

Heritage Statement

in connection with

**Proposed Housing Development on land to the east of the
Dog Inn, Longridge**

Prepared by

C.J.O'Flaherty MRICS, MSc

February 2021

Contents

1	INTRODUCTION	3
2	GENERAL DESCRIPTION	5
3	HERITAGE APPRAISAL.....	11
4	ANALYSIS OF THE PROPOSALS.....	14
5	SUMMARY & CONCLUSION	21

1 INTRODUCTION

Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess the potential impact of a proposed new housing development east of the Dog Inn, Longridge, upon the heritage significances of the Longridge Conservation Area.
- 1.2 The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
 - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
 - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
 - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
 - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2019). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
- GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
 - GPA3 - Setting and Views
 - Historic England Advice Notes (HEAN) 1-12

The Author

- 1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional

member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.5 Inspections of the site were carried out in January 2021 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.6 In terms the site's potential for buried archaeology, this has not been explored beyond scrutiny of historic mapping.

2 GENERAL DESCRIPTION

Location

2.1 The site lies east of the Dog Inn, Market Place, Longridge (see figure 1).



Figure 1) Site location

Outline Description & Historical Background

- 2.2 The site, the main part of which was a former bowling green to the Dog Inn, comprises an irregular shaped and multi-level plot of land surrounded by houses and other buildings with a variety of hedge and fence boundaries. The land generally slopes sharply down to the south. Site access is via a short driveway off Market Place (northern eastern side of Dog Inn) which also accesses a pub car park recently formed to the rear of the Inn and a further area of hardstanding currently used for parking to the east side of the site.
- 2.3 Historic mapping shows that the site was open farmland until the early C20th when it was developed as a bowling green for the adjacent Dog Inn. The Inn, now a substantial detached bay-fronted building, was previously housed in an older building that formed part of a terraced row lining the southern side of King Street. This building was demolished and replaced by the current detached building in 1913, the style of which can be loosely described as Arts and Crafts. The Inn before and after rebuilding is shown in the maps in

figures 2 (1912) and 3 (1932).

- 2.4 The Dog Inn lies close to the historic heart of the Longridge, which before the second half of the C19th was centred mainly around the ribbon development of Market Place and King Street. Subsequent growth of Longridge in the later C19th and early C20th, partly driven by the demand for stone from Longridge's quarries and the opening of the Preston and Longridge Railway in 1840, saw expansion to the north and west along Berry Lane, with modern housing developments to the south and east of the Dog Inn arriving in the mid to late C20th (see figure 4).
- 2.5 The Longridge Conservation Area was first designated in 1979 and subsequently enlarged, including a recent enlargement which encompassed part of the proposals site. A map of the Conservation Area is shown later in figure 10. The Conservation Area generally comprises development built before the Great War, and a character appraisal of the Area, which amongst other things identifies its special architectural and historic interest, was published in 2005ⁱⁱⁱ. The appraisal defined the Area's special interest as follows:
- Good example of a Lancashire industrial town
 - Former cotton mills and local stone quarries were important to the town's development in the 19th century
 - Tootle Heights quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere
 - The conservation area is based on three main streets which all contain good quality 19th century stone building
 - Long terraces of mill workers' housing of the mid to late 19th century
 - Survival of Sharley Fold Farmhouse from the early 17th century
 - Listed late 18th century handloom workers cottages
 - Towneley Gardens and bowling green in the centre of the town
 - Location near to the Forest of Bowland
- 2.6 There are no listed buildings in the immediate vicinity of the proposals site, however the Dog Inn is identified on the Conservation Area Appraisal as a 'focal building' owing to its visual prominence, architectural style and age.
- 2.7 Within the vicinity of the proposals site the built environment to the west, south and east generally comprises modern housing, whilst to the north there is the Dog Inn with flanking C19th and C18th terraced dwellings on King Street and Swarbrick Court.
- 2.8 A photograph (copyrighted) from 1920 shows the rear of the Dog Inn with the former

bowling green and a steep planted bank with stair access between the two^{iv}. This arrangement is shown on the maps in figures 3 and 4. The bowling green no longer exists following site clearance, and part of the space between the Inn and the former bowling green has been developed as a car park.

2.9 There follows a series of maps and images showing the historical development of the locale and the current local context.



Figure 2) OS map of 1912 showing the former Dog Inn before rebuilding

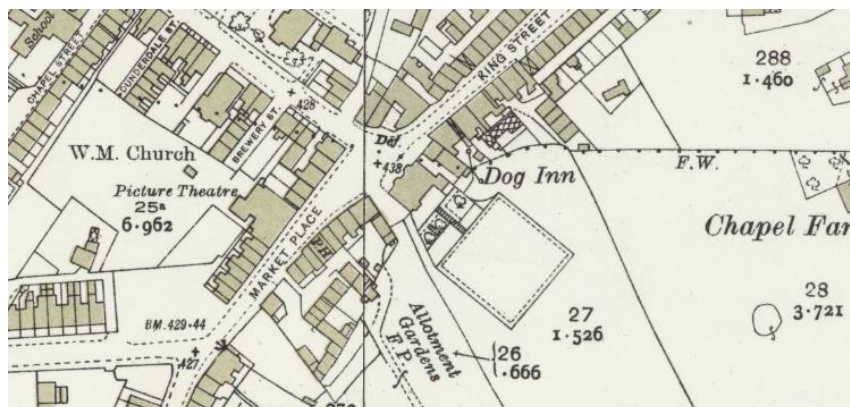


Figure 3) OS map of 1932 with the rebuilt Dog Inn with bowling green



Figure 4) 1970s OS map showing C20th housing development to the south and east



Figure 5) The Dog Inn viewed from Market Place (2018) with Swarbrick Close to the right and the pub car park entrance to the left



Figure 6) Looking across the proposals site to the rear of the Dog Inn with retaining wall to the former lower level bowling green area and new formed car park beyond



Figure 7) The proposals site and retaining wall with car park and Dog Inn to the right



Figure 8) The eastern part of the site with modern housing beyond at lower level



Figure 9) The rear of C19th terraced dwellings to the north of the Dog Inn (left), within the Conservation Area

Heritage Asset Designations

2.10 The site lies within the Longridge Conservation Area, a designated heritage asset. An extract map of the Area, given below in figure 10, shows a recent dotted extension of the boundary that encircles the site. It is unclear as to why this boundary extension was decided and no recommendation for the extension is made within the aforementioned Longridge Conservation Area Appraisal (which included a boundary review) of 2005.

2.11 Although not formally identified as such, the Dog Inn could be considered a non-designated heritage asset.

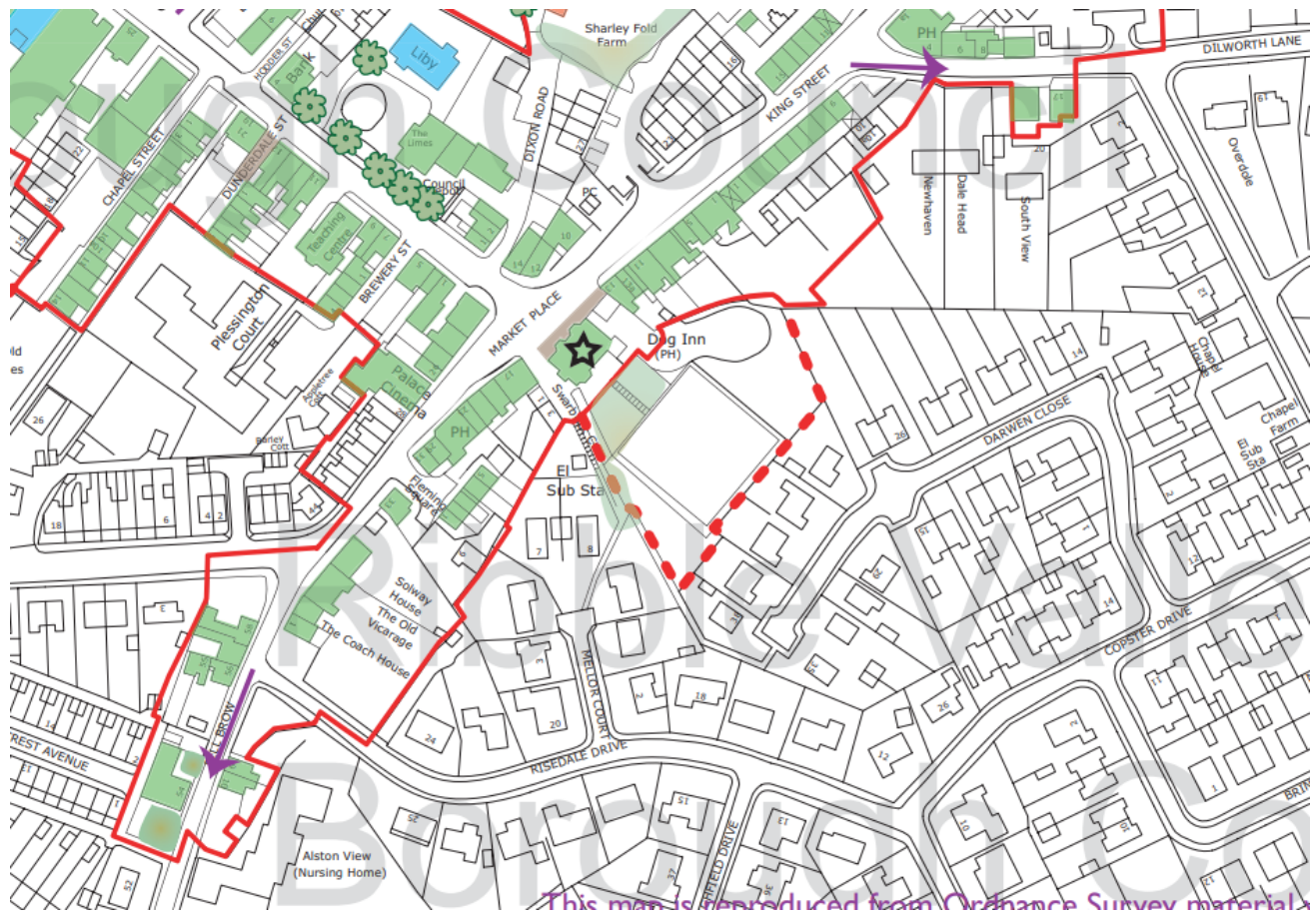


Figure 10) Conservation Area map (extract) – the boundary is red and the dotted red line is a suggested extension

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)^{v,vi} and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2019), given in extract below:
- 3.2 *"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."*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Interests

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008^{vii}.

Archaeological Interest

- 3.5 Historic England (2019) suggests 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."*
- 3.6 The proposal's site occupies the position of a former bowling green in use through the majority of the 20th century. Prior to this, historic mapping suggests the site was farmland with no previous building development. Other than these previous uses, no known potential archaeological interest has been identified in connection with the site, however a full desk-based assessment has not been carried out as part of this heritage statement.

Historical Interest

- 3.7 Historic England (2019) suggests this to be - *"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 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".

- 3.8 The site has some historic interest through its prior associations with the Dog Inn. These associations hold some communal heritage value owing to the public nature and previous leisure uses of the site. The potential historic interest of the site has however been much eroded by the development of the car park and the loss of the bowling green. In its current condition the site retains negligible historic interest, and whereas its previous use is of some general interest to the C20th history of Longridge, the site is no longer a positive contributor to the wider historic interests of the Longridge Conservation.

Architectural and Artistic Interest

- 3.9 Historic England (2019) suggests 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."*
- 3.10 The site is now an unattractive space which generally asserts a negative visual impact upon this relatively secluded part of the Conservation Area. The negative impact also affects the Dog Inn, with the site being an element of the Inn's spatial and visual setting.
- 3.11 The site does provide vantage points to see the rear of the Dog Inn and adjacent C19th houses, therefore retains some potential benefits particularly in regard to views of the Inn's attractive and prominent rear elevation.
- 3.12 Owing to the diminished condition and visual appeal of the site, there exists a general opportunity to enhance the visual qualities and architectural interests of the Conservation Area through careful redevelopment.

Statement of Significance

- 3.13 Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation in light of the proposals for change. In this context, a statement of significance is given below.
- 3.14 An appraisal of heritage interests has been conducted to explore the inherent heritage interests and associated significances of the proposals site, which is located to the rear of

the Dog Inn, on the eastern fringes of the Longridge Conservation Area.

- 3.15 The principle findings of the appraisal are that the site, in its current condition, asserts a negative impact upon the visual character of the Conservation Area, albeit this impact is limited by the general seclusion of the site. Owing to the loss of the former bowling green and recent development such as the Inn's car park, the illustrative historic interest of the site is also much diminished. Otherwise, the site asserts a negative influence on the heritage interests of the (unlisted) Dog Inn, which is a building of notable architectural quality with some landmark appeal.
- 3.16 In terms of priorities for conserving heritage significance, as the site's influence is no longer positive (the former bowling green did provide an attractive setting to the Dog Inn), there exists an opportunity to enhance both the setting of the Dog Inn and this part of the Conservation Area through some form of redevelopment. Such development should seek to conserve elevated and distant views of the Dog Inn from land to the east, mindful that these views - from land at lower level - also provide glimpses of the periphery of the Conservation Area (e.g. the backs of buildings lining market Place and King Street). Owing to the lie of the land, the main body of the Conservation Area is not generally visible from within the site nor indeed from land to the east, therefore any development on the site would only have a very localised impact on the Conservation Area as generally experienced from within the confines of the site and glimpsed views between buildings.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2019). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

- 4.3 The proposals involve redevelopment of the site with new housing, access roads and hard and soft landscaping. The design of the development reconciles the site's 'middle ground' position between the historic C18th, C19th and early C20th buildings of the Conservation Area to the north and the C20th housing which skirts the site's western, southern and eastern sides. This has resulted in two short rows of attractive terraced dwellings which adopt a mixed palette of traditional stone and render, thereby reflecting the variation in materials present in the vicinity. The terraces also reflect the dominant residential character of adjacent housing in the Conservation Area, with the new buildings being aligned along a similar axis to Market Place and King Street.
- 4.4 The slope of the site has proven challenging in terms of scheme development, especially given the preference to retain views of the rear of the Dog Inn. The challenge has been resolved through positioning the new dwellings towards the lower part of the slope and cutting the ground floor levels into the slope, thereby reducing the height of the new buildings, as shown in figure 12. To maximise floor space within the dwellings, attic rooms have been provided with box dormers facing out from the Conservation Area (i.e. down the slope).
- 4.5 There follows a series of illustrations depicting the proposed development. A fuller set of drawings will be submitted with the planning application for the scheme.



Figure 11) Proposed site layout with the existing site to the right

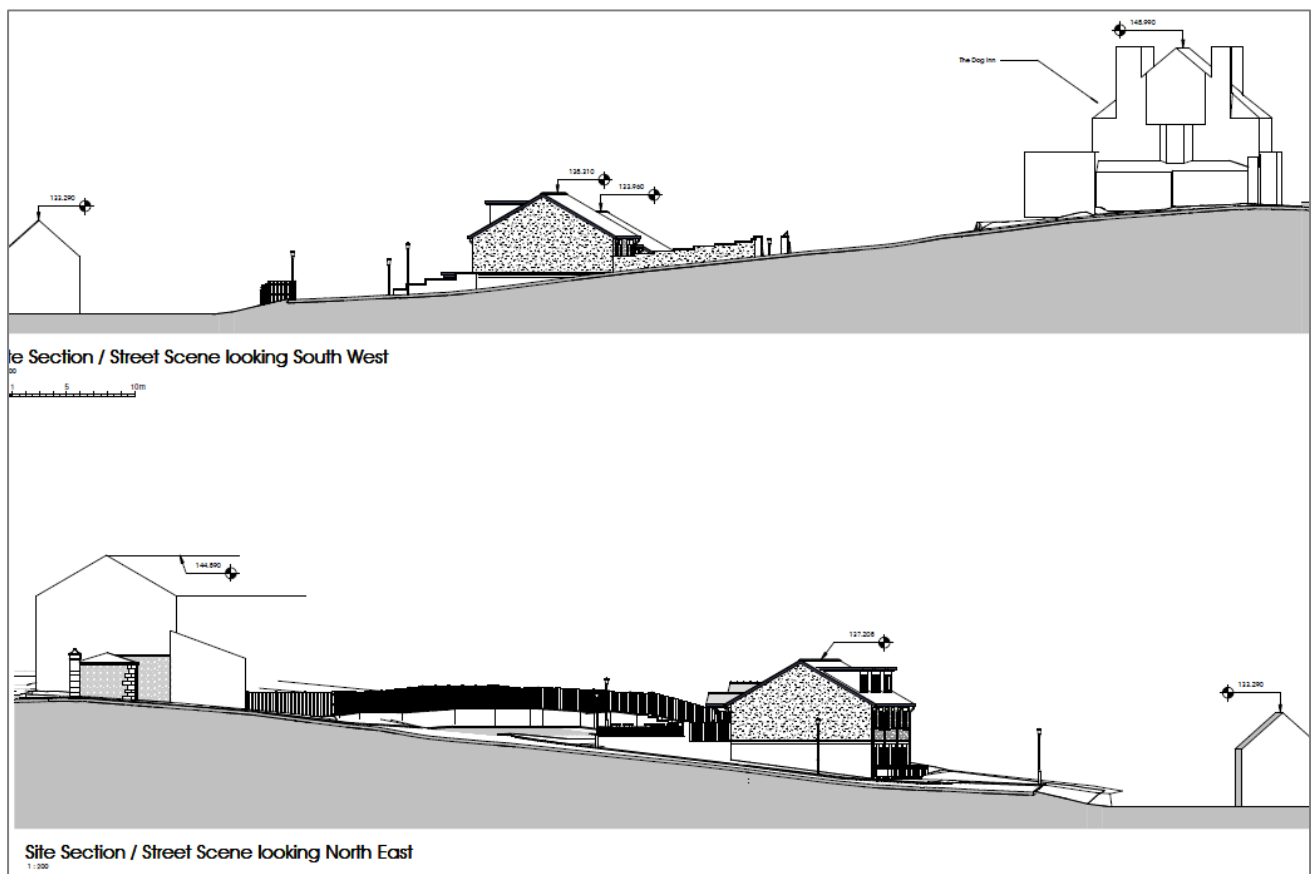


Figure 12) Site sections showing the new dwellings in relation to the Dog Inn and adjacent houses at lower level



Figure 13) 3D image showing the new dwellings as viewed from the west



Figure 14) 3D image looking west from the centre of the site



Figure 15) 3D image looking up the slope along the new access road towards Market Place with the Dog Inn centre left



Figure 16) View looking south along the new access road showing the dwellings cut into the slope

Analysis of the Proposals: National Planning Policy Framework

4.6 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2019) considers heritage planning and identifies the following key drivers in the decision making process:

- 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;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.7 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 193

4.8 Paragraph 193 of the NPPF states:

“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.”

4.9 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

NPPF Paragraph 195

4.10 Paragraph 195 of the NPPF states:

“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."*

4.11 Paragraph 195 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, as the proposals involve development of what is a fairly compact and relatively secluded site within the Longridge Conservation Area, there would appear no reasonable or appreciable risk of substantial harm or total loss of significance.

NPPF Paragraph 196

4.12 Paragraph 196 of the NPPF states:

"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."

4.13 The potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 196 of the NPPF, could only theoretically arise in this case should the proposals alter the Conservation Area in such a manner as to erode its special architectural and historic interest (heritage significance). In other words, harm could only accrue should the site 'as developed' prove more detrimental to the Conservation Area than the site in its current condition. Such circumstances would also fail to preserve the special interests of the Conservation Area in line with the 1990 Planning (LBCA) Act.

4.14 It is undoubtedly the case that the proposed development will alter the appearance of the site in a significant manner. Evidence of the former bowling green will be lost and a previously undeveloped piece of land will be built upon. Whereas re-establishing the bowling green might have provided a more beneficial and authentic outcome in a heritage sense, the green no longer exists and alternative uses for the site have been considered. The assessment of impact should therefore only focus on the scheme as currently presented, mindful of the site's extant condition.

4.15 In terms of impact, a fair and reasonable comparison between the site as it currently exists and the site as proposed would conclude that the proposals will generally and considerably improve the visual appearance of the space. The scheme has been carefully designed to respond positively to the context of the site, acknowledging the need to compliment the surroundings and conserve the elevated supremacy of the Dog Inn. The new dwellings are

bespoke in their design and do not follow the typical approach of importing generic house types used on countless sites elsewhere. Herein the scheme reflects guidance for the design of new building in historic locations^{viii} and adheres to the general principal of assessing local character as the starting point for designing new interventions.

- 4.16 Amongst the varied successes of the scheme, the following stand out: the low density of development; the use of short terraces reflecting the historic character of the Conservation Area; the blend of traditional and contemporary design, allowing sympathetic but readily interpretable modern intervention; the minimal visibility of the new development as viewed from Market Place; conserving distant views of the Dog Inn and adjacent historic buildings.
- 4.17 These successes all serve to ensure the proposals have a positive impact on the Conservation Area, thereby ensuring the scheme not only preserves the special interests of the Area but also enhances it. This follows the spirit of the NPPF wherein “the desirability of new development making a positive contribution to local character and distinctiveness” is noted as founding principal for ongoing management of the historic built environment.

NPPF Paragraph 197

- 4.18 Paragraph 197 of the NPPF states:

“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.”

- 4.19 The Dog Inn possesses sufficient architectural and historic interest to warrant consideration as a non-designated heritage asset. The proposals do not physically alter the Inn, therefore the primary significances of the building remain unaltered, however the development will change the setting of the building. Had the Inn retained its bowling green, then this impact on setting would slightly erode the significance of the building, but owing to the much diminished and altered condition and appearance of the site, the proposed changes to the setting of the Inn will bring about localised enhancements in line with general enhancements already described in the context of the Conservation Area.

Analysis of the Proposals: Local Heritage Planning Policy

- 4.20 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to assess the potential impact of a proposed new housing development east of the Dog Inn, Longridge, upon the heritage significances of the Longridge Conservation Area.
- 5.2 The proposals involve redevelopment of a site that was formerly a bowling green to the Dog Inn, with both the Inn and the green having been built in the early C20th. The bowling green has not been used for many years and it has fallen into a poor condition, with overgrown borders, stone hardstanding for temporary parking and a new permanent car park between it and the Inn.
- 5.3 An appraisal of heritage significances has revealed that the site currently asserts a localised negative impact upon the Longridge Conservation Area and likewise has a negative impact as a feature of the Dog Inn's setting. Accordingly, whereas the site does retain some historical interest because of its past use (albeit its use of a bowling green was during the C20th and is therefore much more recent than most of the Conservation Area), this interest is limited in nature and has been eroded by the degraded condition of the site. Herein, an opportunity to enhance the Conservation Area exists and this opportunity has been seized upon by the proposed housing development.
- 5.4 The development, which is low density and comprises two short terraced rows of housing with a blend of traditional materials and contemporary styling, has been carefully designed to respond to its spatial context and harmonise with the character of the Conservation Area and the modern housing that surrounds the site to the west, south and east. This secures an attractive new development of housing, which enhances both the Conservation Area and the setting of the (unlisted) Dog Inn. The proposals therefore satisfy the requirements of planning law and policy as these relate to the conservation of the historic built environment.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ https://www.ribblevalley.gov.uk/downloads/file/3904/longridge_conservation_area_appraisal

^{iv} <https://discovery.nationalarchives.gov.uk/details/r/8667e295-3b6e-4c2c-ab91-7d668428a9e1>

^v Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{vi} Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

^{vii} Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{viii} <https://www.designcouncil.org.uk/sites/default/files/asset/document/building-in-context-new-development-in-historic-areas.pdf>

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=9b50b83c-1e60-4831-bc81-a60500ac5b29>

<https://www.gov.uk/government/publications/national-design-guide>