



Heritage Statement

The Bayley Arms, Hurst Green

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1.0 Introduction / Purpose of Document

- 1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the Planning and Listed Building Consent Application for proposed works at The Bayley Arms in Hurst Green.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 18 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 The building that is the subject of this report is Grade II Listed and is located within the Hurst Green Conservation Area and is adjacent to other designated and non-designated heritage assets. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area, the heritage assets and the adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 This report consists of six parts. Following this introduction the second section outlines the heritage context and describes the historic background of the proposed site. The third part contains an assessment of significance which is followed in section four by an outline of the proposed works and assessment of impact. The fifth part considers the statutory requirements and section six contains the conclusions.

2.0 Heritage Context & Historical Development of the Site

2.1 The Grade II listed Bayley Arms is located within the Hurst Green Conservation Area and adjacent to a number of designated and non-designated heritage assets as shown to Fig 01 below.

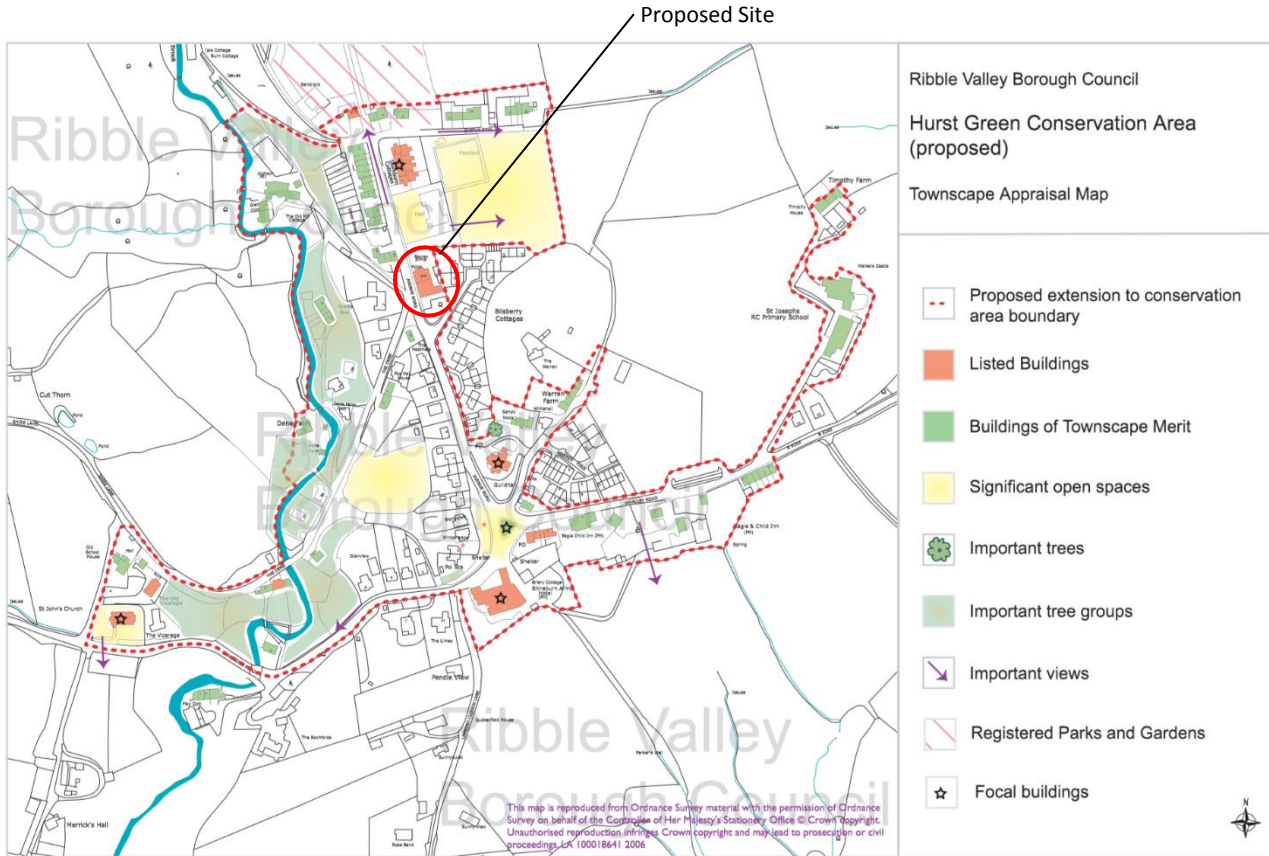


Fig.01: Hurst Green Conservation Area Map¹

2.2 The Hurst Green Conservation Area was designated in 2005 and identified as an area of historic and architectural interest, Hurst Green is one of 22 conservation areas within the Ribble Valley. The boundary of the conservation area (Fig.01) extends to the east as far as Timothy Farm St. John's Church to the west, the proposed site occupies a central location within the area.

2.3 The conservation area contains many features of special interest that contribute to the character of Hurst Green, with architectural and historic interest in the conservation area's buildings including 11 listed buildings and several buildings of townscape merit. The rural setting of the conservation area is partly located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) with several green spaces located within the village centre including the village green. The conservation area is adjacent to the Stoneyhurst College Historic Park which is a Grade II* registered park and garden, the village also provides a route through to the principle entrance for the college.²

¹ https://www.ribblevalley.gov.uk/downloads/file/3584/hurst_green_conservation_area_map

² https://www.ribblevalley.gov.uk/downloads/file/3689/hurst_green_conservation_area_appraisal

- 2.4 The settlement of Hurst Green is historically closely associated with Stonyhurst (refer to the maps of 1646 & 1752 to Fig's 02 & 03 below which name Stonyhurst). The Hurst Green estate passed to the Shireburn family in 1377 and in 1592 Stonyhurst Hall was built by Sir Richard Shireburn. It was occupied as the family seat until 1794 when an ancestor gave the Hall and Estate to the Society of Jesus as a new home for their College. The buildings are still used for educational purposes.



Fig. 02: Blaeu Map dated 1646



Fig. 03: Bowen Map dated 1752

- 2.5 Hurst Green was then associated with the bobbin industry, with four bobbin mills being shown to the OS map of 1847. By this time the majority of the buildings which contribute positively to the character of the conservation area were extant and provide the strong characteristic of a late 18th and early 19th century settlement.
- 2.6 In 1870-72, John Marius Wilson's *Imperial Gazetteer of England and Wales* (1870-1871) described Hurst Green as; *'...a village and a chapelry in Mitton parish, Lancashire. The village stands near the river Ribble and near the boundary with Yorkshire, 3 miles NW by N of Langho r. station, and 6½ N of Blackburn; and has a post office under Blackburn. Stonyhurst College is in the neighbourhood. —The chapelry does not seem to have definite limits. Pop., about 1, 500. The living is a p. curacy in the diocese of Ripon. Value, not reported. * Patrons, Five Trustees.'*³
- 2.7 The following map sequence shows the development of Hurst Green from the mid 1800's onwards, focussing on the development of the application site.

³ <http://www.visionofbritain.org.uk/place/24957>



Fig 04: 1847 OS Map

2.8 We can identify the extant Bayley Arms public house as the 'Masons Arms Inn' on the first OS map. The oblong building footprint shows a projecting central bay on the front elevation with two small wings projecting at either end of the rear of the building. There is one small structure to the south of the main building.

We can also identify two further Inn's within the village to the south - Eagle & Child Inn and Sherburn's Arms Inn.



Fig 05: 1895 OS Map

2.9 By 1895 the footprint of the Inn has changed slightly with the projecting front bay and one of the rear projections absent from the plan. The building is labelled as 'Inn' at this time.

The small structure that previously existed to the south of the Inn is no longer extant and the Inn appears the only built structure on the plot.

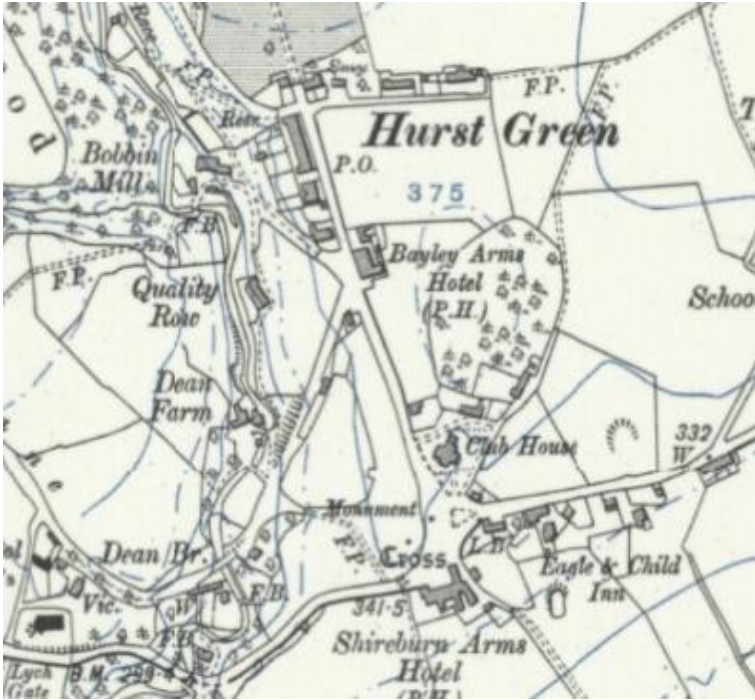


Fig 06: 1913 OS Map

2.10 The 1913 map clearly labels the Inn as the Bayley Arms Hotel, and we can also identify two smaller structures on the site to the rear of the main building.

The eastern side of Avenue Road surrounding the Inn still remains vacant.



Fig. 07: 1933 OS Map

2.11 The Bayley Arms Hotel is clearly labelled on the 1933 OS map, the main building footprint is still as the previous map with the outbuildings still occupying the northern part of the site. Bobbin Mill is identified as being disused at this time and the 'Club House' is now referred to as the 'Guild Hall'

2.12 The 1969 OS map shows the proposed site area in more detail. The footprint of the Bayley Arms can be clearly seen. The building appears to be divided into two at this time with the public house occupying the northern most half. To the north of the public house we can identify the newly constructed hall, and also the relocated 18th century Shireburn Cottages. The land to the east and south of the Bayley Arms has also been developed with several houses built in a cul-de-sac configuration.



Fig. 08: 1969 OS Map

HERITAGE CONTEXT: DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

2.13 The following section considers the current context of the site and the designated and non-designated heritage assets which are in proximity to the site.

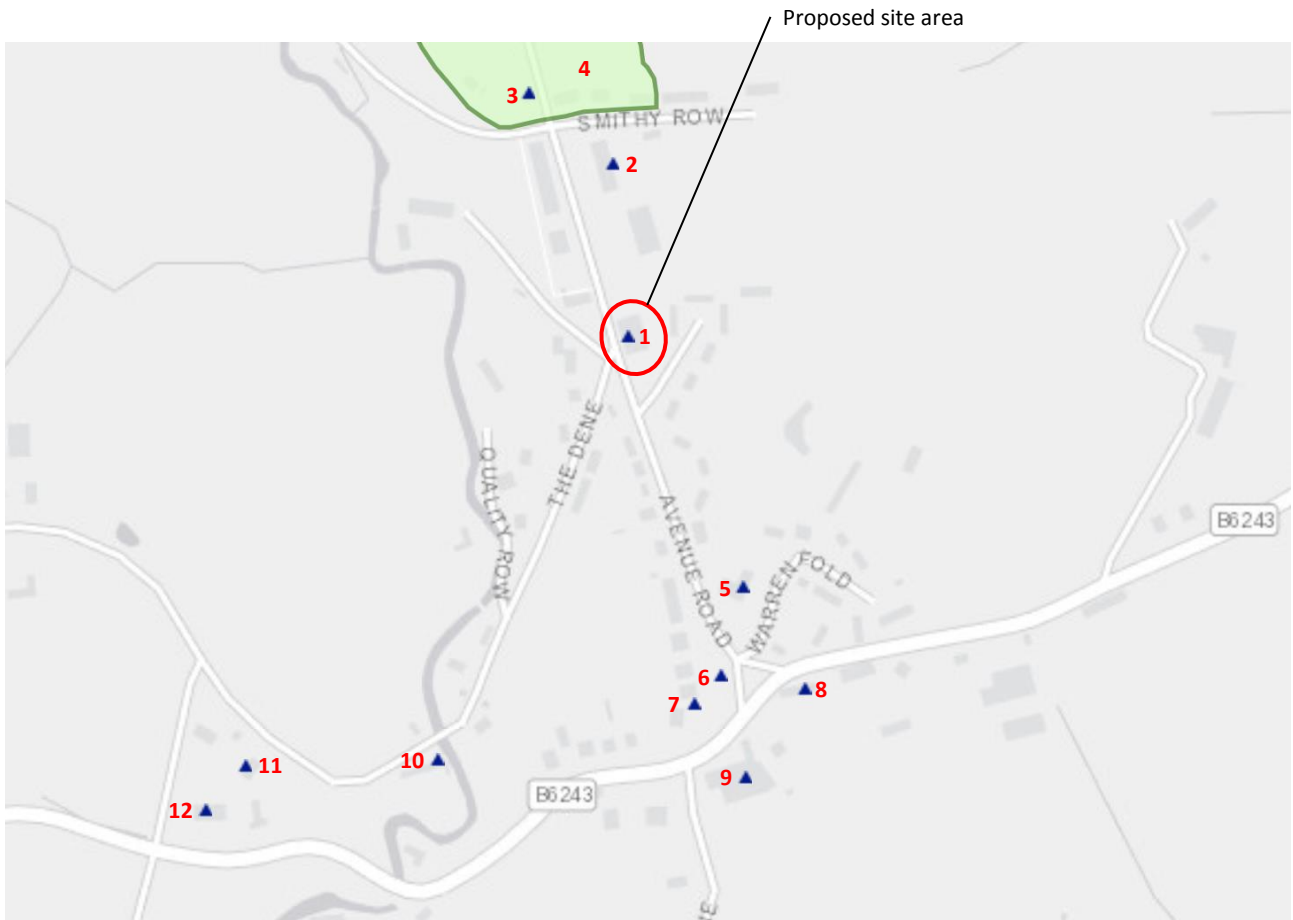


Fig. 09: Location of adjacent designated heritage assets. <https://www.historicengland.org.uk/listing/the-list/map-search>

Key

- 1: Bayley Arms (Grade II Listed) Proposed Site
- 2: Shireburn Cottages (Grade II* Listed)
- 3: 51 & 53 Avenue Road (Grade II Listed)
- 4: Park & Garden: Stoneyhurst College (Grade II* Listed)
- 5: Guild Hall (Grade II Listed)
- 6: Boer War Memorial on west side of the Green (Grade II Listed)
- 7: Hurst Green Cross on west side of Village Green (Grade II Listed)
- 8: 2,4 & 6 Whalley Road (Grade II Listed)
- 9: Shireburn Arms Hotel and Stable Block adjoining at right angles to the east (Grade II Listed)
- 10: 9 The Dene (Grade II Listed)
- 11: The Vicarage at the Church of St John the Evangelist (Grade II Listed)
- 12: Church of St John the Evangelist (Grade II Listed)

Designated Heritage Assets

- 2.14 Heritage Asset Location Ref 1: **Bayley Arms**
Location: Avenue Road
List Entry Number: 1362234
Date First Listed: 22-Nov-1983
Grade: II
List Entry Description:
Public house, early C19th. Furrowed sandstone ashlar with slate roof. 2 storeys. The central 2-bay portion projects, with end stacks, furrowed quoins and a cyma-moulded stone cornice gutter. The windows are sashed with plain stone surrounds, the central door also having a plain stone surround. Adjoining to the right(south) is one bay of squared coursed sandstone, probably an addition, with plain stone surrounds to sashed windows and a gable stack. Adjoining to the left is a former barn with a blocked doorway with plain stone surround, now a window, at the left. At the right is a wide entrance now containing a smaller doorway, with an elliptical arch with punched voussoirs. Above is a sashed window with plain stone surround.
- 2.15 Heritage Asset Location Ref 2: **Shireburn Cottages**
Location: 1-6 Avenue Road
List Entry Number: 1308779
Date First Listed: 22-Nov-1983
Grade: II*
List Entry Description:
Almshouses, 1706. Removed from Kemple on Longridge Fell and re-built in 1946 when a first floor was added to the wings and the number of doorways opening off the courtyard was reduced from ten to four. Squared, coursed sandstone with stone slate roof. The building comprises a main block with projecting pedimented centre and two wings running forwards to form a courtyard. This is enclosed by a stone balustrade. Because the original site sloped the front of the courtyard and wings is raised on a masonry base, the courtyard being approached by a flight of 10 semi-circular stone steps. The original parts of the building have ovolo-moulded cross windows in plain stone surrounds. The central pedimented section is of 3 bays with projecting quoins and a bolection-moulded door surround. Above the door a plaque records the rebuilding. Above the 1st floor windows is inscribed 'Shireburns Almshouses'. Within the pediment are the arms of Shireburne in lead, it being topped by 3 vases. On each side of this central section of the mainblock are 2 pairs of windows on the ground floor. In the angle with each projecting wing is a door with plain stone surround, the left-hand one inscribed 'Aighton', the right-hand one inscribed 'Chaigley'. The return walls of the projecting wings each have a similar doorway, the left-hand (north) one inscribed 'Bailey' and the right-hand one 'Ribchester'. To the east of each doorway are paired windows, with a single window to the west. On the 1st floor are C20th mullioned windows in keeping. The gables of the wings have 2 windows on the ground floor, moulded plaques on the 1st floor recording the original townships, gable copings with finials and roundels representing cocks, with plain stone surrounds.
- 2.16 Heritage Asset Location Ref 3: **51 & 53 Avenue Road**
Location: Avenue Road
List Entry Number: 1072332
Date First Listed: 22-Nov-1983
Grade: II
List Entry Description:
Pair of cottages, 1821. Slobbered sandstone rubble with roof of modern imitation stone slates. 2 storeys, 2 bays. Quoins project with diagonal tooling. Windows sashed in plain stone surrounds with diagonal tooling. The windows of the right-hand bay are not aligned with each other, the ground floor window having '1821' incised on its lintel. Door (to No. 51) has plain stone surround. Square stone gutter at eaves. End stacks. The entrance to No. 53 is in the left-hand gable.

- 2.17 Heritage Asset Location Ref 4: **Park & Garden: Stonyhurst College**
Location: Ramsbottom Lane
List Entry Number: 1000953
Date First Listed: 01-Apr-1986
Grade: II*
List Entry Description:
Gardens and parkland with late C17 origins, including a well-preserved formal garden dating from c 1700 and an avenue and water features of similar date.
Refer to Historic England entry for detailed description;
<https://historicengland.org.uk/listing/the-list/list-entry/1000953>
- 2.18 Heritage Asset Location Ref 5: **Guild Hall**
Location: Avenue Road
List Entry Number: 1072331
Date First Listed: 22-Nov-1983
Grade: II
List Entry Description:
Guild Hall, now Catholic social club, c.1800. Sandstone rubble with slate roofs. Cruciform plan, 2 storeys with central taller block of square plan with pyramidal roof. Quoins project with furrowed tooling. The return walls of the wings are of 2 bays each, with windows having plain reveals and tooled sills and lintels. The 1st floor windows on the west wall of the south-west wing are sashed with glazing bars. There are doors with plain stone surrounds in the east wall of the north-east wing, in the gable of the south-east wing and in the south wall of the north-west wing, this latter being blocked and replaced by a modern door in the angle with the adjoining wing. Against the gable of the south-west wing is an external stone stair with solid parapet, leading to a 1st floor door with plain stone surround. The higher ground level allows entry directly onto the 1st floor at the north-west gable, which has the present main entrance. Entry is through a porch with later C19th carved bargeboards and C20th extensions.
- 2.19 Heritage Asset Location Ref 6: **Boer War Memorial on west side of the Green**
Location: Avenue Road
List Entry Number: 1146878
Date First Listed: 22-Nov-1983
Grade: II
List Entry Description:
Boer War memorial, early C20th. Sandstone. Base of square plan with 4 steps, supporting a Celtic cross with interlace designs on 2 faces and vine scroll ornament on the sides. A brass plate reads: 'This Cross Commemorates the services of Frederick Sleight, first Earl Roberts, K.C.V.C. and his companions in arms, the Soldiers and Sailors of the Empire, who fought in South Africa 1899 - 1902'.
- 2.20 Heritage Asset Location Ref 7: **Hurst Green Cross on west side of the Village Green**
Location: Avenue Road
List Entry Number: 1072330
Date First Listed: 22-Nov-1983
Grade: II
List Entry Description:
Cross and base, age uncertain, the cross possibly a C19th restoration. Sandstone. Base of 3 steps square on plan. The cross is roughly punched with a head of trefoil shape.
- 2.21 Heritage Asset Location Ref 8: **2, 4 & 6 Whalley Road**
Location: Whalley Road
List Entry Number: 1072305
Date First Listed: 22-Nov-1983
Grade: II
List Entry Description:

Row of 3 cottages, late C18th. Squared sandstone with stone slate roof. 2 storeys. Windows and doors have plain reveals. All the cottages are separated by straight joints, which suggest that No. 6 (at the left) is the earliest. No. 6 has a wooden porch. To the left is a sashed window. To the right is a casement in what is probably a blocked doorway. Further right is another sashed window. On the 1st floor are 2 sashed windows. No. 4 has a sash window to the right of its door with a similar window above on the 1st floor. No. 2 has a bow window to the right of its door, with a modern window above on the 1st floor. The chimneys are between the cottages and on the gables.

2.22 Heritage Asset Location Ref 9: **Shireburn Arms Hotel and Stable Block adjoining at right angles to the east**

Location: The Cross

List Entry Number: 1362195

Date First Listed: 22-Nov-1983

Grade: II

List Entry Description:

Hotel, probably mid C18th. Sandstone rubble with slate roof. 2 storeys, 5 bays. Windows sashed with rebated and chamfered surrounds. Door, in 3rd bay, has plain stone surround. Bay 5 possibly added, being set back slightly beyond quoins. Chimney on left-hand gable and on each side of central 3 bays. At the rear is a window with plain stone surround and semi-circular head with keystone, lighting a landing. The former stable block, running northwards at the east end of the main building, has a stone slate roof and is of 2 storeys. Its windows are modern with plain reveals and projecting sills, with one on each side of a plain stone door surround on each floor. At the south end of the facade is a blocked doorway, with a later projection above linking it with the main hotel. At the far north of the facade is a flight of external stone steps to a 1st floor doorway now with a modern porch.

2.23 Heritage Asset Location Ref 10: **9 The Dene**

Location: The Dene

List Entry Number: 1308781

Date First Listed: 22-Nov-1983

Grade: II

List Entry Description:

House, probably c.1700. Sandstone rubble with modern tile roof. 2 storeys. South wall has chamfered mullioned windows. To the left of the door are 2 of 3 lights, with a chamfered surround to the right of the door with one central mullion remaining. On the 1st floor a surround to a former 3-light window remains at the left. Towards the centre is a former 4-light window with one light blocked. At the right is a former 3-light window with one mullion remaining, the left-hand light having small diamond-leaded panes. The door has a plain stone surround. The north wall, facing The Dene, has openings with plain reveals. The end stacks have brick caps.

2.24 Heritage Asset Location Ref 11: **The Vicarage at the Church of St John the Evangelist**

Location: Shire Lane

List Entry Number: 1146906

Date First Listed: 22-Nov-1983

Grade: II

List Entry Description:

Vicarage, early-to-mid C19th. Rendered rubble with sandstone dressings and slate roof. 2 storeys. Facade has chamfered quoins, 1st floor sill band and cyma moulded stone cornice gutter. 3 bays. Windows sashed with glazing bars and plain stone surrounds. The right-hand bay has a door with plain stone surround covered by an open glazed timber porch. Gable stacks. The left-hand (south) gable has a door with plain stone surround and moulded impost, inside a timber porch with decorative bargeboards.

2.25 Heritage Asset Location Ref 12: **Church of St John the Evangelist**

Location: Longridge Road

List Entry Number: 1362196

Date First Listed: 22-Nov-1983

Grade: II

List Entry Description:

Church, 1838. Rock-faced sandstone with slate roof. Comprises a nave and chancel under a continuous roof, a tower partly projecting from the west wall, and a south porch. North and south walls of 5 bays with buttresses and

chamfered lancet windows with hoods. East window of 3 chamfered lancets, now with their sills raised. The west wall of the tower has a triple lancet on the ground floor. Above, the tower has lancet bell openings and an over sailing battlemented parapets. Porch has chamfered inner and outer door surrounds with 2-centred heads. Interior

Non-Designated Heritage Assets

- 2.26 The Hurst Green Conservation Area map⁴ identifies several non-designated heritage assets within the area, these are described as ‘buildings of townscape merit’ that offer a positive contribution to the character and appearance of the area. The appraisal goes further into identifying those buildings of particular note⁵;

‘Nos 1 and 3 Smithy Row, a mid-19th century pair of cottages that, together with nos 51 and 53 Avenue Road, frame the principal vehicular entrance to the grounds of Stonyhurst College; Quality Row, a good example of an early 19th century row of stone-built vernacular millworkers’ cottages with slate roof; nos 35-49 Avenue Road, an early 19th century terrace, typical of the locality, presumably built to house workers in the bobbin mills; the War Memorial in the centre of The Green consists of a triangular stone pillar, each side representing the three local parishes of Bailey, Chaigley and Aighton.’has shallow chancel and open timber roof of low pitch with trusses having king posts and scissor braces.

⁴ https://www.ribblevalley.gov.uk/downloads/file/3584/hurst_green_conservation_area_map

⁵ https://www.ribblevalley.gov.uk/downloads/file/3689/hurst_green_conservation_area_appraisal

OUTLINE HISTORY OF THE INN & PUBLIC HOUSE & CURRENT ISSUES

- 2.27 The Listing Selection Guide for Commerce and Exchange Buildings, produced by Historic England, distinguishes between inns and public houses. In broad terms, the history of the inn can be traced back to medieval times whereas the public house was a later development, principally of the early 19th century.
- 2.28 The earliest surviving inns date from the 14th century and this building typology was principally a house for accommodating travellers, providing drink and stabling for the guest's horses.⁶
- 2.29 In the study on public houses '*Licensed to Sell*' published by English Heritage (now Historic England) it states that although as a building typology the pub is instantly recognisable, the distinctive building type is relatively recent. '*It emerged from the middle of the 19th century, having incorporated features from earlier building types which had provided drink, food and shelter for different levels of society for centuries. The ancestors of the pub - the alehouse, tavern and, to a lesser extent, the inn – appeared during the Middle Ages and by the 1400s were all familiar to English people. In addition to contributions from these forerunners of the public house, key features of the 18th century gin shop and the early 19th century gin palace found their way into Victorian and later public house design.*'⁷
- 2.30 The 1830 Beer Act, which was a reaction to the perceived evils of gin, resulted in an increase in the number of pubs. Frequently the premises were converted from private houses with additional embellishment added to the facades to mark them out from the rest of the terrace and multiple entrances. Internally many pubs would have had fixtures and fittings, derived from the former gin palaces, such as mahogany bar counters, shelving, mirrors, timber partitions, cut and etched glass, signage, decorative tiling, embossed ceilings, occasionally with public rooms upstairs.⁸ There was a boom in pub building around 1900 but then a century later in the late 20th and early 21st century there began a decline with many pubs closed.
- 2.31 CAMRA has undertaken a National and Regional Inventory of historic pub interiors which remain unaltered since before the Second World War. It estimates that of the circa 54,000 pubs remaining in use in the UK less than 2% have avoided drastic internal alteration. These pubs represent an irreplaceable and rare part of our heritage. CAMRA has compiled advice and guidance for planners and conservation officers concerning historic pub interiors. The guidance includes notes on what to look for in a historic pub interior which includes;
- fixtures and fittings
 - planform
- 2.32 With regards to planform the CAMRA guidance states;
- 'The architecture of the pub has gone through many changes, the most notable tendency in recent times being the removal of separate rooms and screens / partitions to create single cavernous spaces. The latter are said (quite wrongly in our view) to offer advantages in terms of supervision and crowd control ... We strongly urge the retention of surviving and part-surviving multi-roomed layouts. They provide a more civilised drinking environment on top of their historic and social importance.'*

⁶ Brandwood, G., Davison, A., & Slaughter, M., '*Licensed to Sell*' English Heritage 2005

⁷ Brandwood, G., Davison, A., & Slaughter, M., '*Licensed to Sell*' English Heritage 2005

⁸ Designation Listing Selection Guide 'Commerce and Exchange Buildings' English Heritage April 2011

THE BAYLEY ARMS TODAY

- 2.33 As previously noted The Bayley Arms is known to have been extant since the early 19th century. The listing notice describes the building as being of early 19th century in date. On the 1847 OS Map it is referred to as the Mason's Arms Inn, indicating that it was providing accommodation at this time.
- 2.34 The building form and typology very much reflect the local vernacular and closely resemble that of a laithe house which consists of a dwelling with an attached barn.⁹ The projecting central portion of the building enhances the character of the building giving it more prominence on the street. The building may therefore have originally been domestic and converted to an inn as described as a typical pattern in the first part of the 1800's (see para 2.30) but may also have provided inn accommodation from construction, serving those traveling in association with the local bobbin industry.
- 2.35 The continued use of the building as a public house since the 19th century has inevitably required alterations. An assessment of the alterations carried out to the building has been undertaken by IMD Ltd and shown to drawing ref: 1312.01 (screen shot below included below). These show a phase of alterations undertaken circa 1978 and a further phase circa 1990, the latter phase being following its designation as a listed building. Many of the alterations have involved the blocking up of previous openings and the formation of new openings. From this analysis it appears that the bar area was insitu prior to the 1978 changes. Although the alterations have each led to a change to the historic fabric the principal form of the building has remained legible.

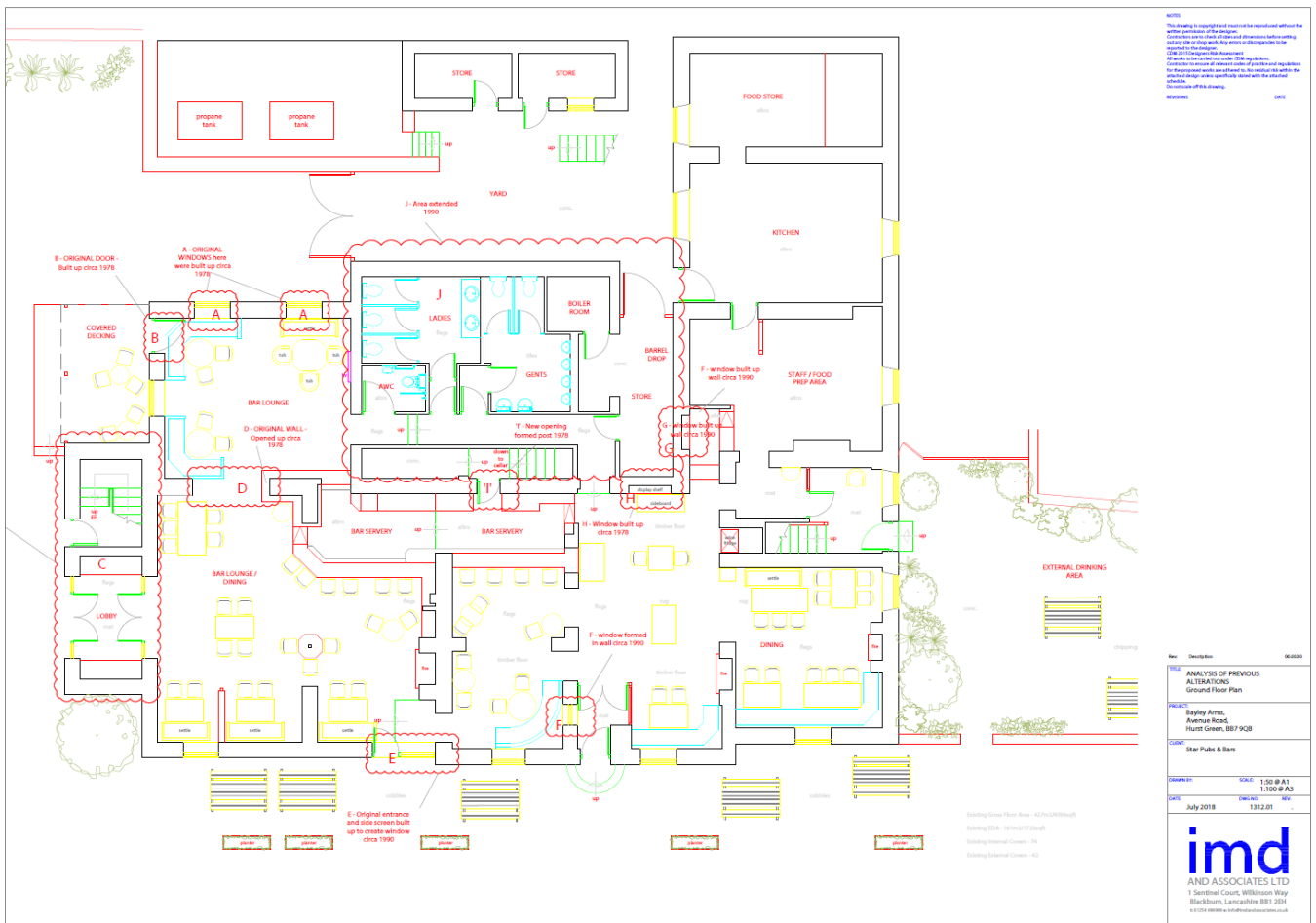


Fig. 10: Analysis of previous alterations

⁹ Brunskill, R.W. 'Houses & Cottages of Britain'

- 2.36 There is no detailed information available regarding alterations carried out to the interior fixtures and fittings. A visual assessment was carried out by BB Heritage Studio during their site visit in August 2018. The fixtures and fittings associated with the bar, front of house and back of house areas are all 20th century and not of historic interest. Reference has been made to the listing selection guide and publications by Historic England and CAMRA in making this assessment.

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows uses the following ‘grades’ of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

3.3 Evidential Value

As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (Conservation Principles para.35). These values will usually comprise physical remains inherited from the past and tend to be primarily archaeological in form. Consequently, the ability to understand and interpret the evidence is diminished in proportion to the extent of its removal or replacement (Conservation Principles para.36).

The Bayley Arms holds evidential value as a vernacular building which is highly characteristics of the local area. The plan form of the building has been altered but the principal form remains legible. The buildings evidential value as an inn and public house is limited due to the fact that the interior fixtures and fittings are 20th century and not of historical value. Overall the Bayley Arms is considered to provide some evidential value.

3.4 Historical Value

As noted above, historical values derive from the ways in which people, events and aspects of life can be connected through a place to the present day (Conservation Principles para.39). The evidence may be either illustrative or associative.

The Bayley Arms provides both illustrative and associative value, again this is principally in relation to its historical value as a vernacular building. It holds historical value as a building dating from the first part of the C19th, its historical association with the development of Hurst Green and the positive contribution it makes to the Hurst Green Conservation Area. It’s illustrative and associative historical value as an inn and public house is also important, although the interiors do not hold historical value in the fixtures and fittings, purely in the plan form. Overall the Bayley Arms has been assessed to hold considerable historical value.

3.5 Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place (Conservation Principles para 46), in particular architectural and artistic interest.

The Bayley Arms is of considerable aesthetic value. There have been alterations to the exterior facades which have slightly inhibited the legibility of the built form (in particular the blocking of the barn entrance and creation of the new entrance from the carpark) but overall the building provides a valuable contribution to the Hurst Green Conservation Area. The aesthetic value of the interior is limited due to the fact that the interior fixtures and fittings are not of historical value. There is aesthetic value in the legibility of the plan form within the interiors and exposed structural elements such as the floor beams and joists.

3.6 Communal Value

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 (Conservation Principles para 54).

As a public house the Bayley Arms has considerable communal value, as noted in CAMRA's 'Britain's Best Real Heritage Pubs' these buildings '*illuminate aspects of our nation's past and the lives of its people*'.

3.7 Conclusions

The Bayley Arms is of significance as a good example of a vernacular building dating from the early C19th which has been in consistent use as an inn and public house. The building provides a positive contribution to the Hurst Green Conservation Area. The public house does not retain fixtures and fittings of historical value but the plan form is of importance as it is illustrative of the building typology and its continued use as a public house.

4.0 Proposed Works

4.1 The proposed works are described in detail within the accompanying application documents. As such the proposed works are summarised here in sufficient detail to provide the context for the assessment of impact.

4.2 The proposals include a series of alterations which are required to enable the continued viable use as a public house. The alterations are noted to Fig.'s 11 and 12 and includes;

- 1) The fit out of the existing kitchen and food store with new kitchen equipment.
- 2) Provision of new external door.
- 3) Removal of later screen / partition and provision of new lightweight partition.
- 4) Removal of the existing hotel reception desk and provision of a new door.
- 5) Blocking up of the existing door into the cellar and creation of a new door.
- 6) Creation of a new opening between the bar areas.
- 7) Partial infilling of the existing opening between the bar areas.
- 8) Provision of a new door to enable access to the external seating area
- 9) Repairs to the external masonry and provision of timber fencing.
- 10) Provision of a new 6ft fence.
- 11) New covered decking structure.
- 12) Minor alterations to the entrance structure.
- 13) Redecoration and bathroom refurbishment works at 1st floor.

Each of these proposed alterations are considered in more detail to the following paragraphs.



Fig. 11: Existing plan showing locations of proposed alterations



Fig. 12: Proposed plan showing locations of proposed alterations

Item 1

4.4 The fit out of the existing kitchen and food store will require the removal of the existing equipment which is all modern stainless steel kitchen equipment. The new equipment will all be serviced from the existing M&E. As such these proposed alterations are not considered to have any negative impact on the historic fabric.

Item 2

4.5 The existing door is required to be replaced. It is recommended that this is replaced on a like for like basis, replicating the existing timber detailing.

Item 3

4.6 It is proposed that the small screen / partition in this area is removed and replaced with a lightweight partition to create a separate room. The existing screen to be removed is 20th century and not of historic interest. It is recommended that the lightweight partition is detailed in a manner such that this is 'reversible' and can be easily removed at a future date without any physical impact to the plaster & timber ceiling.

Item 4

4.7 The existing hotel reception desk is to be removed and relocated to the opposite end of the bar. This enables a new circulation route to be formed in this area to access the kitchen by waiting staff. The provision of the reception desk in this area appears to be an alteration was made circa 1990 and is not of historical interest. As such these alterations are not considered to have any negative impact on the historic fabric.

Item 5

- 4.8 It is proposed that the existing door to the cellar is blocked up, reversing an alteration made circa 1978. This requires a new opening to be formed in the opposite wall which is a later addition constructed circa 1990. As such this alteration is considered not to cause harm to the historic fabric and is considered to provide minor benefit.

Items 6 & 7

- 4.9 It is proposed that circulation route between the two bar areas is moved, such that instead of using the structural opening adjacent to the front elevation, the route follows the bar. This requires the creation of a new opening within the wall which historically separated the barn from the main dwelling. This area has been visually assessed by BB Heritage Studio and it was noted that, adjacent to the masonry wall to the barn side, there is a timber post which forms the vertical support to the beam at floor level. BB Heritage Studio recommended to the design team that this area was reviewed by a structural engineer and the SE has provided detailed proposals for how the structural opening can be formed whilst retaining the post. This circulation is critical in providing a route for the bar staff and waitresses from the kitchen area to the dining area. It is required between the two bar areas to enable the viability of the building as a public house and relocating the circulation route so that it runs parallel to the bar will significantly improve the viability of the space. The proposed structural opening retains the vertical post and floor beam within the previous barn area and by retaining a pier within the depth of the bar ensures that the cellular layout of the rooms remains legible. The CAMRA guidance recommends that the multi-room layouts are retained and this is facilitated at The Bayley Arms by proposing that the current circulation route is partially blocked, ensuring that the multi room layout is retained. Although there will be a minor loss of fabric in the creation of the opening, this alteration is considered to bring substantial benefit in the viability of the use of the building.

The structural proposals are included as part of the application submission – refer to drawing ref: 20874-01. The works will also require the relocation of a SVP as shown to the proposed plans.

Item 8

- 4.10 A new opening to access the external seating area is proposed, this is located to a previous window opening that was blocked up circa 1978. The proposed location for this opening has been amended following feedback from the local planning authority. The previous option proposed the alteration of the existing window to the northern car park facing elevation. The new door opening is located to the rear elevation and ensures that the existing fenestration remains unaltered, as such this is not considered to negatively impact on the historic fabric.

Item 9

- 4.11 The existing masonry outbuildings to the rear had become overgrown with vegetation and in poor condition. These provide a concealed location for the propane tanks, as such it is proposed that the masonry is sensitively repaired and a timber fence to provide visual screening is installed. These works will provide a positive benefit.

Item 10

- 4.12 A new fence is proposed to separate the public and private external areas. The proposed fence is taller than the existing low level palisade fence but will ensure that there is a clear demarcation to the private areas.

Item 11

- 4.13 The existing external decked and covered seating area is to be replaced with a new structure. The decked area is proposed to be slightly larger than existing providing required additional external seating, as such a new structure is required to provide the weather covering. The proposal is a lightweight addition, which is clearly a contemporary addition and which is easily removed and reversible, thereby not causing harm to the heritage asset.

Item 12

- 4.14 Minor alterations are proposed to the existing entrance porch to provide new facing cladding to the apex and posts. The entrance porch is a later addition and as such these minor alterations do not have an impact on the heritage asset.

Item 13

- 4.15 The first floor provides ensuite bedrooms, these are proposed to be redecorated and the bathrooms are to be refurbished to their existing locations and using the existing services runs. There are some minor alterations to partitions in some locations to enable the provision of small wardrobe areas within the bedrooms. These works are of a cosmetic nature, will not have a negative impact on the historic fabric and overall are considered to be beneficial in ensuring the continued viable use of the asset as a public house.

5.0 Statutory Requirements

- 5.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation) Act 1990 and the NPPF.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 5.2 Section 16 of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and also that *'any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and for all persons for the time being interested in it.'*
- 5.3 Section 72 requires that (1) in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Response: The proposals have given careful consideration to the special features of architectural and historic interest and therefore, where alterations to the historic fabric are proposed, these alterations are considered necessary to ensure the continued viable use of the building. As previously noted The Bayley Arms is of significance as a good example of a vernacular building dating from the early C19th which has been in consistent use as an inn and public house. The building provides a positive contribution to the Hurst Green Conservation Area. The public house does not retain fixtures and fittings of historical value but the plan form is of importance as it is illustrative of the building typology and its continued use as a public house. As such the proposals have been developed to ensure that the positive contribution that the building makes to the Conservation Area is not affected by the alterations, with the proposed repairs to the outbuildings providing a positive benefit. The internal alterations have been carefully considered to keep these to the minimum necessary and ensure that the multi-room layout remains legible, no historic fixtures or fittings are affected by the proposals.

NPPF

- 5.4 Section 16 (paras 184 - 202) of the NPPF is specific to conserving and enhancing the historic environment.
- 5.5 Para 192 states *'In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.'*
- 5.6 Para 193 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.'*
- 5.7 Para 194 states *'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:*
- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional.'*

- 5.8 Para 196 states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 5.9 Para 200 states: *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'*

Response: The proposals do require some alterations to the historic fabric. As previously noted the alterations have given careful consideration to the special features of architectural and historic interest, internally The Bayley Arms has not retained fixtures and fittings of historic interest but the plan form is of importance. The proposals have therefore concentrated on ensuring that any alterations to the plan form are kept to the minimum necessary and only proposed where considered necessary to secure the optimum viable use of the building (NPPF Para 196).

Any external alterations have also been kept to the minimum necessary and as such the proposals do not negatively impact on the Hurst Green Conservation Area.

LOCAL PLANNING POLICY

- 5.10 Ribble Valley Borough Council's local policies for conservation areas are contained within the 'Core Strategy 2008-2028: A Local Plan for Ribble Valley Adopted Version'. Chapter 5: Environment, includes policy relating to the historic environment, Chapter 10: Development Management Policy also contains policy relating to the historic environment within section 10.15.

5.11 POLICY 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'*

5.12 POLICY DME4: PROTECTING HERITAGE ASSETS

Section 10.15 states;

'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 area and enhancements 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*

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.'

Response: The proposals have been assessed to meet the requirements of local planning policy as they ensure the future viable operation of the building, avoid any substantial harm to the heritage asset and retain the positive contribution that The Bayley Arms makes to local distinctiveness and sense of place.

Any external alterations have also been kept to the minimum necessary and as such the proposals do not negatively impact on the Hurst Green Conservation Area.

6.0 Conclusions

- 6.1 The proposals are to undertake a series of alterations to enable the continued viable use of the Bayley Arms as a public house.
- 6.2 This Heritage Assessment has assessed each of the alterations works required and concluded that the proposals avoid harm to the heritage asset and the conservation area and will provide benefit in ensuring that areas which have not been maintained and repaired are restored, such as the outbuildings to the rear. All alterations have been carefully considered to ensure that they are absolutely necessary in achieving the viable use of the asset. Therefore, the works meet the requirements of national and local planning policy as they ensure the future viable operation of the building, avoid any substantial harm to the heritage asset and retain the positive contribution that the Bayley Arms makes to local distinctiveness and sense of place within the conservation area. Overall the works will be beneficial in ensuring the continued viable use of the building as its historic use as a public house.