

HERITAGE ASSET STATEMENT

HOLDEN CHAPEL & ADJOINING HOUSE

August 2019

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Introduction

This statement is prepared as a supporting document for a planning application for the change of use of a grassland parcel to car park and growing area associated with Holden Clough Nursery. The proposed development lies 80 metres west of Holden Chapel a Grade II listed building.

Description of Heritage Asset

Holden Chapel and House Adjoining to the North. (SD77126 49611). See Location Plan at Appendix A.

The building comprises a two storey Methodist Chapel and adjoining house located east of Barret Hill Brow. The house is un-occupied A burial ground is located directly opposite the chapel and a small car park is located to the north. Images and an aerial view showing the building in relation to the proposed development are shown as Appendix B .

The List Entry details describe the building as:

BOLTON-BY-BOWLAND BARRET HILL BROW SD 74 NE

7/24 Holden Chapel and house adjoining to north - - II

Independent chapel. Probably early C19th with later C19th alterations. Scored render with slate roof. 2 storeys, with chamfered quoins Chapel has 3 windows on 1st floor with glazing bars and plain stone surrounds with semi-circular heads, projecting keystones and imposts. On the ground floor are 2 smaller shuttered windows with similar surrounds. The plain stone door surround, between the ground floor windows, has similar details. The house adjoining to the left is of 2 bays. Windows sashed with plain stone surrounds. The door, in the right-hand bay, has a plain stone surround. Interior not inspected.

Listing NGR: SD7712649611

Proposed development

The proposed development involves the change of use of a two acre site to form car parking and creation of a horticultural growing area and two poly tunnels. Landscaping is also proposed which involves additional planting with native species trees and allowing existing established hedgerow to increase in height and pleached fruit trees within the car park area. Gravel surfaces and grassed areas with wild flower mixes are also proposed. Site Plan attached as Appendix C.

Impact on the listed structure

The impact of the proposed development is limited to visual aspects. The chapel has an elevated view of the proposed development in line with the 66 metre western boundary.

The visual impact is mainly associated with the car park area. Windows on the eastern side of the building are limited (see images) and only two windows from the chapel provide direct views from within the building.

The provision of car parking at 80 metres will not create noise issues.

Landscape & Visual Impact Assessment (LVIA)

A LVIA has been carried out for the proposed development. The assessment regards the visual impact of the development significant due to the elevated location of the listed structure.

As such mitigation measures have been proposed which will reduce the impacts of the proposed development. These include tree planting on the inner side of the existing hedgerow with a mix of native species trees and allowing the hedge to grow in height.

The increased height of the hedgerow and planting of pleached fruit trees within the western part of the site will effectively screen the lower reaches of the site and diffuse views of the potting shed and Garden Kitchen.

Conclusion

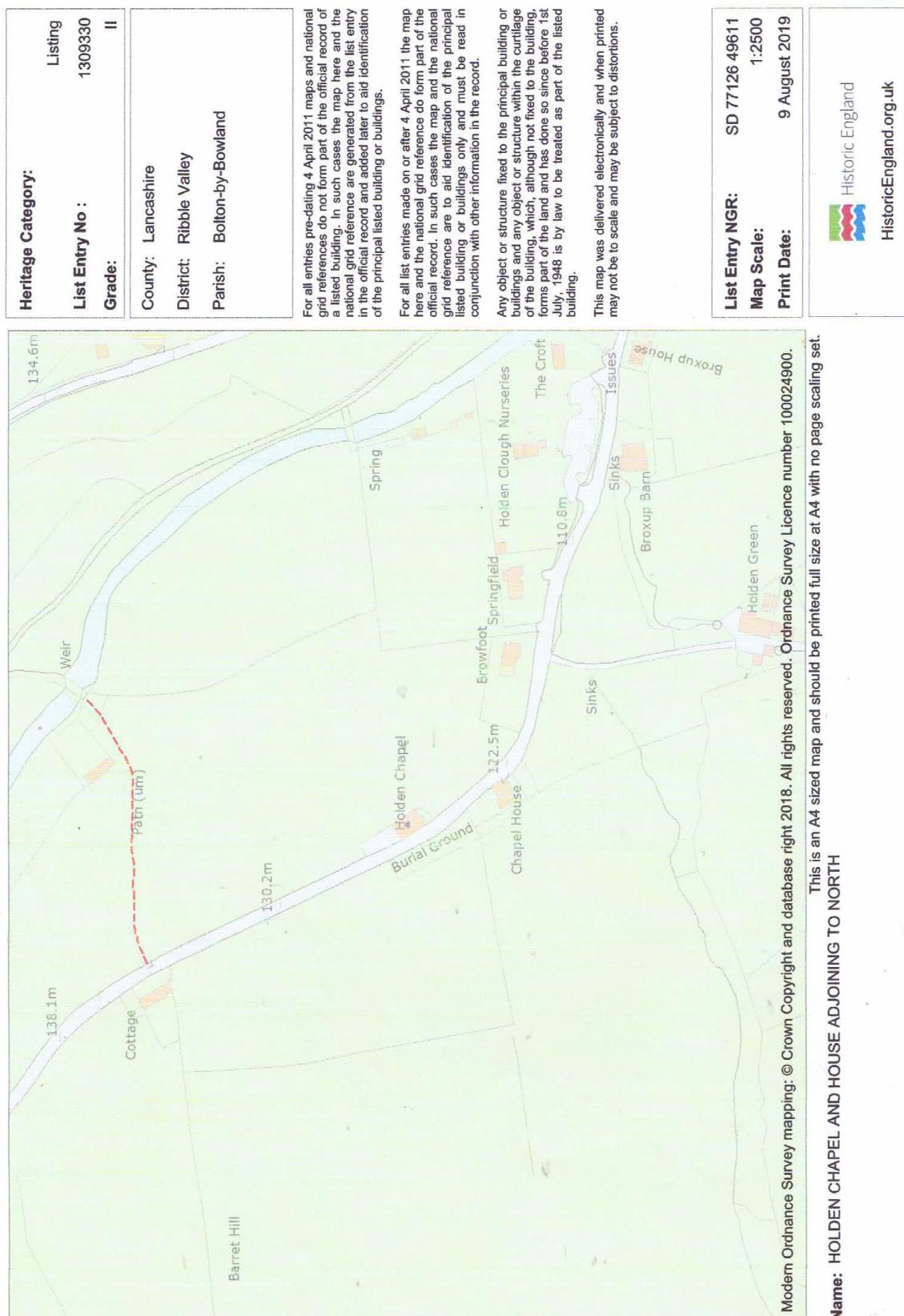
The proposed development is 80 metres from the heritage asset. Views from chapel car park are significant. Views from the chapel and burial ground are limited. Landscaping on the western boundary and within the car parking area will mitigate the visual impacts.

Noise from the proposed development is not an issue.

Vehicle access to the nursery is mainly from Copy Nook and will not increase traffic from the chapel direction.

The proposed development will have no detrimental impact on the listed structure.

Appendix A



Appendix B

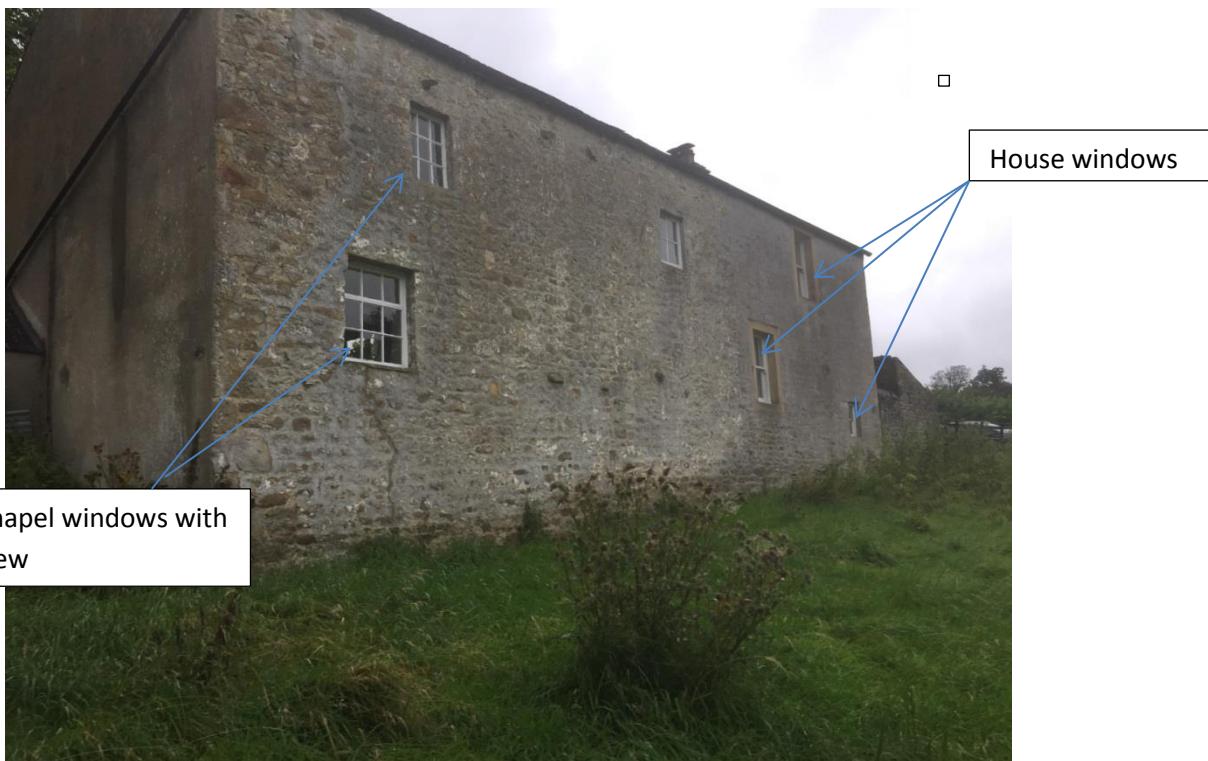
Images



Holden Chapel and adjoining house



Car park to north



The balcony within the chapel allows access from the southern first floor window only. The middle first floor window does not allow a view as the building is open to the roof at this point.

Appendix C Site Plan

