

HERITAGE APPRAISAL
FOR
PROPOSED EXTERNAL WINDOW AND DOOR
TO
SNOW HILL STUDIO
MAIN STREET
GISBURN
LANCASHIRE
BB7 4HD



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1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 Sunderland Peacock and Associates Ltd has been commissioned to prepare this document in support of an application for listed building consent for the installation of 1 no timber door and casement window at:

Snow Hill Studio, Main Street, Gisburn, Lancashire, BB7 4HD

- 1.1.2 The building is a grade II listed building and is located within the Gisburn Conservation Area.

1.2 PURPOSE

- 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 heritage assets affected will be included in order to determine their overall significance as requested by Ribbles Valley Borough Council. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the building and conservation area.

- 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.¹

- 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 21st October 2019 and considered to be current best practice.²

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.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴

¹ 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 (Accessed on 5th September 2019)

² 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 24th January 2020)

³ 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 31st March 2020)

⁴ 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 31st March 2020)

- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures. ⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. ⁶

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
- Clitheroe Library Catalogue
- Yorkshire Archaeological and Historical Society Archive 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. Only limited research has been undertaken as part of this investigation due to the minor nature of the proposals.

I.4 AUTHOR

I.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, 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 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 Snow Hill House stands at NGR: SD 82932 48799, at a slightly elevated location on the south side of Main Street within the centre of the village of Gisburn, in the Ribbles Valley Borough of Lancashire.

⁵ 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/CIAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIAS%26GDBA_3.pdf (Accessed on 31st March 2020)

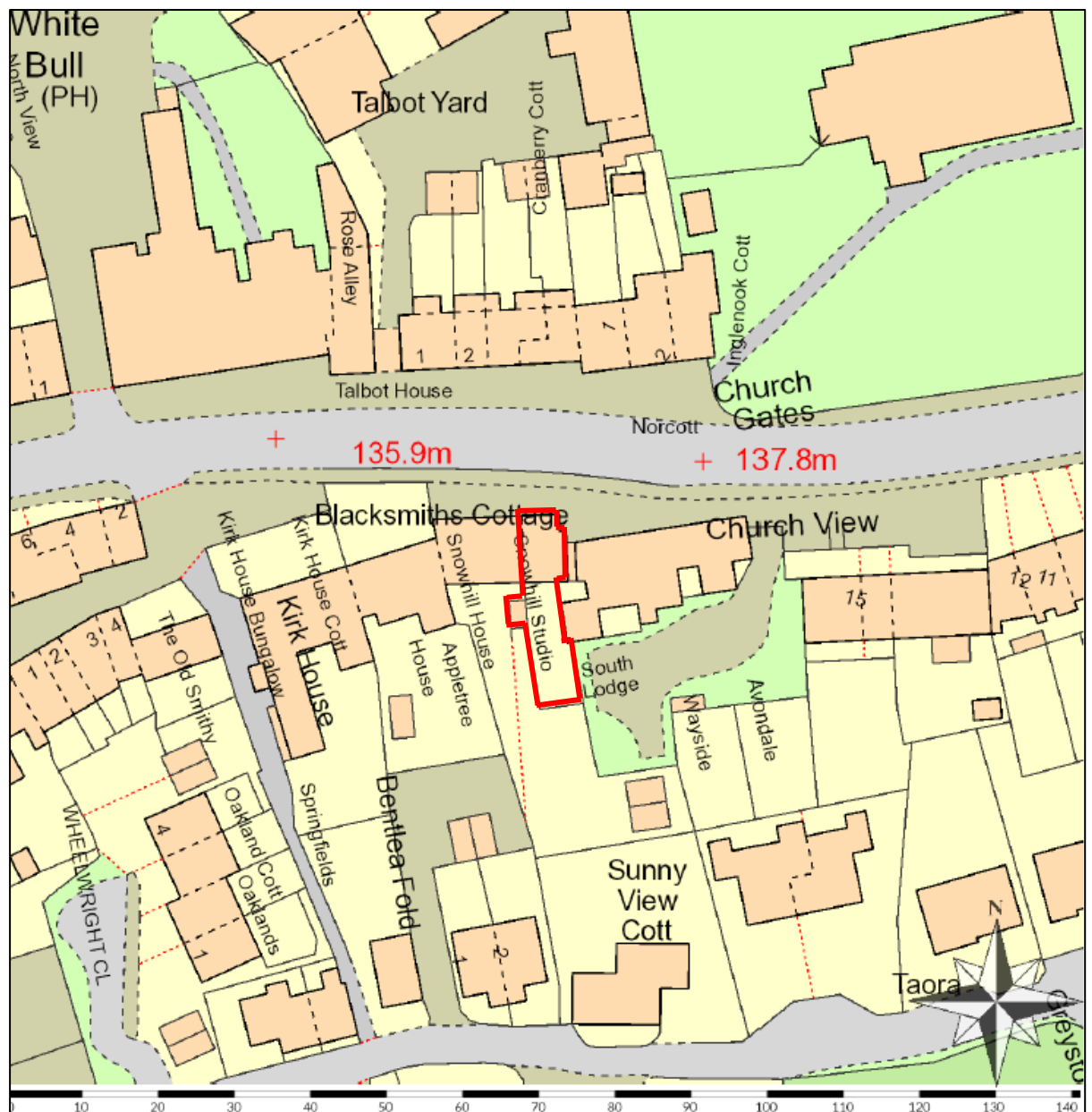


Fig 01: Site Location Plan (NTS)

2.2 CURRENT USE

- 2.2.1 The building currently serves as a private dwelling.



Fig 02: Front north elevation of Snow Hill Studio.



Fig 03: East side elevation of Snow Hill Studio.



Fig 04: View of the rear south elevation at second floor level.



Fig 05: View of the Rear south elevation at ground floor and first floor.



Fig 06: View of window and door to be replaced.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

- 3.1.1 Snow Hill Studio is a grade II listed building, along with the adjoining Snow Hill House, and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The building was designated on the 16th November 1954 and the list entry for the building can be found in Appendix A of this report.
- 3.1.2 Snow Hill Studio is located within the Gisburn Conservation Area which was designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on the 3rd October 1974 as an area of special architectural and historical interest. A summary of the conservation areas special interest can be found in Appendix B of this report.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

- 4.1.1 The history of Snow Hill Studio appears to be obscure and does not appear to be well documented amongst published and unpublished documentary source. No investigations into the history and development of the site appear to have been undertaken with a small number of published accounts of the building having been found in addition to the statutory list description. A very brief description is provided within 'The Buildings of England' by Nikolaus Pevsner, where he appears to have included it as part of Snow Hill House, which it is likely to have been a part of historically. The description provided by Pevsner states "On the s side Snow Hill House, a big C17 block of similar height, with irregularly placed mullioned windows. Where was the original doorway? Perhaps into the one of the gable ends, onto which later buildings now abut."⁷
- 4.1.2 The Gisburn Conservation Area Appraisal also provides a brief description which states; "Snow Hill House and Snow Hill Studio: On the south side of Main Street, south west of the Church, Grade II, 17th Century House and Shop, of slobbered and painted rubble under a sandstone roof, with mullioned and hooded windows.

⁷ Leach P & Pevsner, L (2014) *The Buildings of England: Yorkshire West Riding – Leeds, Bradford and the North*, Yale University Press.

- 4.1.3 The building is also referred to in an article titled “Vernacular Architecture, Gisburn” from the 2014 edition of the North Craven Heritage Trust Journal which states “Snow Hill (two houses) Snow Hill is a large picturesque whitewashed block of two and three storeys, with windows and floors at different levels. Local historians regard this 17th century house as the oldest in Gisburn, dating from 1430 and once called the Bluebell Inn. But surely a 15th century house would have been built of wood. The main ground floor room of the two-storey house has a five-light mullion window which originally had seven lights, easily seen when inspecting the area between the window and the porch. The two-light window was also wider originally. The right-hand bedroom window has an ovolo-moulded surround and is taller than all the others, but has no transom. This window makes the room within to appear important - presumably the house belonged to a wealthy family. In the Pevsner’s West Riding (2009) the author is unsure as to where the original entrance was, but Mary Kirby kindly opened the door of the modern porch to show an original-looking doorway with chamfered surround. In 2011 she invited some members of a Calderdale group into the front rooms. The left-hand gable wall of the Snow Hill block has a large projecting stack with some single-light windows to one side, one of which could be a fire-window.”⁹
- 4.1.4 The references to the building being of 15th century origins are interesting, however no further documentary evidence has been found which corroborates this claim. The owner of the property has confirmed that the building was built in 1640, a date which is also stated in a set of modern sales particulars for the adjoining Snow Hill House as the original build date for the building. The existing dateable features appear to date from the 17th century or later. However, two substantial roughly moulded timber beams are present to the front of the ground floor but it is unsure if these are contemporary with the suggested build date of 1640 or if they pre-date this time. No obvious evidence of timber framing, cruck construction or any other obvious dateable 15th century fabric has been found on visual inspection.



Fig 06: Image of Main Street dating from c. 1921. Snow Hill Studio is visible to the left side of the road.

⁸ Ribble Valley Borough Council & The Conservation Studio (2005) Gisburn Conservation Area Appraisal (Online) Available at: https://www.ribblevalley.gov.uk/downloads/file/3685/gisburn_conservation_area_appraisal (Accessed on 21st October 2021)

⁹ North Craven Heritage Journal (2014) Vernacular Architecture, Gisburn (Online) Available at: <http://www.northcravenheritage.org.uk/NCHTJ2014/2014/Gisburn/Vernacular.html> (Accessed on 21st October 2021)

5.0 SUMMARY OF SIGNIFICANCE

- 5.1 The grade II designation of Snow Hill Studio suggests that it is of importance from a national perspective in terms of its architectural and historical significance. The significance of the building is derived from being an example of a 17th century dwelling with later combined shop and residential uses, with only a residential function now being maintained. Its extant historic fabric contributes to this significance and some features have been retained including, fireplaces, exposed floor timbers, a historic king post roof truss and stone mullions and surrounds to the windows to the front and side elevations. This being said, the building has also lost features such as original windows and doors. Its vernacular construction and appearance contribute to its significance and through this it makes a positive contribution to the streetscape of Main Street.

6.0 DEVELOPMENT PROPOSALS

6.1 SUMMARY OF DEVELOPMENT PROPOSALS

- 6.1.1 The development proposals consist of the removal of the existing uPVC door to the rear of the second floor as well as the removal of the uPVC casement window to the rear of the ground floor. Following this, new timber replacements are to be installed with 'Slimlite' double glazing. Please refer to Sunderland Peacock drawings 6528-E01 and 6528-P01 for details.

7.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

7.1 IMPACT ON THE LISTED BUILDING

- 7.1.1 The use of uPVC windows and doors is considered to be inappropriate in the context of their use in listed buildings due to their unauthentic and modern nature. The installation of a new timber door and window will allow for the removal of the inappropriate uPVC and the provision of more traditional replacements. This will provide a small enhancement to the listed building, albeit to the private rear elevation of the building but this will be an enhancement nonetheless. The introduction of slim double glazing to the window and door will also assist with the energy efficiency of the property whilst not appear as obvious double glazing on account of its 'slim' profile.

7.2 IMPACT ON THE GISBURN CONSERVATION AREA

- 7.2.1 Like with listed buildings, uPVC products are inappropriate for use within Conservation Areas. The removal of the uPVC window and door and the installation of timber replacements will result in a minor enhancement with no obvious detrimental impact to the significance of the conservation area, by virtue of their discreet location to the private rear elevation of the building.

APPENDIX A - STATUTORY LIST DESCRIPTION

Name: Snow Hill House and Snow Hill Studio

List Entry Number: 1362320

Grade: II

Date first listed: 16th November 1954

Listing NGR: SD 82932 48799

House and shop, C17th. Slobbered rubble with stone slate roof. 2 and 3 storeys with attic. Windows mullioned with outer chamfer and mostly with inner cyma moulding. Snow Hill Studio, to the left, is of one bay and 3 storeys. The ground-floor window is of 3 lights, the 1st and 2nd floor windows of 4 lights with hoods. The door, at the left, has a chamfered stone surround. The ground floor of Snow Hill House corresponds with the 1st floor level of Snow Hill Studio. To the left of the porch is a 5-light window with hood. To the right is a reconstructed 2-light window. On the 1st floor are 2 4-light windows with hoods. The door, reached by external stone steps and enclosed by a timber porch, has a chamfered stone surround. The right-hand (west) gable wall has a one-light chamfered window. The left-hand gable wall has a projecting stack. To the right of the stack on both the 1st and 2nd floors is a one-light chamfered window with segmental head. Above is a 2-light double-chamfered mullioned attic window, the left-hand light having leaded glazing. Chimneys on gables and between house and studio. Both the latter and the left-hand chimney have brick caps.

APPENDIX B – SUMMARY OF SPECIAL INTEREST OF THE GISBURN CONSERVATION AREA

The special interest of the Gisburn Conservation Area is derived from the following;

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.

APPENDIX C – PLANNING POLICY AND GUIDANCE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This act of parliament forms the legislative foundation for decision making on applications that relate in particular to listed buildings and conservation areas.

Section 66 of the Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant 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 desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”¹⁰

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”.

NATIONAL PLANNING POLICY FRAMEWORK

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear.

The relevant policies relating to the conservation and enhancement consist of the following paragraphs of the NPPF;

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.

¹⁰ 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 5 8th November 2019)

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.
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.

LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the 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.

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.

Where it can be demonstrated 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 99 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.