

## **HERITAGE APPRAISAL**

FOR  
PROPOSED REFURBISHMENT AND INTERNAL ALTERATIONS TO  
NO 24 BROOKSIDE  
DOWNHAM  
LANCASHIRE  
BB7 4BP  
NGR: SD 78682 44073



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## **1.0 INTRODUCTION**

### **1.1 OVERVIEW**

- 1.1.1 This Heritage Statement has been produced in support of applications for planning permission and listed building consent for the proposed refurbishment and internal alterations to No. 24 Brookside, Downham.
- 1.1.2 The building is a grade II listed building and is located within the Downham Conservation Area as well as the Forest of Pendle Area of Outstanding Natural Beauty, a detached part of the Forest of Bowland Area of Outstanding Natural Beauty.

### **1.2 PURPOSE**

- 1.2.1 Sunderland Peacock and Associates Ltd has been commissioned to prepare this document in support of applications for planning permission and listed building consent for the proposed refurbishment and internal alterations to No. 24 Brookside, Downham.
- 1.2.2 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 listed building will be included in order to determine their overall significance as requested by Ribble Valley Borough Council. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the special interest of the building.

- 1.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 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.<sup>1</sup>*

- 1.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21<sup>st</sup> October 2019 and considered to be current best practice.<sup>2</sup>

### **1.3 METHODOLOGY**

- 1.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.<sup>3</sup>

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<sup>1</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

<sup>2</sup> Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24<sup>th</sup> January 2020)

<sup>3</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31<sup>st</sup> March 2020)

- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>4</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.<sup>5</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.<sup>6</sup>
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

I.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

I.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

I.3.4 Due to the Covid-19 Pandemic, a number of secondary resources facilities were closed at the time of writing and such historical research into the building has been limited.

## **I.4 AUTHOR**

I.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, Associate 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 fully accredited member of the Institute of Historic Building Conservation (IHBC) and is an affiliate member of the Chartered Institute of Archaeologists (CIFA) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

## **2.0 UNDERSTANDING THE SITE**

### **2.1 SITE LOCATION**

2.1.1 The application site is in the village of Downham which is approximately 5km to the north east of the nearby town of Clitheroe, the administrative centre of the Ribble Valley District of Lancashire. The village is located in the Pendle Forest Outlier of the Forest of Bowland Area of Outstanding Natural

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<sup>4</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31<sup>st</sup> March 2020)

<sup>5</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings\\_2.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf) (Accessed on 31<sup>st</sup> March 2020)

<sup>6</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf) (Accessed on 31<sup>st</sup> March 2020)

Beauty. No. 24 Brookside is located on Brookside on the east side of Pendle Road, to the south east end of the village.

## **2.2 SITE DESCRIPTION**

- 2.2.1 To the front of the listed building is a triangular area of land bound by a stone boundary wall with Downham beck flowing east to west directly to the south side of the wall. To the rear, the ground level is considerably higher with a stone retaining wall forming a walkway along the rear of the former cottages. The higher ground serves as garden space, with an out-house present to the rear boundary presumed to belong to No.25 on account of its location.

## **2.3 GEOLOGY**

- 2.3.1 Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated) - Mudstone. Sedimentary Bedrock formed approximately 337 to 347 million years ago in the Carboniferous Period. Local environment previously dominated by shallow carbonate seas.<sup>7</sup>

## **2.4 CURRENT USE**

- 2.4.1 The building is currently vacant and It is the intention of the applicant to bring the building back into residential use.

## **3.0 BUILDING DESCRIPTION**

### **3.1 EXTERNAL DESCRIPTION**

- 3.1.1 The row of former cottages is comprised of three single fronted cottage facades, built in coursed and squared limestone, except the end cottage which is in sandstone. Each cottage is divided by a line of dichotomy, with stone quoins, suggesting they were built as three separate phases of construction. Each single fronted façade consists of a single doorway to the left and flanked by a window to the right with a further window directly above. The doorway to the south east end cottage has been infilled with stone. The doors and windows have plain stone surrounds with plain square mullions to the windows. The windows themselves are replacement timber fixed and casement windows. A stone flag hood is present over the doors to no. 24 and the adjoining central cottage, but this is not replicated to the end cottage. The roof is of gable form and finished with sandstone flags. A single stone-built chimney stack is present at ridge level to the south east side of each cottage.
- 3.1.2 The rear elevation of the former cottages is built from rubble stonework and lines of division are visible each with stone quoins. A single window is present to the ground floor and first floor of no.24 and the adjoining central cottage, with plain stone heads and cills. A single window is present to the first floor of the end cottage with a single leaf doorway present below to the ground floor which is likely to have been altered from a pre-existing window opening.

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<sup>7</sup> British Geological Survey (2020) *Geology of Britain*, Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed on 16th September 2020)

## 3.2 INTERNAL DESCRIPTION

- 3.2.1 The ground floor of the property consists of one large unit to the south west and a much smaller unit to the north east, both divided by a stone wall. The largest unit is likely to have served a combined use of living room and kitchen. This is denoted by the presence of a chimney breast with plain stone fireplace which has since been largely infilled with brickwork and incorporates a coal grate, likely to be a Victorian addition. The kitchen use is denoted by the presence of a brick-built oven / stove and slop stone sink immediately adjacent to the chimney breast, again likely to be Victorian interventions. To the north side of the chimney breast are two recesses and with no evidence to suggest their purpose, the reason for these is unknown. The floor of the living room consists of stone flags and the walls are finished with plaster which is cementitious in nature. The entrance to the staircase is present to the north of the unit and is served by a timber plank and batten door and enclosed by a stud and plank partition. The floor above is supported by three hewn timber beams, with sawn timber joists and floorboards present over.
- 3.2.2. The rear unit is much smaller than the main unit and there is no obvious evidence to denote its use. Given that the main unit likely served the function of both living room and kitchen, suggestions could be made as to its possible uses i.e., as a pantry or scullery. The staircase extends into the north west side of this unit and two small wall recesses are present to the rear and dividing party wall, but their use is unknown.
- 3.2.3. The first floor of the property is comprised of a single large unit which is likely to have served as a bedroom which is denoted by the presence of a chimney breast with plain stone fireplace which has been infilled with stonework. The roof structure is visible due to the removal of the ceiling however its presence is denoted by the ends of the timber beams still embedded within the wall. The position of the ceiling would result in a low ceiling. The roof structure appears to be a replacement and is likely to be. It is comprised of two sawn timber purlins to each roof slope with sawn timber rafters and a timber ridge beam which is seated on brickwork to one end suggesting later interventions.
- 3.2.4. A closed off opening is present to the south east wall of the first floor but has been infilled with sawn timber studs and finished with lath and plaster, the reverse side of which is seen from inside the first-floor unit and is possible of early 20<sup>th</sup> century origin. This would suggest that the opening was formed to join no.24 and the adjoining cottage together to form a larger dwelling. A small infilled opening is also present to the south east wall and would have served as a window providing light to the attic over the first-floor level but has been infilled following the construction of the adjoining cottage.



*PL02: View of the front south west facing elevations of no's 24 and 25 Brookside.*



*PL03: View of the front south west facing elevation of No. 24 Brookside.*



*PL04: View of the front doorway to No. 24 Brookside.*



*PL05: View of the ground floor window to the front elevation of No. 24 Brookside.*



*PL06: View of decay to the ground floor window to the front elevation of No. 24 Brookside.*



*PL07: View of decay to the ground floor window to the front elevation of No. 24 Brookside.*



*PL08: View of the first-floor window to the front elevation of No. 24 Brookside.*



*PL09: View of the rear North East facing elevation of No's 24 and 25 Brookside.*



*PL10: View of the rear North East elevation of No.24 Brookside.*



*PL11: View of the rear first floor window to No.24 Brookside/*



*PL12: View of the rear ground floor window to No. 24 Brookside.*



*PL13: View north east within the ground floor living room.*



*PL14: View of the staircase to the ground floor living room.*



*PL15: View of Alcoves present to the ground floor living room.*



*PL16: View of chimney breast to the ground floor living room.*



*PL17: View of the fireplace to the ground floor living room.*



*PL18: View of brick oven / stove to the ground floor living room.*



*PL19: View of slop stone sink present to the ground floor lounge.*



*PL20: View of decoration to slop stone sink.*



*PL21: View of external plank and batten door to the ground floor living room.*



*PL22: View of stone flag flooring to the ground floor living room.*



*PL23: View of stone flag flooring to the ground floor living room.*



*PL24: View south west within the ground floor living room.*



*PL25: View south east within the rear ground floor unit.*



*PL26: View south east within the rear ground floor unit.*



*PL27: View north east at first floor level.*



*PL28: View of the roof structure to the north east roof slope.*



*PL29: View south west at first floor level.*



*PL30: View of the roof structure to the south west roof slope.*



*PL31: View of closed off opening present to the south east wall at first floor level.*



*PL32: View of closed off former attic window present to the south west wall at first floor level.*



*PL33: View of blocked up fireplace at first floor level.*

## 4.0 HERITAGE ASSET DESIGNATIONS

### 4.1 DESIGNATIONS

- 4.1.1 No 24 Brookside is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was formerly designated on the 27<sup>th</sup> April 1984 and forms a group with no. 25, the list entry for the group is as follows;

*“House, formerly cottages, c.1800. Limestone rubble (the right-hand bay sandstone) with stone slate roof. 2 storeys, 3 bays. Windows have plain stone surrounds, those to bays one and 2 being of 2 lights with square mullions. Doors, to the left of each bay, have plain stone surrounds: the right-hand one is now blocked. The 2 doors remaining in use each have a hood of 2 pitched stone slates. To the left of each door is a straight joint, the right-hand one marking a break in the angle of the facade. Chimney to the right of each bay.”<sup>8</sup>*

- 4.1.2 The building is also located within the defined boundary of the Downham Conservation Area which is a designated heritage asset and was designated on the 3<sup>rd</sup> March 1978. The special interest of the Conservation Area is derived from the following;

- Hillside location with stunning views of the village and Pendle Hill, especially from the porch of St Leonard’s Church;
- Downham Beck, ducks and stone bridges;
- Downham Hall and parkland to the west;
- Architectural and historic interest of the conservation area’s buildings, including 32 listed buildings;
- Remarkable surviving historic appearance with almost complete lack of 20th century alterations and accretions;
- Historic appearance enhanced by complete absence of TV aerials and overhead wires; Spacious layout devoid of 20th century infill;
- Prevalent use of local building stone;
- Widespread use of timber joinery for windows and doors;
- Rural setting of the village;
- Three grade II\* listed buildings: Downham Hall, St Leonard’s Church and Old Well Hall;
- Trees, both in the surrounding landscape and beside the road;
- Areas of stone floorscape;
- Local details such as the stocks, two old wells, stone boundary walls, GR PO box and telephone kiosk;
- Village green beside the brook.

### 4.2 HISTORIC ENVIRONMENT RECORD CONSULTATION

- 4.2.1 An enquiry was submitted to the Lancashire Historic Environment Record on the 3<sup>rd</sup> August 2020 in order to determine if any entry was present for the site. An entry for the cottage exists, under HER number PRN17849 - MLA25039, but contains no more information than the Historic England list entry for the building.

## 5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

### 5.1 MAP REGRESSION ANALYSIS

- 5.1.1 No’s 24 and 25 Brookside first appear on the OS map of 1844 but does not distinguish between the building footprints of the dwellings and the adjoining buildings to the north. A projecting structure is

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<sup>8</sup> Historic England (2020) National Heritage list for England; Back ‘O’ Thorn – List Entry Number 1072134. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1072134> (Accessed on 16th September 2020)

shown to the rear however it can't be confirmed if this is to the rear of no.24 or no. 25. It could not be confirmed if the south east cottage is present at this time due to the inaccuracies associated with this phase of historical mapping. However, a sizeable space is shown between the end of the row and the neighbouring dwelling to the east when compared to the map of 1886.

- 5.1.2 The map of 1886 shows that all three former cottages were extant by this time and is indicated by the close proximity of Downham Beck and the dwelling to the east. However only two footprints are shown, and are approximately the same area. This could suggest that two of the cottages had been merged by this time, but the configuration of which is unknown. A projecting structure to the rear still remains and is likely to be to the rear of no.25.
- 5.1.3 The map of 1912 shows little change to the buildings with the exception of the removal of the projecting rear structure and what appears to be the introduction of a boundary of feature to the rear of no.25.
- 5.1.4 The map of 1932 shows not further change to the footprint of the buildings with the exception of the introduction of stepped access to the upper level of the rear garden adjacent to the north west corner of the dwelling to the east of the site.

## **6.0 ASSESSMENT OF SIGNIFICANCE**

### **6.1 ARCHAEOLOGICAL INTEREST**

- 6.1.1 The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019) states that *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*<sup>9</sup>
- 6.1.2 No.24 Brookside is one of three former cottages which were previously merged together to form a single dwelling; however, no.24 has been returned to a single cottage. The construction of the building appears to be typical of the region being a two-storey structure built of local, square cut and coursed limestone with plain stone surrounds to openings and a roof covering of sandstone roofing flags.
- 6.1.3 The building offers physical evidence of a late 18<sup>th</sup> / early 19<sup>th</sup> century two storey cottage type dwelling built as part of the residential development of the village. The archaeological interest of the building is derived from its plan form layout and extant historic fabric which provides tangible evidence of its past domestic use.
- 6.1.4 The ground floor of the building consists of two units, with the front unit being the main living space, as indicated by the presence of the fireplace, but also appears to have been used as the main kitchen space, from at least from the mid to late 19<sup>th</sup> century, suggested by the slop stone sink and what appears to be a brick-built oven / stove. The unit to the rear is much smaller than the main unit with little, if any, evidence to denote its past use. It could be suggested that the unit may have been used as a store or scullery. The first floor of the building is comprised of a single unit with no obvious evidence to suggest it had been subdivided in the past. The likelihood of a single unit is also denoted by the presence of only a single fireplace, which has been in-filled and suggests that this was a habitable space such as a bedroom.
- 6.1.5 Evidence of historical change remains within the building providing evidence of its historic evolution, such as the first-floor wall opening, likely formed when the cottages were merged to form a larger dwelling. However, this has since been closed off with a stud partition with timber laths, likely to be

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<sup>9</sup> Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

late 19<sup>th</sup> / early 20<sup>th</sup> century. The first-floor fireplace has been blocked off with stone and the ground floor fireplace opening has been reduced in size with brickwork in order to suit the existing Victorian fire grate.

- 6.1.6 The building does appear to have suffered from the loss of some historic fabric which has been replaced with modern fabric such as the floor joists, floor boards and also the windows. The first-floor ceiling has been removed and the roof structure also appears to be a replacement. This will undoubtedly have an impact on the archaeological interest of the building.

## 6.2 ARCHITECTURAL AND ARTISTIC INTEREST

- 6.2.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*

<sup>10</sup>

- 6.2.2 The building is a product of vernacular building tradition which is prevalent throughout the village. It was constructed using locally sourced materials and building traditions to provide a dwelling that would suit the needs of the occupants. The building has very little conscious design value in terms of architectural embellishment, but few buildings are without any conscious design at all and an amount of thought and conscious design would have been employed in constructing this building to specific criteria and proportions to provide a building that would be practical for the occupants. The few features that the building possesses all serve a specific purpose i.e., the stone hood over the front door and the stone surrounds to openings. There are no specific features which would be for architectural embellishment only.
- 6.2.3 No known attribution can be found with regards to any associated patrons, designers, architects, designers or patrons. No formal instructions or architectural drawings have been found with regards to the construction of the building.
- 6.2.4 The building forms a constituent part of a row of three former cottages and when viewed as a group they possess a harmonious architectural style. This is characterised by simple design composition of the single fronted facades as well as the lack of any flamboyant architectural features and details, which is attractive in its own right. The rear elevation of the row appears more utilitarian in appearance and the interiors provide little in terms of artistic value but do provide some architectural value in terms of the presence of typical interior building features such as staircases and fireplaces, particularly to No.24 Brookside.

## 6.3 HISTORIC INTEREST

- 6.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material*

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<sup>10</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

*record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>11</sup>*

- 6.3.2 The building forms part of a row of former terraced cottages which contribute to the historic character of Downham and helps to provide a strong sense of place and local identity. Herein lays the contributory illustrative historical value of the building as an individual entity but also as part of the row of existing buildings. The illustrative historical value of the building lies in it being an example of late 18<sup>th</sup> /early 19<sup>th</sup> century cottage architecture, likely used by members of the lower classes of the local community. However, the building is one of many similar examples of this building type within the village and the wider Ribble Valley district and is therefore not a particularly rare or unique example of this building type. It provides little unique evidence about the past, however the retention of internal historic features such as fireplaces, slop stone and the possible brick oven / stove is not entirely commonplace as such features are usually removed or significantly altered, as is the case to the adjoining No.25.
- 6.3.3 The associative historic value of the building does not appear to be physically manifested in the historic fabric of the building and no known significant associations with past people or events have been found.

## **6.4 STATEMENT OF SIGNIFICANCE**

- 6.4.1 No 24 Brookside, along with No. 25, is a grade II listed building and this designation suggests that the building is of importance from a national perspective in terms of its architectural and historical significance. The buildings' significance is derived from its inherent special interest which goes beyond its initial reasons for listing, as an example of a modest, two storey cottage. The building, is one of three former cottages that were merged to form one larger dwelling; however, no.24 has since been returned to its state of a single cottage which the remaining two former cottages remain as a single dwelling. The exact time the cottages were merged is uncertain with little evidence to suggest when this occurred.
- 6.4.2 As a result, the significance of the building is derived from, its extant historic fabric, its evidence of past historic alteration and its remaining internal domestic features which have only been retained in no.24.
- 6.4.3. The setting of the building also contributes to its significance and includes the group value of the adjoining no.25, formerly two separate cottages, and the rear and front garden areas.

## **7.0 PLANNING POLICY CONTEXT**

### **7.1 STATUTORY LEGISLATION**

- 7.1.1 The planning (Listed Buildings and Conservation Areas) Act 1990 applies, specifically s.66 (1) in particular, applies to developments which affect the setting of listed buildings and 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*

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<sup>11</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”<sup>12</sup>

7.1.2 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”.*

## 7.2 NATIONAL PLANNING POLICIES

8.2.1 The relevant national planning Policies are contained within the National Planning Policy Framework (2019)<sup>13</sup> and 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.*
190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.*
191. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*
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: 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.*

<sup>12</sup> Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990, Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/66> (Accessed on 11th October 2020)

<sup>13</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 11th October 2020)

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.*
197. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
198. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
199. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*

### **7.3 LOCAL PLANNING POLICIES**

- 7.3.1 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.”<sup>14</sup>*

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<sup>14</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg. 52.

## Policy DMGI – 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.*
- 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.*
- . 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.”<sup>15</sup>

#### 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*

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.

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<sup>15</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg. 86

*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 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.”*

## **8.0 DEVELOPMENT PROPOSALS**

### **8.1 SUMMARY OF DEVELOPMENT PROPOSALS**

8.1.1 The development proposals consist of the following works;

- Installation of insulated concrete floor throughout the ground floor with existing stone flags re-laid over.
- Existing cement plaster wall finishes removed and renewed with a mixture of non-hydraulic (hot lime) plaster and internal dry-lining with timber cladding (inclusive of multilayer foil insulation).
- Existing exposed timbers to floor and roof are to be treated with preservative.
- New timber door (fire rated) to be installed to the existing kitchen door opening.
- Installation of kitchen to the rear ground floor unit.
- Existing windows to the front of the ground floor living room and first floor bedroom are to be removed and replaced with new openable windows.
- New log burning stove to be installed in from the existing fireplace to the ground floor living room and connected into the existing flue.
- New timber handrail to be installed to the existing staircase.
- The underside of the first-floor joists is to be lined with timber cladding.
- Installation of stud partitions and two sliding doors to form landing, bedroom and shower room.
- The underside of the existing roof structure is to be insulated and lined with timber cladding.
- Installation of internal timber window shutters.
- Installation of wall / roof mounted vents for ventilating kitchen and shower room in accordance with current building regulations.
- Installation of wall mounted electric space heaters and immersion heater for hot water.

## 9.0 HERITAGE IMPACT ASSESMENT AND MITIGATION

### 9.1. Heritage Impact Assessment

- 9.1.1 The following impact assessment will judge the impact of proposals on No.24 Brookside and the Downham Conservation Area, both of which are designated heritage assets. 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. |

| PROPOSAL                                                                                                                                                                                            | JUSTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | IMPACT ON LISTED BUILDING                                                                                                                                                                                                                                                                                                                                                               | IMPACT ON CONSERVATION AREA                                                                                                                                                                                                                                       | MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Installation of insulated concrete floor to the ground floor with existing stone flags re-laid over.                                                                                                | The introduction of an insulated floor to the ground floor of the property will improve the energy efficiency of the building and will improve the internal living environment. The concrete floor will be more resilient and durable in respect to flooding as the building has flooded in the past.                                                                                                                                                                                                                                  | The installation of the floor will require excavation to formation levels and the temporary removal of the stone paving slab floor covering. No significant below ground archaeological deposits are expected to be encountered as part of the excavation. The existing stone slab floor is to be re-laid following installation of the floor.                                          | N/A. No impact on conservation Area                                                                                                                                                                                                                               | An archaeological brief can be implemented throughout the duration of the excavation works at the discretion of the local authority conservation / planning officer. The position and orientation of each stone paving slab is to be recorded prior to removal to ensure that each slab can be reinstated in its original position.                                                                                                                                                                                                                                 |
| Existing cement plaster wall finishes removed and renewed with a mixture of non-hydraulic (hot lime) plaster and internal dry-lining with timber cladding (inclusive of multilayer foil insulation. | The existing wall finishes are in poor condition, the majority of which appear to be cement which is harmful to the fabric of the building and hinders its performance in terms of moisture management. The introduction of a non-hydraulic lime plaster is and will aid in the evaporation of moisture from the walls preventing internal dampness. The use of timber cladding, with multilayer foil insulation will also avoid the use of harmful cement-based plasters whilst also improving the energy efficiency of the building. | The existing plaster will require removal and the use of lime plaster is an authentic and traditional means of wall finish. The use of lime will also allow for the evaporation of wall moisture and will aid in the amelioration and prevention of internal damp. The use of multi-layer foil insulation behind the timber cladding will have a neutral impact on the listed building. | N/A. No impact on conservation Area                                                                                                                                                                                                                               | All existing wall plaster is to be removed by the use of hand tools in order to reduce the risk of harm to the underlying masonry.<br><br>The specification of the lime mortar is to be submitted to the local planning authority prior to undertaking plastering works to ensure its suitability and mitigate harm,<br><br>Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,<br><br>Use of stud wall construction and timber wall panelling which will be reversible. |
| Existing exposed timbers to floor and roof are to be treated with preservative.                                                                                                                     | The existing timbers are to be treated with preservative in order to increase their longevity and reduce the potential for their future replacement.                                                                                                                                                                                                                                                                                                                                                                                   | No foreseeable significant impact expected.                                                                                                                                                                                                                                                                                                                                             | N/A. No impact on conservation Area                                                                                                                                                                                                                               | Method statement / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                                                                                                                                                                                                                                                                                                                                                                                             |
| New timber door (fire rated) to be installed to the existing kitchen door opening.                                                                                                                  | A door is currently not present to this wall opening and in the interest of health and safety and due to the fact that the rear unit is proposed for use as a kitchen it is recommended that a fire door is installed.                                                                                                                                                                                                                                                                                                                 | The door will infill an existing door opening where a door is likely to have been removed. No foreseeable significant impact expected.                                                                                                                                                                                                                                                  | N/A. No impact on conservation Area                                                                                                                                                                                                                               | Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Installation of kitchen to the rear ground floor unit.                                                                                                                                              | The building currently does not have a suitable working kitchen and this would be expected of a dwelling and will be required in order to achieve the optimum viable use of the building.                                                                                                                                                                                                                                                                                                                                              | No significant historic fabric is required to be removed as part of any kitchen installation with the exception of service penetrations through walls to accommodate water supplies and waste pipes. The introduction of a kitchen will provide the required standard of living expected of a dwelling as well as aiding in achieving the optimum viable use as a dwelling.             | N/A. No impact on conservation Area                                                                                                                                                                                                                               | Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Existing windows to the front of the ground floor living room and first floor bedroom are to be removed and replaced with new openable windows.                                                     | The existing windows are modern and low quality with the inclusion of with modern glazing. The ground floor window is significantly decayed and there is no incentive to retain the existing windows on account of it being modern. The ground floor and first floor windows are also                                                                                                                                                                                                                                                  | The poor condition of the affected windows is harmful to the appearance of the building and its replacement with a higher quality and more traditional and authentic replacement will be an enhancement to its appearance and character. Natural ventilation will be achievable with the                                                                                                | The poor condition of the affected windows is harmful to the appearance of the building therefore the conservation area. Replacement with a higher quality and more traditional and authentic replacement will be an enhancement to its appearance and character. | A traditional window style has been selected in order to provide an authentic replacement. Details of the new windows are to be submitted to the local planning authority prior to its installation to ensure suitability and mitigate harm,                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                            |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                       |                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                            | fixed and do not provide a means of natural ventilation.                                                                                                                                                                                            | introduction of openable windows and reduce the need for the use of trickle ventilators.                                                                                                                                                                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                         |
| New log burning stove to be installed in from the existing fireplace to the ground floor living room and connected into the existing flue. | A new log burning stove is to be installed in front of the ground floor fireplace in order to provide a heating source to the living room. No heating sources are currently present to the building.                                                | The existing living room flue is to be re-opened however the existing fireplace is to be unharmed and no historic fabric is expected to be harmed as a result of the installation. Allows for the enhanced use and an element that will contribute to the optimum viable use of the building as a dwelling.                                              | N/A. No impact on conservation Area                                                                                                                                   | Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                                                                          |
| New timber handrail to be installed to the existing staircase.                                                                             | The existing staircase currently does not have a handrail and in the interest of safety it is proposed that a new hand rail is installed to prevent falls.                                                                                          | No obvious foreseeable harm to the listed building is expected.                                                                                                                                                                                                                                                                                          | N/A. No impact on conservation Area                                                                                                                                   | Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                                                                          |
| The underside of the first-floor joists is to be lined with timber cladding.                                                               | Finish required between the timber floor beams to conceal the modern flooring joists. The use of timber cladding is reversible and can be easily removed at a later date with minimal harm to historic fabric.                                      | No obvious foreseeable harm to the listed building is expected.                                                                                                                                                                                                                                                                                          | N/A. No impact on conservation Area                                                                                                                                   | Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                                                                          |
| Installation of stud partitions and two sliding doors to form landing, bedroom and shower room.                                            | The building does not currently have any form of shower or WC and this will be required in order to achieve the required standard of living and the optimum viable use of the building in the form of the dwelling.                                 | The introduction of a shower room will require some subdivision of the first-floor unit; however, this intervention is justified in order to provide facilities expected of a dwelling and will be reversible as stud partitions are proposed with timber wall panelling and can be removed to reinstate the room proportions in the future if required. | N/A. No impact on conservation Area                                                                                                                                   | Use of stud wall construction and timber wall panelling which will be reversible.<br><br>Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm, |
| The underside of the existing roof structure is to be insulated and lined with timber cladding.                                            | The underside of the roof structure currently has no finish and the inclusion of insulation will improve the energy efficiency of the building will be improved along with the internal living environment.                                         | No obvious foreseeable harm to the listed building is expected.                                                                                                                                                                                                                                                                                          | N/A. No impact on conservation Area                                                                                                                                   | Use of timber wall panelling will be reversible.<br><br>Details / specification to be submitted to the local planning authority before under taking the works to ensure suitability and mitigate harm,                                  |
| Installation of timber window shutters.                                                                                                    | The timber window shutters are to be used in conjunction with the single glazed windows in order to improve energy efficiency and reduce the need for double glazing which would be harmful to the character of the building and conservation area. | No obvious foreseeable harm to the listed building is expected.                                                                                                                                                                                                                                                                                          | N/A. No impact on conservation Area                                                                                                                                   | Details / specifications to be provided to local planning authority prior to their use to ensure suitability and mitigate harm,                                                                                                         |
| Installation of wall / roof mounted vents for ventilating kitchen and shower room in accordance with current building regulations.         | Ventilation in the kitchen and shower will be required under the current building regulations.                                                                                                                                                      | Walling / roof penetrations will be required under the current building regulations in order to ventilate these areas. Only a small amount of non-significant historic fabric will require removal in order to create wall / roof penetrations and as such will not cause undue harm to the significance of the building.                                | The proposed vents will not be visible from the public realm or adjacent buildings as a result there is expected to be no undue harm caused to the conservation area. | Details / specifications to be provided to local planning authority prior to their use to ensure suitability and mitigate harm,                                                                                                         |

|                                                                                         |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                                                                                                                 |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Installation of wall mounted electric space heaters and immersion heater for hot water. | The of electric heating is the only viable option for internal space and water heating, as no gas supply is currently present to the village and there is no suitable location at which to place an oil tank. | Wall chases for electrical wiring / pipework will be required in order to facilitate the proposed heating system. Where possible, any pipe work will be fixed to the internal walls to avoid the need for chasing and will be boxed in. Only a small amount of non-significant historic fabric will require removal in order to accommodate these services and as such will not cause undue harm to the significance of the building. | N/A. No impact on conservation Area | Details / specifications to be provided to local planning authority prior to their use to ensure suitability and mitigate harm, |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|