



HERITAGE STATEMENT

Brookhouse Farm,
Clitheroe Road,
Waddington

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INTRODUCTION

OVERVIEW

The National Planning Policy Framework (NPPF) 2019 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"

The purpose of this heritage statement is to set out the significance of the heritage asset and how the proposed work will affect the asset. The document has been set out to aid the local planning authority when making their decision and has sufficient information based on the minor nature of the works involved.

We have used previous advice given by Ribble Valley's Conservation Officer Adrian Dowd on the 10th December 2020. We believe that we have clearly set out the proposed works, the historical importance of the building and justification for the proposed works. The proposed works are;

- The removal of the existing condensate pipe
- Installation on need boiler condensate pipe
- Installation of new cast rain water hopper with 65mm diameter rainwater pipe

JUSTIFICATION OF WORKS

When carrying out any works on an historic building it is important to ensure that the proposed works do not adversely erode the historical importance of the building. The existing side elevation currently has the boiler condensate pipe which discharges directly on the face of the property. This no longer complies with Gas Safety (Installation and Use) Regulations 1998 5th Edition and requires improvement as part of the new boiler installation.

Historic England's Making Changes to Heritage Assets, Advice Note 2 Paragraph 52 states.

"Although some works of up-grading, such as new kitchens and bathroom units, are unlikely to need consent, new services, both internal and external, can have a considerable, and often cumulative, impact on the significance of a building and can affect significance if added thoughtlessly. The impact of necessary services can be minimised by avoiding damage to decorative features, by carefully routeing and finishing and by use of materials appropriate to the relevant period, such as cast iron for gutters and down-pipes for many Georgian and Victorian buildings."

UNDERSTANDING THE HERITAGE

THE BUILDING AND THE WIDER AREA

The concerned building, subject to the above works, has been designated as a Grade II listed building. The listing is for Brookhouse Farmhouse and Attached Barn Adjoining to North West. The building is located in the Waddington Conservation Area and is to the south east of St Helen Church, which is a Grade II* listed building. Waddington Conservation Area has 11 of listed heritage assets most notably is the Church of St Helen.

LISTING STATUS

The building has Grade II listing status and was first listed on 20th February 1984.

The building is listed under list entry number 1163166 and is given the following listing description:

"SD 729 436 WADDINGTON

SD 74 SW

10/127 Brook House Farmhouse and barn adjoining to north-west - - II

House, mid C18th. Pebbledashed rubble with slate roof. 2 storeys, 2 bays. Windows, of 3 lights on the ground floor and 2 lights on the 1st floor, have square mullions and plain stone surrounds, except for the left-hand ground-floor one which has re-used hollow-chamfered mullions and double- chamfered jambs. The doorway, between the bays, has a chamfered cement surround. End stacks. The barn to the left has a wide entrance with a stone outshut porch."

Our application to undertake the works listed above acknowledges the listing status and importance of the building locally. We are therefore proposing works that are sympathetic to the original construction in order to comply with Gas Safety Regulations. Carrying out these proposed works will have minimal impact on the fabric of the building and visually to the wider area. There are many examples of this type of hopper and downpipe around Waddington.



Figure 1 - Waddington Arm Public House



Figure 2 - St Hellen Church

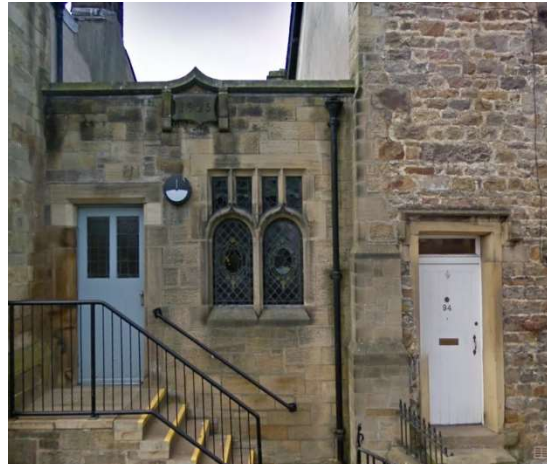


Figure 3 - Waddington Methodist Church



Figure 4 - Higher Buck Public House

THE EXISTING BUILDING

The concerned building Brookhouse Farm will have originally been constructed as farm house with attached barn. The attached barn has since been converted into a separate dwelling but is still a prominent feature to the principle elevation of the property. Directly adjacent the property are further dwelling houses which appear to be c19th century. These properties differ greatly in their appearance, with coursed pitched faced stone to the front elevations.

The existing gable elevation to the property is made up of random stone with no openings in it. The elevation looks to be largely unchanged, however, there is a vertical joint line located just behind the garden wall. This would suggest that at some stage the gable elevation had a different appearance. There are two chimney stacks to this gable elevation at roof level. They have been constructed using a different stone to the original building and are probably c19th.

There are more recent modern service pipes and an alarm box installed to the gable elevation, which are small and relatively inconspicuous.

STATEMENT OF SIGNIFICANCE

The house is significant as a mid 18th century farmhouse with attached barn. The exterior of the property appears relatively little altered and its interior contains aspects of its historic plan-form. The principle elevation is in a good state of repair and is valuable to the heritage asset. The setting of the property, in the centre of Waddington surrounded by a number of later properties also contributes significance.

IMPACT OF THE DEVELOPMENT

ASSESSMENT OF IMPACT

The existing boiler already has a condensate pipe which discharges directly down the face of the existing stone wall. This condensate pipe is plastic and not in keeping with the original building. the proposal will replace this pipe with a new pipe of similar size but it will be covered with a new cast hopper and cast rainwater downpipe. The proposed new fittings will be fixed into the mortar joints and not into the stone. This will ensure that if the condensate pipe becomes redundant in the future, the hopper and downpipe can be removed without leaving any lasting damage to the property.

The works we have proposed are designed to ensure that they will not cause a negative impact on the significance of the property. The works follow the guidance set out by Historic England and they will improve what is already there.

SUMMARY

The proposed works are to be carried out to comply with Gas Safety (Installation and Use) Regulations 1998 5th Edition. To ensure the works do not adversely affect the significance of the building we are using materials appropriate to the relevant period. The boiler condensate pipe is already located in the position where the new pipe will be installed meaning that there will be no further penetrations created in the external wall. The new cast hopper and downpipe will be installed so that the fixings are in the mortar lines again reducing any damage to the building.

We believe the proposed works to be appreciate and ask the council to address the legislative requirements and consider the features that make the building significant to the area. This statement has set out the issues affecting the building and the rationale behind the proposed works.