

# Heritage Statement

This Statement has been prepared in support of a planning application submitted by Mrs Musart Bibi who seeks planning permission for the change of use of the 1<sup>st</sup> floor of the building from restaurant to a self-contained apartment above the existing restaurant.

Location :- 23 Berry Lane. Longbridge PR3 3JA

The following planning applications are considered relevant in respect of the proposal. Planning Portal Ref No.1031482.

## THE PROPOSAL

The proposal entails the change of use of the 1st floor restaurant to a self contained apartment .This proposal is being created to the lack of use of this space .

The site lies within the longbridge conversion area as designated on the 20<sup>th</sup> December 1979 and extended on the 7<sup>th</sup> October 2003.The special features justifying the area derive the following features :-

- Good example of Lancashire industrial Town
- Former cotton Mills and local store quarries which were important to the towns development in the 19<sup>th</sup> century
- Toole Height quarries to the North of Longbridge supplied prestigious 19<sup>th</sup> century buildings in Preston , Liverpool and else where. Ashlar stone from Longridge quarries was a prestigious building material in the C19th and early C20th and transported widely round the region. Much of Longridge was built of stone from Tootle Heights and the material is prominent in defining the historic character of the town. The arrival of commercial quarrying and the textile industry from the late C18th were key reasons for the major growth of Longridge throughout this period. The complex nature of C19th quarrying and its early decline in Longridge is nicely described in an article by Hilary Walklett entitled 'Longridge: A Victorian New Town' (2013)iii. An extract of this is given below.
- "The bulk of this stone came from the complex of quarries further up the Fell (Longridge Fell), at Tootle Heights and Lord's Quarries which were now being worked on a more-or-less full time basis. The complexity of the area is a result of the method by which the work was organised. Land-owners leased the land to quarry-masters, who, in turn, rented out strips of land to individual quarrymen, some of whom, as well as working the quarries with their own gangs, would sub-let parts of their piece to other gangs. There were four main quarry-masters, of whom the largest was Flemings, who owned the biggest quarry on Tootle Heights. The other three, Marsden, Fletcher and Spencer, also had quarries there, of varying sizes. Between them, they employed, by 1871, around 25% of the Longridge male workforce. In addition, other 200-plus men came in from surrounding villages and as far away as Preston, making a total workforce employed in the quarries to a little over 400.

The heritage values explored below are distilled under the following headings: evidential value; historic value; communal value; aesthetic value. The exploration focuses specifically on those values deemed of relevance to the proposals, and is therefore not an exhaustive assessment of the relevant heritage assets. Evidential Value Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity". The tunnel portal and other features on the playing fields such as a

crane base and quarry walls provide physical evidence of quarrying on and near the site. The proposals site is primarily land east of the quarry and in part defines the outline of the quarry's eastern (north/south) sides. This is the only tangible evidential value associated with the site, although it is possible that further archaeological evidence associated with the quarry may exist on the site. Otherwise, the proposals site is not a notable contributor to the evidential values of the listed tunnel portal nor an element of the listed building's significance. The Stables, Chaigley Road 12 Historical Value

Historic England (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative".

The tunnel portal possesses illustrative and associative value through the manner in which it portrays an aspect of the area's quarrying past. The proposals site is not a notable contributor to this historic value, albeit the site does form an aspect of the former quarry's (now playing field) spatial setting. Communal Value

Historic England (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". The tunnel and other evidence of Longridge's quarrying history are important contributors to the communal value of the town's heritage. Quarrying was fundamental to the growth and sustenance of Longridge through the C19th and the history of quarrying is celebrated in various websites, texts and heritage trails devoted to the heritage of the town.

The proposals site is not a notable contributor to this communal heritage value. Aesthetic Value Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The tunnel portal possesses a simple and functional aesthetic value derived mainly from the quality of its masonry construction. The portal is not, however, a prevalent feature of the locality, being somewhat hidden below road level and enclosed by trees and shrubs. It is not visible from the proposals site and generally speaking aesthetic value is not an important aspect of the structure's significance.

Landscaping of the former quarrying to form the playing fields improved the visual quality of the space but also eroded some evidence of the past. The playing fields have simple aesthetic appeal but this is not clearly definable as an aspect of heritage per se. The playing field and proposals site are visible from one another. Statement of Significance

This application for a change of use of the 1<sup>st</sup> floor restaurant to self-contained apartment .The access to be maintained from Berry Lane via an existing door to the side.

the front of the er doorway being the principal entrance. The signage (under separate application)readily emulate the Trustees Savings Bank sign in simplicity and form and the shop front clearly facilitates a disabled access. There is serious expenditure required to restore the stonework

General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to do this satisfactorily, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the development of the proposals. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals The proposals involve the change of use of a 1<sup>st</sup> floor element of the restaurant into a self contained apartment which will have no proposals to alteration to the street scene.