

HERITAGE STATEMENT

PROPOSED WORKS TO NO'S 11 AND 13 GISBURN ROAD, BOLTON BY BOWLAND, LANCASHIRE, BB7 4NP

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

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1.0 INTRODUCTION

1.1 Overview

No's 11 and 13 Gisburn Road are the focus of this Heritage Statement. The dwellings, along with no's 5 to 9 Gisburn Road are Grade II listed buildings and are located within the Bolton By Bowland Conservation Area. The properties are currently vacant.

The applicant proposes to construct a rear single storey extension to the rear of no.13 and form a first-floor shower room as part of the buildings proposed use as a holiday let approved as part of application no. 3/2018/0788 (listed building consent) and 3/2018/0791 (planning approval).

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. Cresswell, 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

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited Member of the Institute of Historic Building Conservation (IHBC) and has experience in the surveying, analysis and recording of historic buildings as well as the design and specification of repairs and alterations to historic buildings. and has particular interest in vernacular dwellings and farm buildings.

2.0 LOCATION AND DESCRIPTIONS

2.1 Site Location

No's 11 and 13 Gisburn Road stand at NGR: SD 78688 49372 and are the eastern units forming the row of terrace cottages. The row of terraces is situated on Gisburn Road within the village of Bolton by Bowland in the Ribble Valley in Lancashire. It is situated approximately 20km of the west of the town of Skipton and approximately 23km to the north west of the town of Blackburn. The application site is located to the east side of the village on the north side of Gisburn Road.

2.2 Building Description

No's 5 to 13 Gisburn Road were formerly known as Park Gates. No's 11 and 13 consist of two double piled, single fronted, two storey cottages and are likely to be late 18th century or early 19th century in origin. To the ground floor, the plan form would have historically consisted of two units comprising of a living space to the front of the property with a scullery to the rear with a quarter-turn staircase present to one of the corners of the room, as is still the case. At first floor level, the two unit layout would be replicated and would likely have been used as bedrooms.

The roofs of the cottages are covered with natural slate with stone chimney stacks present at ridge level to the east end of each cottage. Victorian glazed clay crown chimney pots are present to the top of each chimney. The cottages are built using coursed, mortared, squared and watershot limestone, likely to be of local origin, with stone quoins present to the No.13 Gisburn Road. A number of 'through stones' are present to the east gable end of No.13 and were commonly used to strengthen the wall and tie the inner and out leaf of stone walls together.

The windows and doors have plain, square, stone surrounds and mullions, with the windows to No.11 being tripartite to both the ground and first floors to the south facing elevation, whereas the windows to No. 13 contain only one central mullion as per the other cottages on the row. The windows to No.11 are timber, multi-light, side hung casement windows. The windows to the south facing elevation of No.13 are 20th century single glazed timber windows with one side hung and one fixed. Similar 20th century windows are also present to the east facing elevation of No.13.

The rear elevation of No.13 has been rendered and this is likely to be a later occurrence, however this is not uncommon as many dwellings are commonly seen to have front elevations with more aesthetic appeal. A small stone outbuilding, possibly a coal store is present to the rear of no.13 to the north east corner of the site, with a dual-pitched roof and profiled sheet roof covering. A door opening is present to its west elevation from within the yard and a small rectangular timber framed and glazed window is present to the opposing east elevation.

A covered yard area extends from the rear north facing elevation of No. 13 to the north boundary wall comprising of timber purlins and a covering of profiled sheeting. The open space between the roof covering and the top of the boundary wall has been infilled with timber studs and boarding.

A stone built extension extends from the rear of No.11 northwards to the boundary. It is of lean-to form with a profiled sheet roof covering. This extension appears to be mid-late 20th century in origin. A large multi-light-timber casement window is present to the north elevation with a timber plank door present to the west elevation.

Internally, the cottages have a narrow two-up two-down plan form with a lounge to the south and kitchen to the north which is replicated in both dwellings. A quarter turn timber staircase is present to the north east corners of the kitchens with open risers. These are likely to be more modern replacements that have been built in the original location of any past historic staircases. Exposed timber bressummer beams and floor joists are present to the ground floor ceilings and are original to the dwellings. The existing fireplaces are of 20th century origins.

The party wall between the lounge to No.11 and No.13 has an entrance added to the south end to facilitate access between the two rooms when the properties were formed into one dwelling. The partition wall to the ground floor of No.11 is of modern timber stud wall construction, whereas the matching wall within No.13 is of wattle and daub construction, some areas of which have become exposed due to damage and deterioration. Such a construction technique is historic in nature and is common in timber framed buildings but was used until the 19th century which is consistent with the expected origins of the cottages. The past location of a former

doorway to the wall is also identifiable to this particular wall; however the infill material could not be determined due to the presence of paper wall linings.

The layout of the ground floor is replicated at first floor level, with a large bedroom to the south of the first floor and a bathroom to the rear of No. 11 and a smaller bedroom to the rear of No.13. The dividing wall between both bedrooms to No.13 could possibly be of Wattle and Daub construction however this could not be confirmed due to the presence of paper wall linings. A Victorian cast iron fireplace surround remains within the south bedroom of No.13 however the fireplace appears to be blocked up. The partition wall to the first floor of No.11 is likely to be modern. A wall recess is present to the south bedroom of No.11 indicating that this is likely to be a former fireplace; however the fireplace surround has been removed.

The roof structure is of traditional timber roof construction comprising of timber rafters and purlins. It is also clear that the roof has been re-roofed in the past through the absence of lime torching to the underside of the slates, of which hardly any now remains.



PL01: South facing elevation of no's 11 and 13 Gisburn Road (2m scale).



PL02: East facing side elevation of no. 13 Gisburn Road (2m scale).



PL03: North facing rear elevation of no's 11 and 13 Gisburn Road (2m scale).



PL04: Outbuilding present to the rear of no.13 Gisburn Road (2m scale).



PL05: View north within the ground floor south unit to no.13 Gisburn Road.



PL06: View of floor structure to the south ground floor unit ceiling to no.13 Gisburn Road.



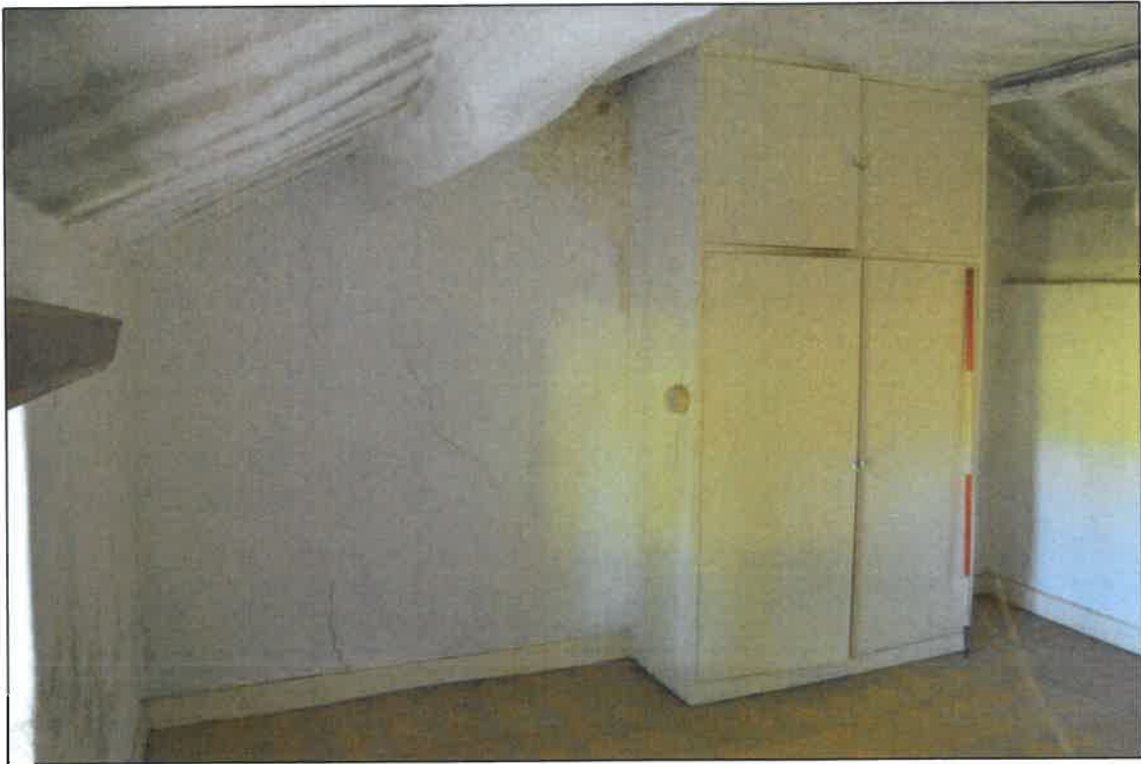
PL07: View west within the north ground floor unit to no.13 Gisburn Road (2m scale).



PL08: View east within the north ground floor unit of no.13 Gisburn Road (2m scale).



PL09: (left) and PL10: (right) Views east and west within the north first floor unit of no.13 Gisburn Road (2m scale).



PL11: View west within the first-floor south unit of no. 13 Gisburn Road (2m scale).



PL12: View east within the first floor south unit of no. 13 Gisburn Road (2m scale).



PL13: View of Victorian fireplace within the south first floor unit of no. 13 Gisburn Road.



PL14: View of timber roof structure over the south first floor unit of no. 13 Gisburn Road.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

No's 5 -13 Gisburn Road are Grade II listed buildings under the Planning (listed Buildings and Conservation Areas) Act 1990 and have been listed as such for their special architectural and historical interest. The buildings were listed on the 20th February 1984 and the list entry is as follows;

*"Row of houses, early C19th. Squared watershot limestone with slate roof. 2 storeys. No. 5 is of 2 bays and has windows with plain stone surrounds with central square mullion, except for the left-hand first-floor window which has no mullion. No. 7 is of one bay having a window with glazing bars, plain reveals and central mullion. The 1st floor window is modern with cement reveals. The door, to the right, has a plain stone surround. No. 9 is of 2 bays, the windows being of 2 lights with central square-mullion and plain stone surround. The central doorway is covered by a stone porch. No. 11 is of one bay and has tripartite windows with glazing bars, plain stone surrounds and square mullions. The door, to the left, has a plain stone surround. No. 13 is of one bay, the 2-light windows having square mullions and plain stone surrounds. Chimneys on the gables of the row and between bays, except for No. 5, which has no central chimney."*²

The application site is located within the Bolton By Bowland Conservation Area which was designated on the 15th July 1974 as being an area of special architectural and historical interest. The special interest of the conservation area is set out in the Bolton By Bowland Conservation Area Appraisal³ and is as follows;

- Kirk Beck and its stone bridges;
- The church of St Peter and St Paul (grade I) elevated above main street and Hellifield Road;
- Long association with the Pudsay family;
- Medieval unplanned, nucleated settlement beside Skirden Beck,
- Architectural and historic interest of the conservation area's buildings, including 21 listed buildings;
- Prevalent use of local building stone;
- Rural setting of the village;
- Two village greens, one with ancient cross and stocks;

² Historic England (2018) National Heritage list for England, 5,7,9,11 and 13 Gisburn Road – List Description, List entry number 1163166, Available at <https://historicengland.org.uk/listing/the-list/list-entry/1163166> (accessed on 6th August 2018).

³ The Conservation Studio (2005) Bolton By Bowland Conservation Area Appraisal, Available at: file:///C:/Users/Matthew.Fish/Downloads/Bolton_by_Bowland_CAA_final_with_photos.pdf (Accessed on 13th August 2019)

- War memorial and garden;
- Trees, both in the surrounding landscape and beside the road;
- Areas of historic floorscape,
- Local details such as the 'YRY IM 1716' datestone to No.4 Main Street, well head beside Stocks House, finger post beside the bridge and a GR post box.
- Colourful summer gardens and floral displays in pots.

3.2. Historic Environment Record Consultation

An enquiry was issued to the Lancashire Environment Record regarding any further information on the no's 5 -13 Gisburn Road on the 8th May 2018. We were informed of an entry for the houses (PRN17655) and that it included a Heritage Statement that had been produced by Allen Archaeology in September 2017 as part of a past planning application for proposals to No's 11 / 13 Gisburn Road.

4.0 PAST INVESTIGATIONS

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

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

No sources of past investigations have been found in relation to 11 / 13 Gisburn Road, with the exception of a Heritage Statement Produced by Allen Archaeology (dated September 2017, Ref AAL2017151) as part of past planning application refs; 3/2018/0047 and 3/2018/0048.

5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

5.1 Historical Background

The former cottages of 5 – 13 Gisburn Road do not appear to be well documented amongst published and unpublished documentary evidence and as such little has been determined regarding their historical background and development.

The exact date of their construction has not been determined; however, records apparently exist in relation to no. 9 Gisburn Road which indicates that this was once used to accommodate a girl's school that had been established by Bridget Pudsay, the last member of the Pudsay family of Bolton Hall, prior to her death in 1770. Her successor, Christopher Dawson, had bequeathed a sum of £250 to this school on his death in 1786⁴. This could suggest that no.9 Gisburn Road could be mid to late 18th century in origin with the adjoining cottages being of the same or similar date. Though it could not be confirmed if the school was first established in this particular building or if it re-located here at a later date.

The following map regression analysis shows the application site at three specific times from 1847 through to 1907.

The row of terraced cottages was extant by 1847 and it is expected that all five of the cottages were extant including no.13 which is potentially a later addition to the row. The map of 1847 does not show each individual unit due to the poor scale and accuracy of this series of mapping. A row of what is assumed to be outbuildings or a single outbuilding is located to the rear of no. 11 and 13, however this appears to have been removed by 1893.



PL15: Extract from historic OS map of 1847⁵

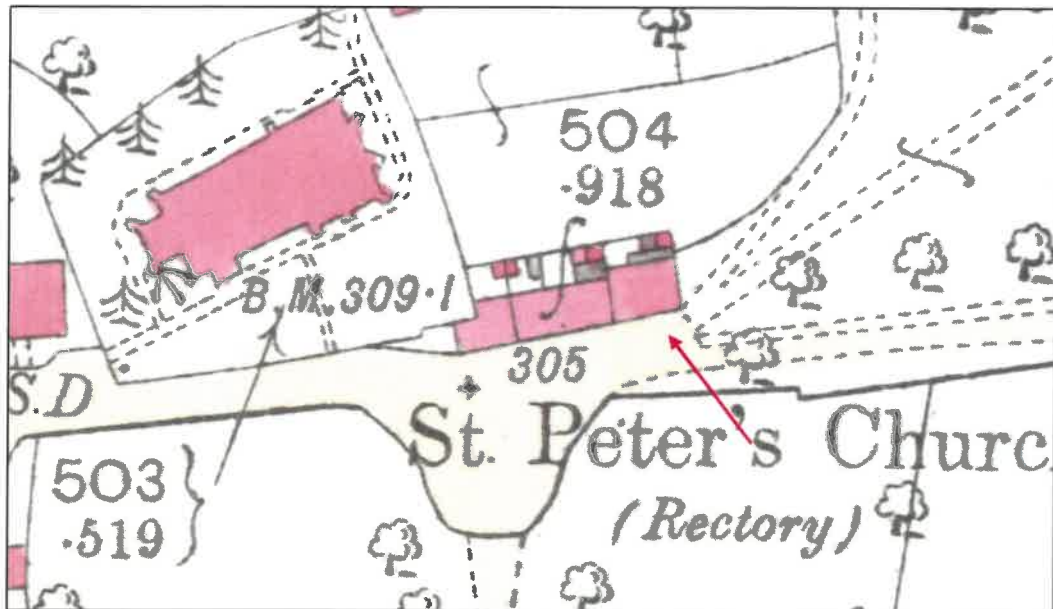
The map of 1893 shows a number of outbuildings to the rear of the cottages on the row and it is presumed that they were constructed between the period of 1847 and 1893, however due to the little instructive detail shown on the map of 1847, it is possible that the outbuildings, or some

⁴ Barnes, S. (1985) *Bolton by Bowland – A Guide to the Village, Curriculum and Professional Centre*, Blackburn.

⁵ Ordnance Survey, 6 inch, 1:10560 scale map, surveyed 1847, published 1850.

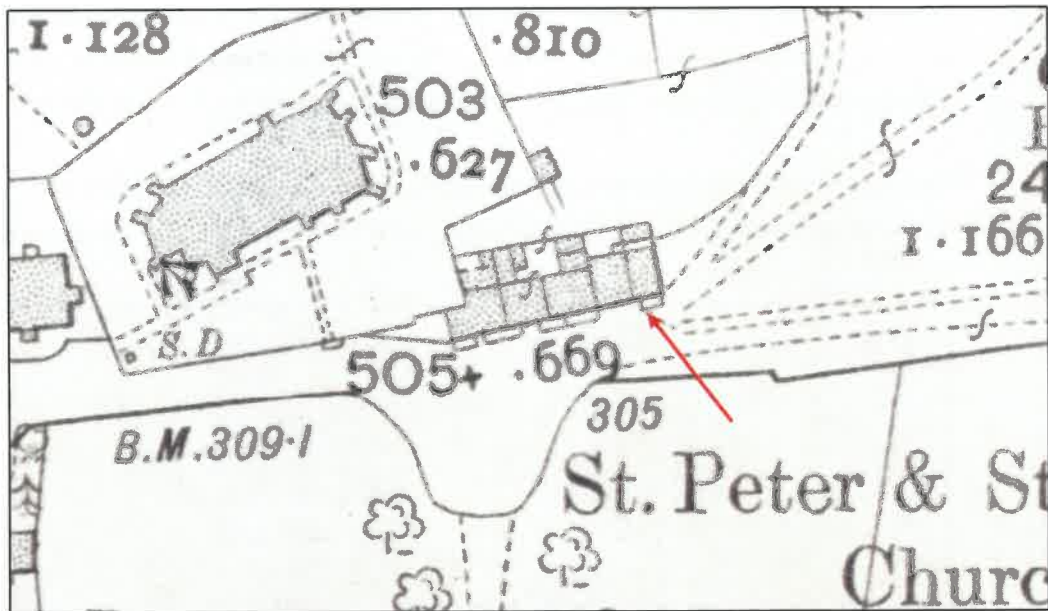
of which, did exist prior to 1893. The map of 1893 also shows no's 9 and 13 as a single unit however we know that this is not the case. The east to west boundary line to the rear of the cottages is clearly delineated and terminates at the boundary with St Peters Church.

The map of 1907 shows few further discernable changes but does now show no's 11 and 13 as two separate units. The small garden areas to the front of the cottages are now also shown.



PL16: Extract from historic OS map of 1893 ⁶

⁶ Ordnance Survey, 25 inch, 1:2500 scale map, surveyed 1893, published 1894.



PL17: Extract from historic OS map of 1907⁷



PL18: Photograph showing no's 5 to 13 Gisburn Road in the early 20th century.

⁷ Ordnance Survey, 25 inch, 1:2500 scale map, surveyed 1907, published 1909.



PL19: Photograph showing no's 5 to 13 Gisburn Road in the early 20th century.



PL20: Photograph showing no's 5 to 13 Gisburn Road in the early 20th century.

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”.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

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 exceptional.*
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.”⁸*

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.*

⁸ *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.”⁹*

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

⁹ 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.”¹⁰*

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*”¹¹

The building is expected to be the first known development of the site and historical mapping and an analysis of the existing buildings and site has not yielded any evidence of any built structures which predate the construction of the cottages. This makes the likelihood of encountering any significant archaeological remains unlikely. However, caution should be exercised given the close proximity of the nearby churchyard to the Church of St Peters and St Paul as it cannot be confirmed if its boundaries have changed throughout history.

The use of the cottages also adds to their evidential value and were both previously used as one dwelling, which is somewhat in keeping with their former use. However they are currently vacant but it is the applicant intentions to continue with the domestic use of the cottages. This is supplemented further by the presence of the outbuilding to the rear of No.13 which is further evidence of the domestic function of the cottages.

Much historic fabric appears to have been retained which further reinforces the evidential value of the cottages. This is particularly applicable to the first floor structures of the cottages, a number of historic doors, and the first floor fireplace surround to No.13 as well as the wattle and daub internal walls to No.13.

¹⁰ Ribble Valley Borough Council (2014) *Adopted Core Strategy 2008 – 2028*, Pg 97.

¹¹ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

The historic plan form of both cottages appears to be relatively intact in terms of their two unit layout. The partitions to No.11 appear to be modern but replicate the positioning of historic internal walling. The staircases also appear to be relatively modern but are also likely to be in their historic locations.

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*"¹²

The building forms part of a row of terraced cottages which contributes to the historic character of Bolton By Bowland and helps in conserving its strong sense of history and herein lies the contributory illustrative value of the building as an individual building but also as part of the row. The illustrative value of the building is derived from the building's relationship to its time of construction which is the late 18th century to the early 19th century.

No.11 and No. 13 Gisburn Road are one of many examples of this building type within Lancashire and the wider north west of England and is therefore not a particularly 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.

In terms of associative value, there is no physical evidence of any known associations within the existing historic fabric of the building and no significant historical associations can be found.

The Bolton By Bowland Conservation Area is an unplanned, medieval nucleated settlement, in which some medieval elements do survive, particularly to the Church of St Peters and St Paul's, the earliest parts of which date to the 12th century. However, there is good evidence of the later development of the village as many of the buildings within the village originate from the 18th and 19th centuries and are primarily residential buildings although there is evidence of other past use such as agriculture and smithies. The village remains relatively free from 20th century development, reinforcing its strong historic character.

The associative value of the Bolton By Bowland Conservation Area is derived from the village's long associations with the Pudsay family, who were local landowners from the 14th century through to the 18th century and resided at the now demolished Bolton Hall. Bolton Hall is where

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

Sir Ralph Pudsay reputedly took the risk of hiding the Lancastrian King Henry VI following his defeat at the Battle of Hexham during the War of the Roses.

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*"¹³

No.11 / 13 Gisburn Road currently serves no communal purpose as it currently serves as a private dwelling, however approval has been granted for the building to be returned to two dwellings with no.13 proposed for use as a holiday let. However, the building, in connection with the remaining properties on the row, do contribute to the appearance and character of the local streetscape and conservation area through which visitors and local inhabitants will draw some communal enjoyment. This would mean that the principal front south facing elevation is of the most interest in this case, and by contrast, the rear elevations and private interior are of lesser interest in a communal sense. No significant commemorative, symbolic, social and spiritual value can be attributed to the site.

The village of Bolton By Bowland contains a number of designated and non-designated heritage assets, ranging in scale and prestige from the Church of St Peter and St Paul to the village stocks, all of which contribute to rich and diverse history of the village and its development through time as well as contributing to the overall significance of the Conservation area. The heritage and history of the village should be a source of pride for the local community and will serve as the setting of shared memories and experiences for the local inhabitants, both past and present.

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*"¹⁴

The building is a product of vernacular building tradition, something which is prevalent within the Ribble Valley and would have been constructed from locally available materials and built to meet the needs and functions required of it by the occupants. The building possesses very

¹³ *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 31.*

¹⁴ *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 30.*

little 'conscious' design value and is likely to have been designed and constructed with a focus on its practical use and function as opposed to a focus on the quality of architectural design.

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 the building.

The building forms a constituent part of the existing row of cottages and when viewed as a group possesses a harmonious architectural style which is characterised by its simplistic design composition of the south facing principal elevation as well as the lack of flamboyant architectural features and detailing and is attractive in its own right. As a result, the conservation of the principal south elevation of the building is of paramount importance in retaining the buildings historic character and that of the Bolton By Bowland Conservation Area. By contrast, the rear of the building possesses little aesthetic value and is relatively utilitarian in appearance and the interiors, which have been largely altered and stripped out, are not a significant contributor to the aesthetic value of the building.

The aesthetic value of the Bolton by Bowland Conservation Area is derived from the homogenous use of local building stone, the varied range of age and architectural styles and the linear siting of prominent 'landmark buildings' such as (from east to west) the Coach and Horses Public House, the Church of S Peters and St Paul's, the Court House and the School House. The character of the conservation area is complemented through local details that cumulatively provide the conservation area with a sense of place such as the ancient cross, village stocks, the churchyard sundial, the red GR postbox, the bridges over Kirk beck and stone flooring treatments.

7.5 *Statement of Significance*

No's 11 and 13 Gisburn Road are two of a row of five terraced cottages which are expected to be late 18th century to early 19th century in origin. The row of cottages is grade II listed for their significance. No's 11 and 13 Gisburn Road have previously been used as one dwelling and have undergone a number of 20th century alterations.

The significance of these cottages is suggested through their statutory designation as grade II listed buildings and appears to be mainly derived from their evidential values. The cottages are physical evidence of a late 18th century / early 19th century dwellings which have been constructed in a vernacular manner. They provide a limited insight into the lives of the occupants as well as the inhabitants of the village. The buildings have retained their plan form; albeit slightly altered to No.11 and contain important historic fabric. The row of cottages makes

an attractive composition within their setting and contributes positively to the character and appearance of the conservation area and village overall.

However there is some detracting to the significance of the building such as the modern partitions to No.11, the external profiled sheet roof coverings and the modern windows to the front south facing elevation of No.13.

As a result, No's 11 and 13 are significant in their own right and when combined collectively with the remaining cottages on the row. However they would appear to be relatively low on the scale of national importance and significance but are high in terms of their local interest.

8.0 PROPOSED WORKS

8.1 Summary of Proposals

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

- Existing rear down pipe to be removed and replaced with a new cast iron / aluminium with black paint finish and connected into the existing foul water drainage system. Redundant gully to be removed and capped off.
- Existing stone boundary wall to the rear of the existing yard to be carefully dismantled and new single storey rear extension constructed in stone with a flat roof with lead roof covering. Painted (grey) timber door with slim double-glazed units and timber window also with slim double-glazed units.
- Existing outbuilding to be drylined internally.
- New French drain to be constructed along the rear of no.11 / 13 and down the side of the outbuilding, incorporating geo-drain membrane.
- Existing timber cupboard to the first-floor bedroom 01 to be removed.
- New shower room formed within existing bedroom 01.
- 2no flush fitting conservation roof lights to be installed to the proposed shower room.
- In-line slate vent installed to the rear roof pitch to serve the extract fan within the proposed en-suite.

9.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

9.1 Heritage Impact Assessment

The following impact assessment will judge the impact of the proposals on 11 / 13 Gisburn Road 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 ON LISTED BUILDING	IMPACT ON CONSERVATION AREA	IMPACT ON SETTING OF HERITAGE ASSETS	MITIGATION
<p>Existing rear down pipe to be removed and replaced with a new cast iron / aluminium with black paint finish and connected into the existing foul water drainage system. Redundant gully to be removed and capped off.</p>	<p>New soil pipe required to provide a means of foul water drainage from the proposed first floor shower room. The pipe is to be painted black and will be metal i.e. cast iron / aluminium as opposed to uPVC.</p>	<p>N/A. No obvious significant impact.</p>	<p>N/A. No obvious significant impact.</p>	<p>N/A. No obvious significant impact.</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. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p>
<p>Existing stone boundary wall to the rear of the existing yard to be carefully dismantled and new single storey rear extension constructed in stone with a flat roof with lead roof covering. Painted (grey) timber door with slim double-glazed units and timber casement window also with slim double-glazed units.</p>	<p>The proposed extension will serve as a new kitchen space for the proposed holiday let and will replace an existing harmful element of the building in the form of a profile sheet lean - to roof and timber boarding infill above the stone boundary wall. The proposed extension will be built using traditional materials, namely stone, lead and timber to reduce its visual impact. An optimum viable use of the building is required in order to sustain its significance and this is to be done in using the building as a holiday let. At present, the scale and quality of the internal accommodation is not sufficient and is not of a commensurate standard that is to be expected of a residential building, making such a degree of intervention necessary in order to achieve the optimum viable use of the building and safeguard its significance. The internal spaces of the building fail in comparison to the external appearance of the building, principally, the south facing front elevation and its setting within the conservation area.</p> <p>Through removal of harmful elements and replacement with a new considered structure it will pose as an enhancement to both the building itself, its setting and the wider conservation area.</p>	<p>The extension will impact on the plan form of the building as well as the rear yard and boundary wall which will be lost. However, these are considered necessary in order to achieve the optimum viable use of the building (required to conserve and sustain its significance) as well as other issues such as structural stability i.e. the existing boundary wall is not to be incorporated as part of the external wall as the structural integrity and load bearing capacity of the wall and any foundations are unlikely to be sufficient. However, the extension will enhance the currently unappealing appearance of the rear north facing elevation of the building and make a positive contribution to the conservation area and the setting of the nearby listed buildings.</p>	<p>At present there is a crudely built timber roof with a profiled sheet roof covering and a section of timber infill between the eaves of the roof covering and the top of the boundary wall. This is considered to be harmful to the character and appearance of the conservation area and as a result the introduction of a new extension built using traditional materials will result in conservation area enhancement. The siting of the extension to the rear should have limited impact on the conservation area on account of its location, size and appearance. It is also relatively screened from the church and church yard of the nearby grade I listed church.</p>	<p>The proposed extension is essentially infill development between the existing outbuilding and the neighbouring extension. And as such results in a relatively small amount of development with only minor harm caused to the setting of the listed building and also the adjoining cottages through the loss of the rear yard and boundary wall. The main consideration is the impact on the setting of the nearby grade I listed church. The boundary of the church yard is located within close proximity of the rear of the cottage however the church itself is located some 40m to the north west. Some natural screening is provided by two large conifer trees which will provide year-round screening unlike deciduous trees.</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. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition. Stonework from the existing boundary wall to be incorporated into the external cavity walling of the extension.</p>

<p>Existing outbuilding to be drylined internally.</p>	<p>The existing outbuilding is to be incorporated into the proposed rear extension and the introduction of drylining with insulated plasterboard will improve its energy efficiency and aid in providing a comfortable internal environment.</p>	<p>N/A. No obvious significant impact. No removal of historic required to be removed as part of the proposed works. Provides and enhancement to the energy efficiency of the building as well as the internal living environment.</p>	<p>N/A. No obvious significant impact.</p>	<p>N/A. No obvious significant impact.</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. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p>
<p>New French drain to be constructed along the rear of no.11 / 13 and down the side of the outbuilding, incorporating geo-drain membrane.</p>	<p>Required to prevent penetrating dampness issues to the rear elevation of the property where the external ground level is higher than the internal floor level. This is to be used in conjunction with a geo drain membrane which is to be installed to prevent water from entering through the wall rather than applying a membrane internally which would allow water to enter and a method of drainage would then be required, making the external membrane the least invasive. Would prevent penetrating dampness to the building.</p>	<p>N/A. No obvious significant impact on the listed building. The presence of any archaeological deposits is unlikely given that the building is thought to be first to occupy the site. No historic fabric is required to be removed and the geo-drain will address an existing weakness and vulnerability to the building.</p>	<p>N/A. No obvious significant impact.</p>	<p>N/A. No obvious significant impact.</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. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p>
<p>New shower room formed within existing bedroom 01.</p>	<p>Required to provide a new shower room including WC and wash hand basin for the proposed holiday let as the building designated for the holiday let currently lacks these essential facilities, without which the holiday let will not be feasible. An optimum viable use of the building is required in order to sustain its significance and this is to be done in using the building as a holiday let. At present, the scale and quality of the internal accommodation is not sufficient and is not of a commensurate standard that is to be expected of a residential building, making such a degree of intervention necessary in order to achieve the optimum viable use of the building and safeguard its significance. The internal spaces of the building fall in comparison to the external appearance of the building, principally, the south facing front elevation and its</p>	<p>Shower room will have an impact on the plan form of the first floor of the building but will only be accessible from within bedroom 01 so as to prevent further sub-division to the first floor and therefore further harm. This will also allow the existing fireplace to remain within the historic context of the bedroom to which it once served. The shower room will be formed from reversible timber stud partitions which can be removed if required in the future as well as the proposed sanitaryware. No new wall chases are to be formed to accommodate wiring or pipework and should be housed in stud walls / above floor carcassing / boxing out were possible. Minor wall penetrations will be required to allow for new waste pipes to pass through, the wall penetrations will result in the loss of some historic wall fabric but will not have a detrimental impact on the significance of the building on account of the small amounts of</p>	<p>N/A. No obvious significant impact.</p>	<p>N/A. No obvious significant impact.</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. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p>

<p>2 no flush fitting conservation roof lights to be installed to the proposed shower room.</p>	<p>setting within the conservation area.</p>	<p>historic fabric required to be removed to facilitate this. The proposed holes will be the minimum required to allow for the passage of the new waste pipes. Pipe runs to be kept to a minimum to reduce any visual impact on the rear elevation of the property.</p> <p>The limited harm to the building is outweighed by the public benefit of the works through the increased feasibility of the holiday let (supporting local economy) by introducing essential facilities.</p>	<p>Only a minor impact will be caused to the conservation area on account of the proposed location of the roof lights to the rear of the building which is largely screened from the rear and church yard by large conifers resulting in the roof lights being largely out of sight.</p>	<p>Only a minor impact will be caused to the conservation area on account of the proposed location of the roof lights to the rear of the building which is largely screened from the rear and church yard by large conifers resulting in the roof lights being largely out of sight.</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>Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p>
<p>In-line slate vent installed to the rear roof pitch to serve the extract fan within the proposed en-suite.</p>	<p>Required to provide a means of natural lighting and ventilation into the shower room which is to serve the proposed holiday let. Approval and listed building consent for two roof lights has previously been gained by the applicant for the proposed first floor shower room to no.11.</p> <p>Required to provide an outlet for the proposed extract fan to the proposed first floor shower room.</p>	<p>Would result in the loss of some historic fabric in order to facilitate insertion i.e. slates, however their installation will allow for an enhanced functioning of the cottage and provide natural lighting and ventilation to the proposed shower room increasing the feasibility of the holiday let.</p> <p>N/A. No obvious significant impact. Will have minimal impact on account of the location, size and colour of the vent and will appear more discreet in comparison to a wall mounted outlet.</p>	<p>N/A. No obvious significant impact. Will have minimal impact on account of the location, size and colour of the vent and will appear more discreet in comparison to a wall mounted outlet.</p>	<p>N/A. No obvious significant impact. Will have minimal impact on account of the location, size and colour of the vent and will appear more discreet in comparison to a wall mounted outlet.</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>Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p>