) Proposed western elevation

Analysis of the Proposals: National Planning Policy Framework

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

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

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

NPPF Paragraph 193

4.9 Paragraph 193 of the NPPF states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of

whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

4.10 The assessment of heritage values and significance in part 3 of this heritage statement confirms that conserving significance has been fully considered in the development to the proposed alterations. As stated in part 3, the building possesses very minimal heritage value and significance therefore the risk of causing harm is likewise minimal.

NPPF Paragraph 197

4.11 Paragraph 197 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 directly or indirectly affect 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.”

4.12 As previously stated, the criteria against which RVBC has assessed the significance of the building are not known, however that the Council consider the building a non-designated heritage asset has been confirmed. Accordingly, and within reason, the provisions of paragraph 197 of the NPPF are relevant to this case.

4.13 The proposed external alterations to the building ostensibly affect areas of walling already subject to past alteration, including altering the projecting porch addition and demolishing and replacing the conservatory. In neither instance does the work affect any loss of significant building fabric, since both parts are non-original. Otherwise, the opening up of the porch to form a recessed entrance represents a being change to an overtly domestic feature, whilst the demolition of the conservatory removes another domestic feature which possesses nothing by way of agricultural character. By contrast, the replacement extension more readily resembles a very typical later C19th/early C20th extension to a combination barn, the common need for which was borne from an increase in the dairy herd and formation of a long lean-to shippon. Whereas the replacement building will, like the conservatory, include a fair degree of glazing, the stone and cedar clad walling elements and the slated lean-to roofs will be much more in keeping with the original (and much altered) character of the building, and overall the new addition will represent a marked improvement on the very unsympathetic form of the extant conservatory.

4.14 With reference back to paragraph 197 of the NPPF, it is therefore clear that the proposals will not cause any tangible or appreciable harm to the very limited heritage values and significance of the building, but will instead initiate changes that are more in keeping with the typical developmental history of agricultural barns (i.e. in the C19th).

5 SUMMARY & CONCLUSION

5.1 This heritage statement explores the likely impact of proposed alterations to Wolfen Lodge upon the heritage significance of the building. The overall findings of the statement are that, whereas RVBC consider the building worthy of non-designated heritage asset status, Wolfen Lodge is a much altered, substantially rebuilt and converted former agricultural barn which now possesses a well-defined domestic character (including conservatory and porch additions and numerous domestic window insertions) and retains minimal interpretable evidence of its original use. As such, the building has very limited heritage significance, whilst the proposed changes to it (including replacement of the conservatory with a structure that more readily resembles a typical C19th shippon addition in scale and form) promise an overall improvement in terms of respecting the character of the original building without causing any harm.

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

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

ⁱⁱⁱ Ibid

^{iv} Ibid