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HERITAGE STATEMENT

In relation to the proposals at:

Flat 8, Hodder Court, Hurst Green, Clitheroe, Lancashire BB7 9PP

Job reference: 2022-19



Produced by:

Bowland Surveyors Ltd.

March 2022

1.0 Introduction

- 1.1 In accordance with your instructions, I provide below an analysis of the proposals for internal alterations to Flat 8, Hodder Court, Hurst Green, Clitheroe. The proposed changes have been assessed to determine to what extent they may affect the heritage significance of the listed building. It is understood that this document is to accompany a listed building consent application for the proposed alterations.
- 1.2 The proposals relate to the removal of a modern flat plasterboard ceiling over the lounge area to be reinstated at a greater height than at present that does not intersect with the first-floor lounge window.
- 1.3 This document aims to provide the Local Planning Authority with the information necessary to make an informed decision regarding the proposals. Sustainable development is a principal tenet of the National Planning Policy Framework, promoting the conservation and enhancement of historic assets whilst enabling change in a considered manner that minimises harm. Therefore, the heritage values of the building will be assessed to determine their overall significance and it determined to what extent the alterations impact the heritage significances identified. Such analysis will allow conservation to be prioritised and a heritage impact assessment undertaken.
- 1.4 This report therefore sets out;
- The history and development of the building will be explored,
 - The heritage designations will be established of any affected heritage assets,
 - Evaluation of the apparent heritage values will determine the heritage significance of the asset, allowing a statement of heritage significance to be produced
 - Analysis of the proposals and measures adopted to mitigate harm
 - How the proposals comply with published guidance and the relevant policies within the NPPF.
- 1.5 This statement has been prepared in reference to guidance published by English Heritage and Historic England. 'Conservation Principles, Policies and Guidance (2008) provides general guidance in which to best manage and assess change in the historic environment. 'Statements of Heritage Significance' (2019) published by Historic England provides practical guidance on the analysis of significance and of proposals affecting heritage assets.
- 1.6 The Author is a historic building consultant with a B.Sc. (hons) in building surveying and an M.Sc. in building conservation and adaptation from the University of Central Lancashire. Daniel is also an affiliate of the Institute of Historic Building Conservation and associate member of the Chartered Association of Building Engineers. Prior to specialising in historic building surveying and heritage planning matters Daniel owned a construction company working on all types of historic buildings throughout the Northwest since 2007.

Outline Building/Site Description

- 2.2 The building comprises a small portion of a larger building that was once a preparatory school for the nearby Stonyhurst College. The buildings are of various historic phases and as such are built from a mix sandstone/gritstone ashlar, dressed sandstone facings and modern materials. Also present are quoins of various scale, sill bands, moulded cornices and multiple window shapes and sizes. The roofscape is also varied with hipped slate roofs, standard pitched and steeper sections to the towers/turrets. Overall, the buildings are of Georgian design influence with some later styles also and is architecturally interesting by virtue of the various design themes, building heights and materials apparent. The buildings are now divided into flats.
- 2.3 The buildings of Hodder Court form a central courtyard with southern, eastern and northern wings. To the front is the entrance driveway and gardens (figure 2). The buildings overlook the river Hodder and is otherwise situated in an isolated rural location amid farmland etc.
- 2.4 The portion of this building that is of concern is situated at the western most end of its southern flank and is the first floor of the two-storey building (figure 2). This portion of the building is thought to date from the early C19th and differs in aesthetic from the earlier central portion due to the differing colour of its stone facings. Also present are bay windows, lead lined gutters and a hipped roof. The building was likely also extended in the late C19th/early C20th.



Figure 2: Flat 8. Indicated in red.

Regressive Mapping Analysis



Figure 3: Lancashire sheet LIV. Published 1847. Not to scale. Showing the building that replaced or added to the original mill owner's residence. The original building is central to the southern portion.

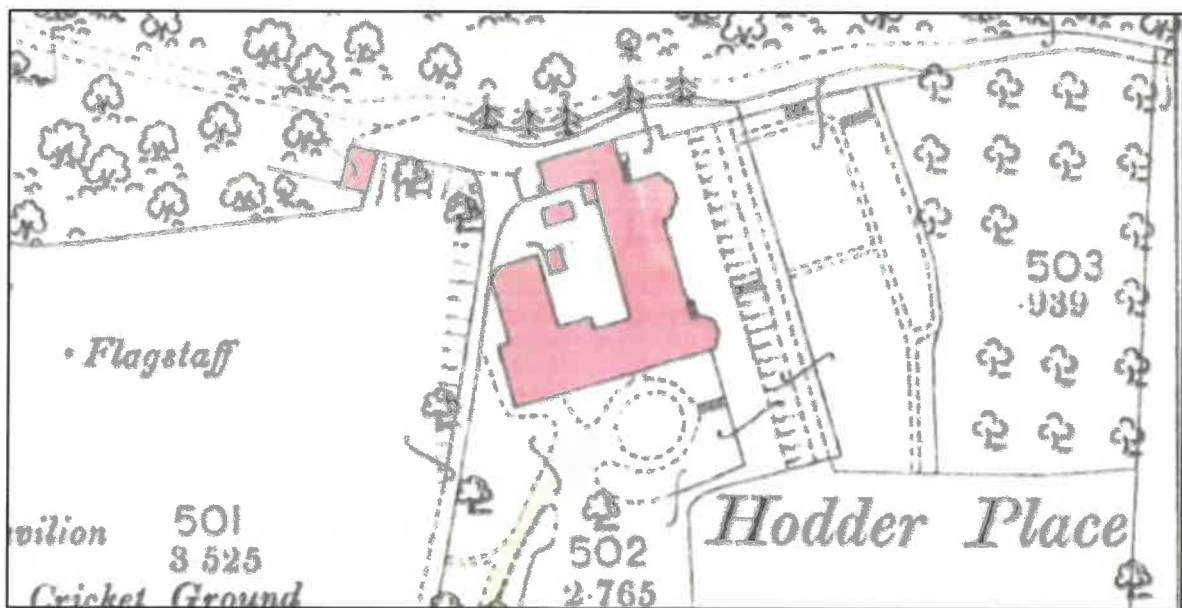


Figure 4: Lancashire sheet LIV.4. Published 1894. Not to scale. Showing the addition of the towers to the northern and southern ends of the eastern wing, also with alterations to the northernmost portion of the site and to the rear of what is now flat 8.

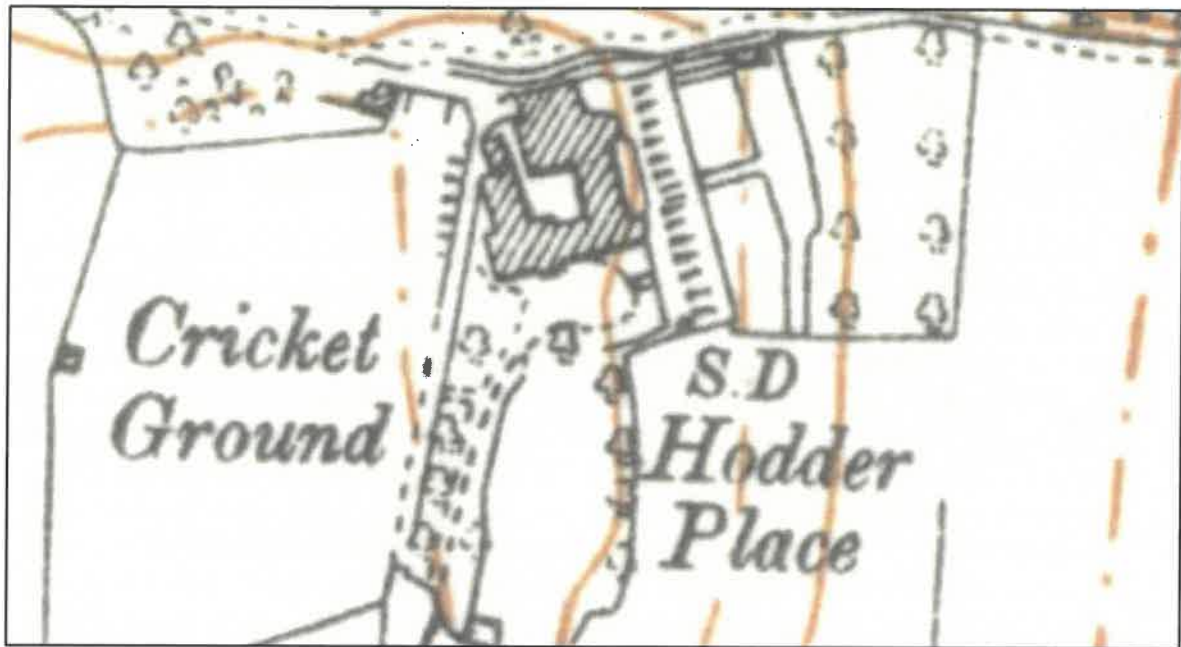


Figure 7: Lancashire sheet SD73NW-A. Published 1955. Not to scale. Little appears to have changed here aside from the consolidating of the small buildings to the north of the central courtyard. However, this is a larger scale map.

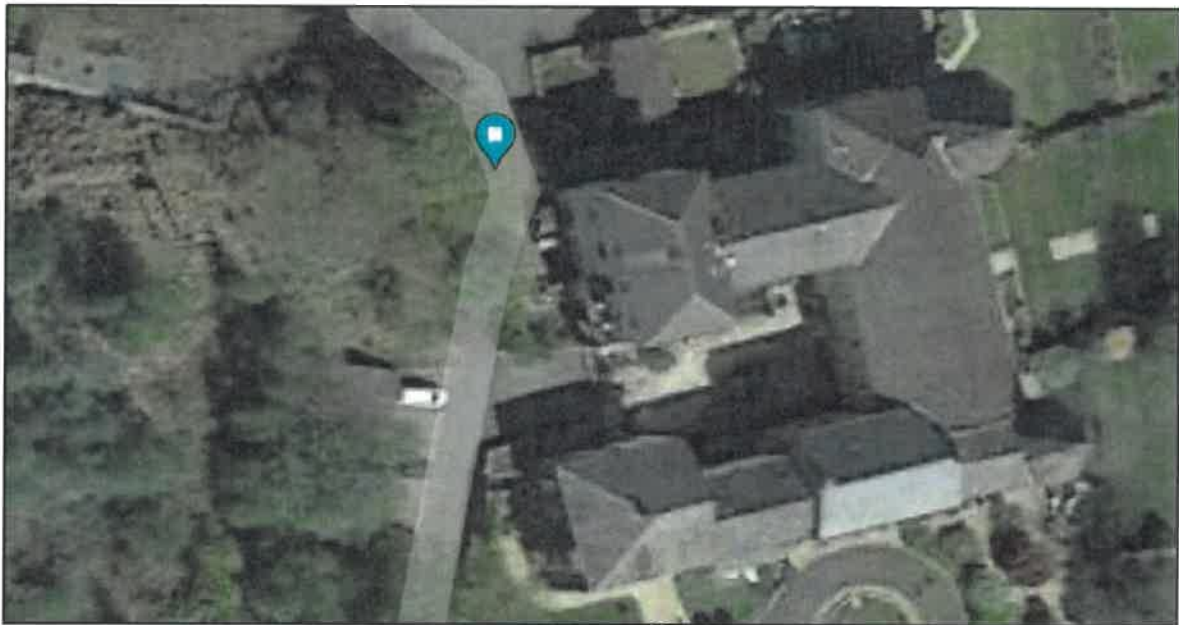


Figure 8: Aerial imaging, present day. Showing the loss of a portion of the building to the north of flat 8 and to the eastern wing with the addition of an extension, or extensive alterations to the northern most wing of the building.

Historic Environment Record

- 2.14 There are no known or readily available HER records that relate to this building or site. The Heritage Gateway does not hold such records nor does the Historic England Archive. However, there is mention of the building in the 'draft Stonyhurst College conservation plan 2008' but this does not appear to be a publicly available document.

3.0 Heritage Appraisal

- 3.1 This section of the report responds to the requirements as set out in paragraph 194 of the National Planning Policy Framework (NPPF). Under the heading; 'Proposals Affecting Heritage Assets' is stated the following:

- 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. 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".*

- 3.3 The overarching aim of this section is to determine the heritage values of any designated heritage asset(s) that may be affected or harmed by the proposals. The appraisal therefore begins by determining any heritage interests that may be associated with the building and other designated assets nearby (heritage asset designations). The heritage interests relevant to the site that could be deemed of relevance to the proposals are sub-divided and discussed below.

Archaeological Interests

- 3.4 Historic England (2019) describes how *"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."*
- 3.5 There is no known archaeological evidence apparent at the site. The archaeological or evidential interests apparent remain in-situ within the structural building fabric itself or are indicated by what remains of its original planform, however in Flat 8 original plan form is minimal aside from the first floor and window positions. It is unlikely that further investigations are required in this regard particularly so considering the minimal extent of the proposals, the lack of original planform and previous archaeological planning consultations.

- 3.13 The property is illustrative of the building practices and architectural styles of the era in which it was built. The external appearance of the southern façade of the building is where Hodder Court (and Flat 8) retains notable heritage significance in terms of its architectural merit and relatively unaltered appearance.

4.0 Analysis of the Proposals

- 4.1 Chapter 16 of the National Planning Policy Framework provides general guidance regarding proposed changes to heritage assets. The principal tenet that underpins such changes is that of conserving and enhancing significance whilst achieving sustainable use of the asset in question. Section 3 of this document provides analysis and confirmation of the significance of the heritage asset(s). The alterations described herein are assessed as to their impact to the heritage significances as determined in the previous section.
- 4.2 This section serves to review the proposals in an objective manner and describes how conservation of significance has been achieved via the design approach taken and considers the impacts and thus harm that may be apparent. Measures taken within the design to mitigate such harm are described and analysed below.

Summary of the Proposals

- 4.3 The proposals relate to the removal and reinstatement of an existing modern plasterboard ceiling that is currently positioned at a height that intersects with the transom of the first-floor window. The proposed new ceiling will be reinstated so that the window opening is fully utilised, and the internal ceiling height restored to its former historic height. The proposals are for a replacement ceiling that is similar in specification if not mostly the same as the ceiling that exists currently. Please see the following images and their descriptions for further details.



Figure 11: View of intersection of ceiling with windows from the loft space

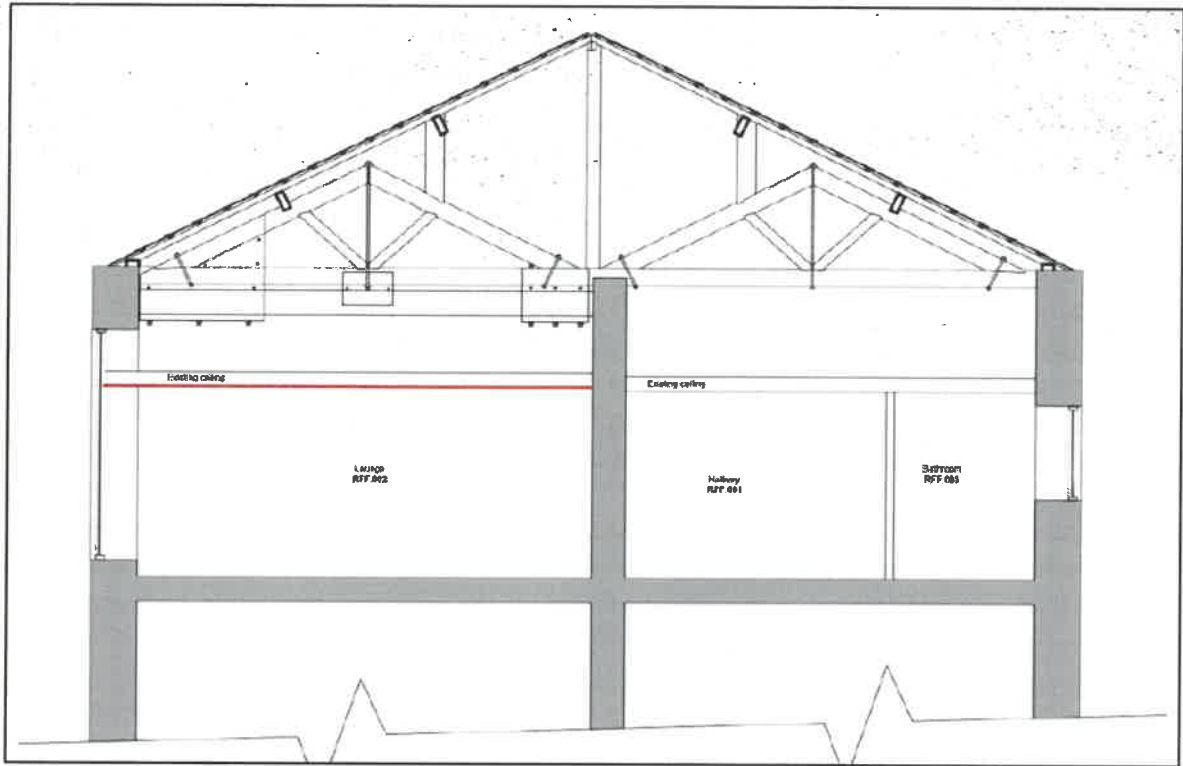


Figure 13: Height of existing ceiling indicated in red.

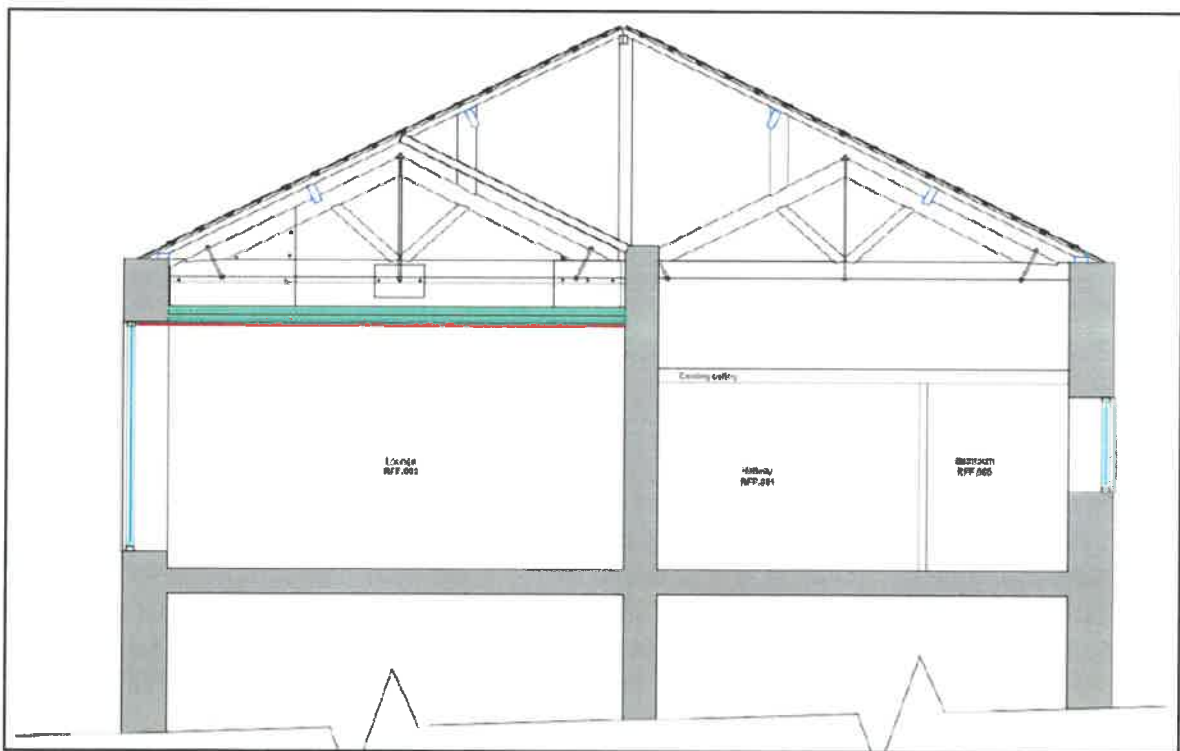


Figure 14: Height of proposed ceiling indicated in red.

- 4.10 **Installation of proposed ceiling:** as discussed there is little potential here for harm to historic building fabric. The potential for harm however will be minimised when installing the new ceiling by using the same ceiling hanging timbers/struts as in place currently or by installing new ones in the same locations, fixed to the trusses. With regards to planform the ceiling will ultimately enhance the space below for reasons already discussed. The compensation here is the reinstatement of the ceiling at a more historically accurate height as well as the benefits enjoyed due to the increase in light space for the building user.
- 4.11 There will be a certain amount of plastering or making good between the new ceiling position and the existing, to the walls. This will be achieved by extending the existing stud lining/dry lining walls upwards to meet the new ceiling. Accordingly, no impact to heritage significance will occur as a result.
- 4.12 The opportunity to replace the ceiling may also provide further scope for the improvement to the insulation above. The occupier has expressed an interest in energy sustainability and as such is considering upgrades in this regard. The details of which are, as yet, unconfirmed but risk of impacts to heritage significance in any case are considered low.

5.0 Conclusion

- 5.1 This heritage statement has been prepared to assess the potential impact of the proposed internal alterations to Flat 8, Hodder Court. The matter at hand is whether the proposed ceiling will harm the heritage significances of the listed building. This appraisal found that the primary significances of the building relate to its external appearance from the south and, to a lesser extent, the way in which it provides insight to its historic nature in an illustrative and associative manner.
- 5.2 Aside from the timbers in the roof space and the first-floor height there is little of heritage interest to the interior of the building. In considering the impacts the proposals may have it was found that whilst they are invasive they concern the removal of modern materials and will not harm any historic fabric to any measurable degree nor harm heritage significance. Furthermore, the proposals will provide enhancements to the significance of the building when viewed from the exterior as well as increased enjoyment of those using the property in the future. To conclude there appears no reason as to why the proposals should not be approved on heritage grounds.

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15th March 2022