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## HERITAGE STATEMENT

ROCKDALE, MAIN STREET, GRINDLETON

### ABSTRACT

The significance of a building can have a great effect on a variety of tangible and nontangible elements. The following statement explores the aforementioned as supporting documentation for the proposed demolition or garage/workshop and the construction of a single-storey rear extension with dormer roofs to the principle elevation of Rockdale, Main St, Grindleton.

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13/08/2020

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## 3 Introduction

### 3.1 Purpose

This statement has been prepared to assess the proposal for the demolition of an existing garage/workshop and the construction of a single-storey rear extension with dormers to be constructed on the principle elevation.

The statement produced is in response to the policy set out in Chapter 16, Paragraph 189 of the National Planning Policy Framework 2019, as follows:

*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.*

This statement provides information relating to the significance of the existing building and guidance for the proposal set forth for the single-storey extension and dormers.

This statement will support any Pre-application Enquiries, Planning Applications and Listed Building Consent required for any future actions.

### 3.2 Nature of the Proposal

The works to include the demolition of the existing garage/workshop to the rear, this is to be replaced by a single-storey extension constructed in materials that match that of the existing building and local vernacular.

The works aim to enhance the building and its performance along with improving the living accommodation. Through the extension of the ground floor space, a larger kitchen and open dining/living area will be provided in this family home, along with improved sleeping accommodation.

### 3.3 The Author

Roger Hines ACIAT, the author, an Architectural Technologist with a background in traditional masonry construction methodology also, a professionally qualified Landscape designer; specialising in the integration of the built environment with the landscape.

## 4 Site Details

### 4.1 Site ownership

Mr & Mrs Dawber owns the site in its entirety.

### 4.2 Location

Rockdale is located to the north of Grindleton village centre and on the side of Main Street. The map below (Figure 1, Location map (Digimaps, 2020)) shows the location of the building.



Figure 1, Location map (Digimaps, 2020)

### 4.3 Designation records for the heritage asset

Rockdale first appears in the 1970's ordinance survey maps. It lays within the Grindleton Conservation Area, albeit, it is not classified as a heritage asset by the borough council.

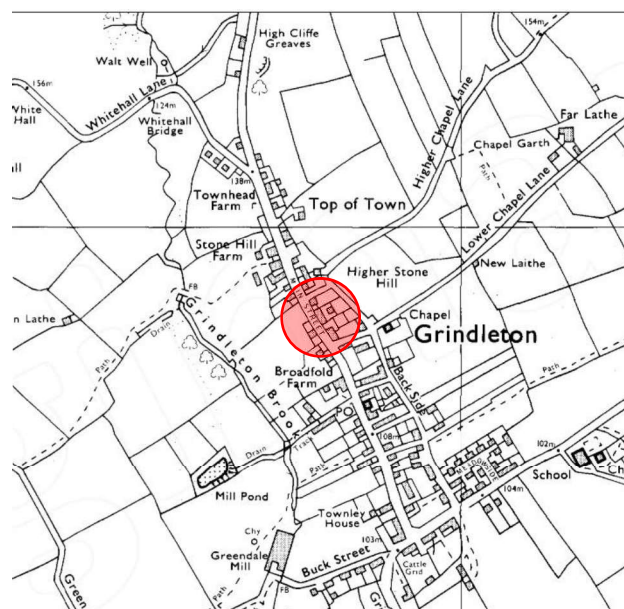


Figure 2, Historic map 1970 (Digimaps, 2020)

## 5 Outline Description & Historical Background

Rockdale, has no historical building context associated with the constructed from its 1960's periodic style, the principle elevation is constructed from coursed stone with stone detailing to the doors and windows. The side elevations are red brick with a brick string course topped with roughcast render.

No reference is made to the building within the Historic England database or the Grindleton Conservation Appraisal.

### 5.1 Key Designations

Rockdale is located within the Grindleton Conservation Area (CA). According to the Historic England database, no listed buildings are within close proximity to the property.

The Conservation Area Appraisal (2005) along with the Grindleton Conservation Area Townscape Appraisal Map, indicates the following buildings within close proximity: Rose Mount, a building of townscape merit and The Chapel, also a building classed as a building of townscape merit and also a focal building.

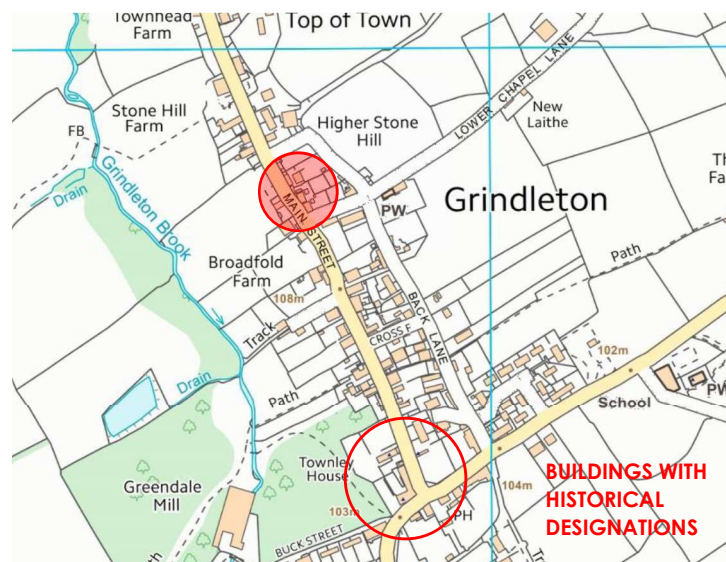


Figure 3. Heritage listing map (Historic England, 2020)

### 5.2 Reference(s) in the Historic Environment Record

Access to the HER's was unavailable at the time of writing.

### 5.3 Archaeological Potential

No archaeological evaluation or assessments undertaken.

## **5.4 Planning History**

Local searches saw no record of historical planning applications

## **5.5 Consultations undertaken**

No external consultations were deemed necessary for the proposal.

## **5.6 Approach and Methodology**

External and internal inspections of the property were carried out. Background research has also been conducted to ascertain relevant contextual background information into the significance of the building any associated history attached.

The English Heritage website was consulted along with the LPA to ascertain relevant planning history associated with the site.

Rockdale is located on the east of Main Street, Grindleton; the main portion of the proposed work is to take place at the rear of the building, with alteration to the roof at the front.

## 5.7 Rockdale, Main St, Grindleton – External photographs



Figure 4, Rockdale, Front Elevation (Authors Own, 2020)



Figure 5, Rear Elevation (Authors Own, 2020)



Figure 6, Garage/workshop (Authors Own, 2020)

## 6 Heritage Appraisal

### 6.1 Introduction

The following appraisal has been compiled using documentation from Historic England guidance publications in relevance to the National Planning Policy Framework (2019), paragraph 189, given in extract below:

*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.*

### 6.2 Heritage Values

The guidance document *Conserving Principles* (2008) published by the English Heritage, was consulted for assessing and identifying the core heritage values attached to the site. These have been categorised under the following headings: *evidential value; communal value; aesthetic value.*

### 6.3 Evidential Value

Historic England (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity".

Rockdale is a modern building constructed with a coursed stone frontage with stone detailing to the windows and door. The remaining three elevations are red brick and rough cast render. The building holds little if any evidential value to Grindleton's overall history.

### 6.4 Historic Value

Historic England (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. It tends to be illustrative or associative".

Rockdale, has little to no known associative value attached to the building.

### 6.5 Aesthetic Value

Historic England (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The true aesthetic value of the building derives from the stone detailing to the front of the property, this doesn't directly associate the building with the historical status of

the village, as the buildings marked for townscape merit are constructed mostly from and in the local vernacular and style.

## **6.6 Communal Value**

Historic England (2008) states that "Communal value derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

Rockdale, has little to no known communal value attached to the building.

## **6.7 Statement of Significance**

The following statement of significance is informed by assessing the heritage values associated with the building; this statement will give impartial consideration and prioritise conservation for all proposals put forth.

Rockdale is a small stone fronted bungalow with red brick and rough cast rendered elevations. The building carries no heritage designation, and the local authorities have not deemed the building to be of townscape merit. The building does, however, lay within the Grindleton Conservation Area. No reference is made to the building within the Grindleton Conservation Area Appraisal (2005) in any regards.

The proposal for the demolition of the existing garage/workshop and the construction of a single-storey extension to the rear along with the construction of new dormer roof lights are not likely to affect the historical and aesthetic value of the building in any form. The aspects of the proposal have been considered, and their conservation priorities highlighted below:

*Demolition garage/workshop* – the demolition of the garage/workshop, which is deemed to be a later addition to the dwelling, is considered to not pose any harm to the significance of the building or the conservation area.

*Proposed extension* – the proposed extension is to provide the home with adequate kitchen and dining/living space, the extension is to be constructed with red brick and roughcast rendered facades and sandstone window cills to match that of the existing building. Roofing materials will match that of the host dwelling, with roof lights set within.

*Proposed dormers* – the proposed dormers are to provide the home with adequate natural lighting within the bedroom and bathroom spaces, the dormers are to be constructed timber construction and finished with rendered. Roofing materials will match that of the host dwelling. The proposal will affect the streetscape of Grindleton through the change of appearance to the dwelling, the proposal is considered an acceptable improvement to the dilapidated state of the current dwelling.

## 7 The Proposal

The proposal is for the demolition of an existing garage/workshop and the construction of a single-storey rear extension and the construction of three dormers.

### 7.1 Proposed Plans

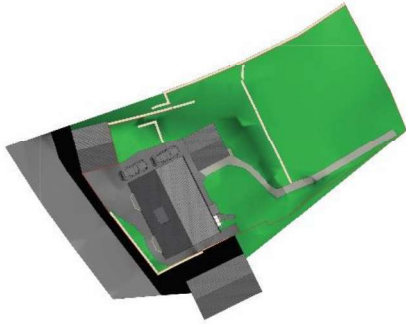


Figure 7, Existing Site Plan (Authors Own, 2020)

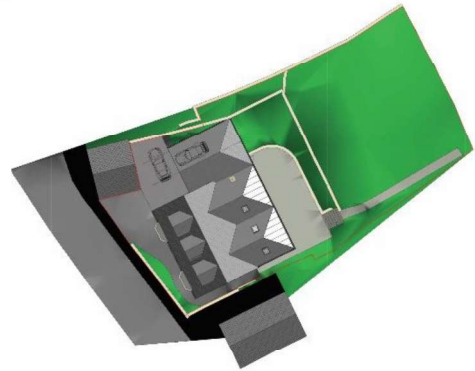
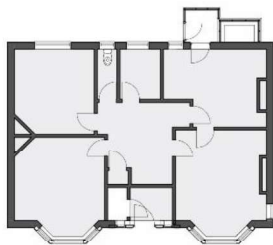
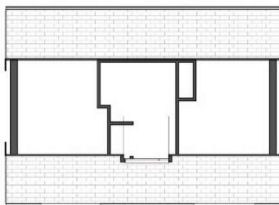


Figure 8, Proposed Site Plan (Authors Own, 2020)



1 0 GROUND FLOOR  
1 : 100

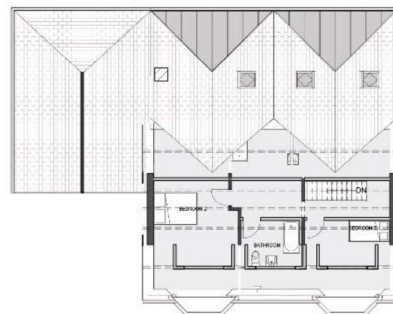


2 1 FIRST FLOOR  
1 : 100

Figure 9 Existing Floor Plan (Authors Own, 2020)



1 0 PROPOSED GROUND FLOOR  
1 : 100



2 1 PROPOSED FIRST FLOOR  
1 : 100

Figure 10, Proposed Floor plan (Authors Own, 2020)

## 8 Conclusion

This heritage statement has reviewed the potential of impact of the demolition and construction works to Rockdale, Main St, Grindleton and the effect on Grindleton's Conservation Area.

The proposal put forward appears not to harm the significance of the building or that of the conservation area.

The proposal has been considered against the NPPF and the conservation appraisal for Grindleton, guidance was sought from Historic England documentation and the significance of impact assessed. The scheme is, therefore in accordance with the provisions of the heritage planning law and policy.

## 9 References

English Heritage, 2008. *Conservation principles, policies & guidance*. [Online] Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> [Accessed 15 02 2020].

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy Framework*. [Online] Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) [Accessed 10 05 2020].

Studio, T. C., 2002. *Grindleton Conservation Area Appraisal*, Cirencester: RVBC.