

**Heritage Statement**  
**in connection with**  
**Proposed development at**  
**Land adjacent 1 Park Road, Gisburn**

Prepared by  
Ian Rowan MSc PGDip  
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## **INTRODUCTION**

### **Purpose and Format**

- 1.1 This heritage statement has been prepared to assess proposals to retain 2 single storey domestic outbuildings on land adjacent to 1 Park Road, Gisburn, with alterations to the current structures to make them more compatible with the adjacent heritage assets. The proposal site is located close to the Grade II Listed 1 Park Road and is within the Gisburn Conservation Area, therefore, care is needed to avoid harming the significances of the setting listed building in line with the requirements of planning law and policy. Whilst the proposal is within the garden of the listed buildings, it is debatable whether this actually forms part of the historic curtilage and therefore there is an argument that planning consent *may* actually required for the works under the General Permitted Development Order 2015.
- 1.2 The statement assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>i</sup> and 'Conservation Principles, Policies and Guidance'<sup>ii</sup> and in particular responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2021). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- 1.4 The local planning policy context is set by Key Statement EN5 and Policy DME 4 of the Ribble Valley Core Strategy which need to be given the appropriate weighting.

### **The Author**

- 1.5 Ian Rowan, the author is a qualified Planning & Conservation Officer. With a background of over 30 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

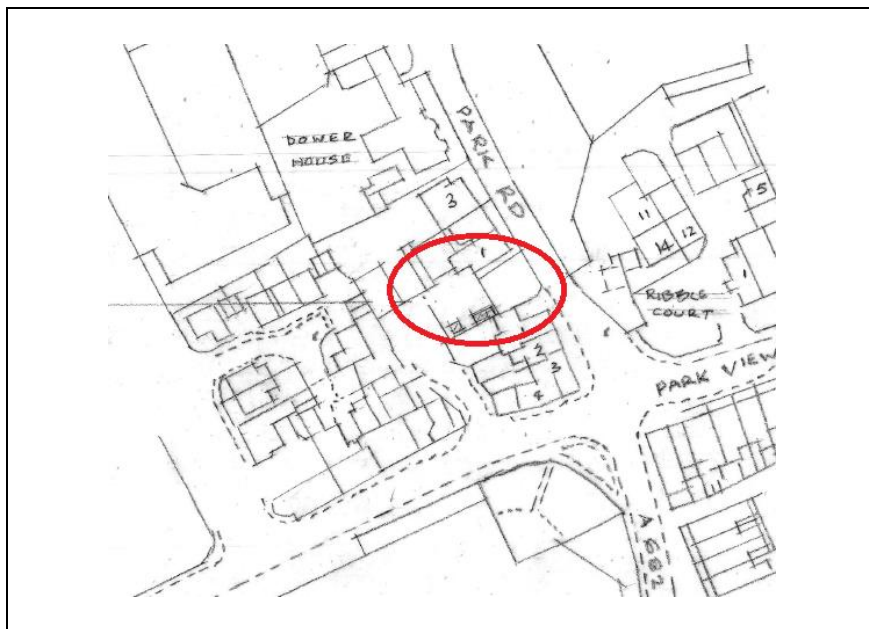
### **Methods of Research and Investigation**

- 1.6 Inspections of the site were carried out in April 2022 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 proposed works and their likely impact.

## 2 GENERAL DESCRIPTION

### Location

- 2.1 The site is located on the west side of Park Road, within the conservation area. A location plan is given in figure 1.



*Figure 1 Location plan.*

### Outline Description & Historical Background

- 2.2 Number 1 Park Road was built in the early 19<sup>th</sup> Century, first appearing on the 1849 Ordnance Survey map. The external envelope has remained relatively unaltered since, with the exception of small scale changes to facilitate rear access into the property. The building sits within its own private space, which since 1992, (8 years post listing), has incorporated a small parcel of land to the south of the garden, which belonged to the adjacent public house at the time of listing.
- 2.3 The building is constructed of rubble stone under stone slate, with a bow window to its southern bay, 12 pane sash and fixed windows, displaying typical Georgian features. Features of interest are shown in the site photographs given later in Plates 1 – 13.

Land adjacent 1 Park Road, Gisburn



Figure 2 OS map of 1849



Figure 3 OS Map of 1894

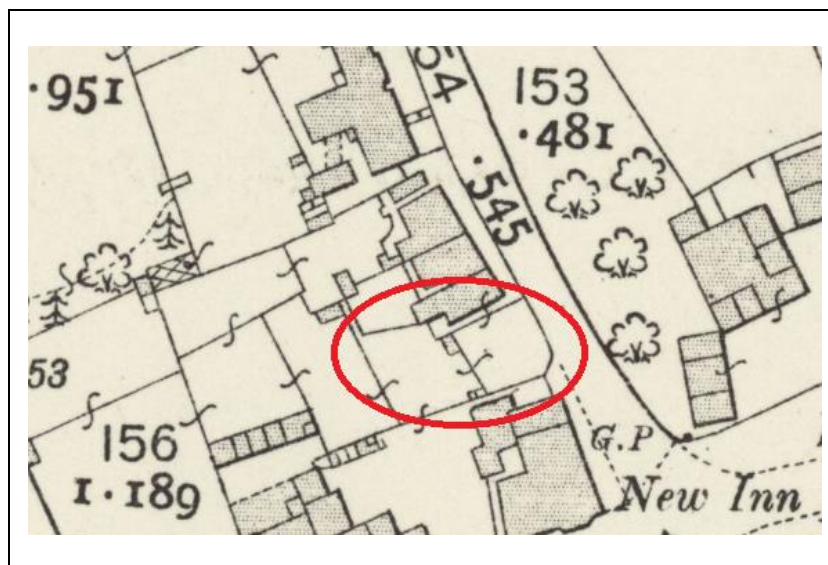


Figure 4 OS map of 1909

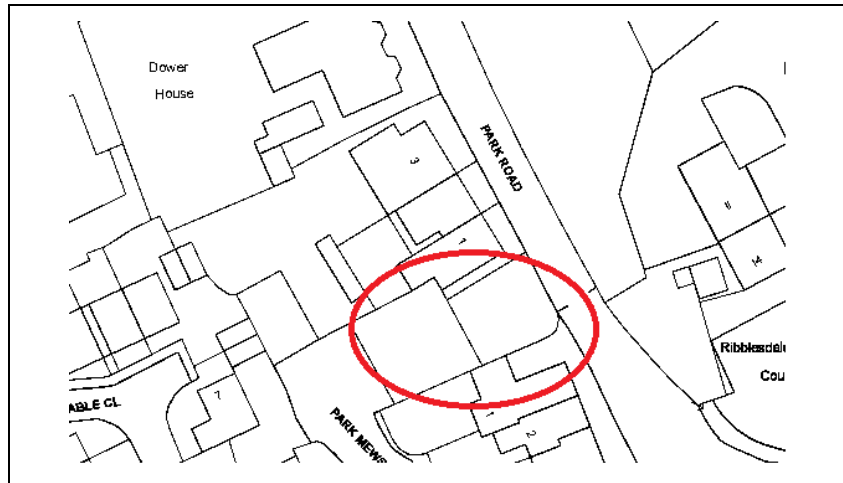


Figure 5 Current OS Map

### Heritage Asset Designations

- 2.4 1 Park Road is Grade II Listed and the Listing description is provided below. The Gisburn Conservation Area was designated in 1974 and subsequently re-appraised in 2005 and encompasses the village of Gisburn, a linear stretch along the A59.

#### **12/74 No. 1 - GV II**

*House, early C19th. Rubble with sandstone dressings and stone slate roof. 2 storeys. At the left is a 2-storey bow window with 3 lights on each floor, having plain stone surrounds and square mullions and either sashed with glazing bars or fixed with glazing bars. To the right, above the door, is a sashed window with glazing bars and plain stone surround. The door has a plain stone surround. Blocking course, and gutter on brackets.*

### Photographic Survey

- 2.6 There follows a selection of photographs showing the relevant features of the site and the surrounding area.



Land adjacent 1 Park Road, Gisburn



*Plate 1 – Front Elevation*



*Plate 2 – Side Elevation*



**Land adjacent 1 Park Road, Gisburn**



*Plate 3 – Rear Elevation*



*Plate 4 – Proposal from Park Road*



**Land adjacent 1 Park Road, Gisburn**



*Plate 5 – Entrance to Park Road*



*Plate 6 – Summer House & Shed*





*Plate 7 – Summer House & Rear Elevation*



*Plate 8 – Summer House From Garden*



Land adjacent 1 Park Road, Gisburn



*Plate 9 – House & Summer House from Garden*



*Plate 10 – No.1 From the North*



Land adjacent 1 Park Road, Gisburn

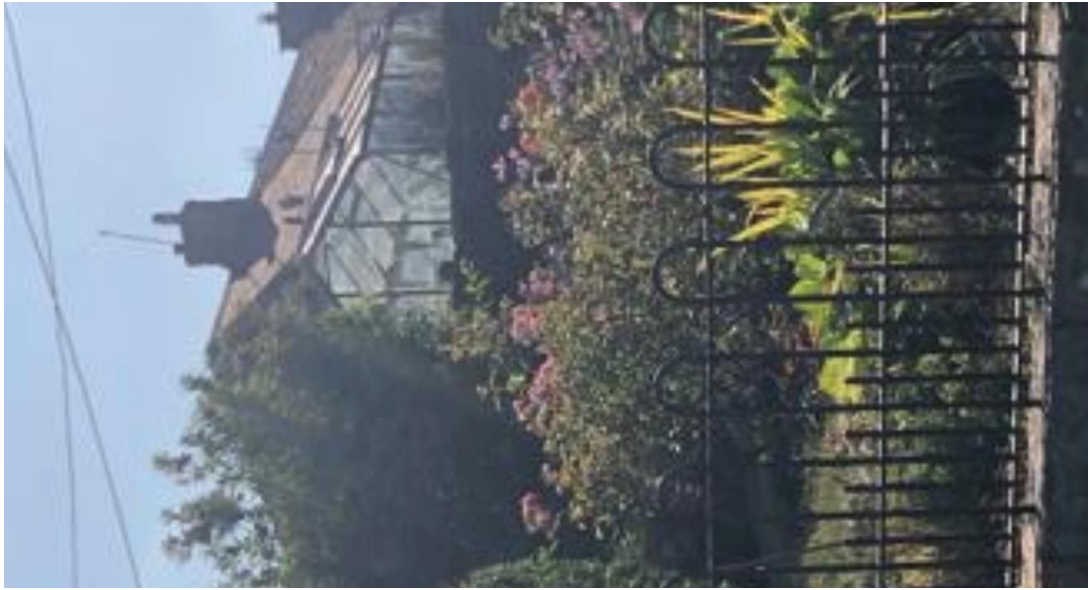


*Plate 11 – No.1 and Outbuilding*



*Plate 12 – Greenhouse*





*Plate 13 - Greenhouse*

### 3 HERITAGE APPRAISAL

#### Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008)<sup>2</sup> and relates specifically to the requirement contained in paragraph 194 of the National Planning Policy Framework (2021), 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 which might be affected by the proposals, before evaluating these values and expressing them concisely within a ‘Statement of Significance’. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

#### Heritage Values

- 3.4 The heritage values explored below are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value*. The exploration focusses specifically on those values deemed of relevance to the proposals and is therefore not an exhaustive assessment of the relevant heritage assets.

#### Evidential Value

- 3.5 Historic England (2008) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity.”
- 3.6 The house provides physical evidence of Georgian techniques of

construction through the use of stone, stone slate and timber windows, along with its striking Georgian design. To the side an earlier door has been replaced by a window. There may be items of interest internally which may yield evidential value and provide evidence of the plan form of the building, however these will not be of any importance within the scope of this assessment. The retained chimneys display evidence of the original heat and power source of the building.

- 3.7 The evidential value of the setting of the 1 Park Road has been relatively static since its construction; the street pattern around the area hasn't changed and can be readily interpreted, and much of the building stock is contemporary to it, or predates it. The garden land to the south – west of the house holds some evidential value in terms of its links to the house as a residential garden, albeit land registry details show that a portion of the land where the summer house sits, is associated with an adjoining ownership, believed to house a toilet block for the New Inn Public House, and historic mapping suggests that boundaries between the land and building have existed, suggesting these could have originally have been separate.
- 3.8 The conservation area provides evidential value of the growth of the settlement, much of the building stock being from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> Centuries, the church being from the earlier medieval period. Effectively, due to the lack of 20<sup>th</sup> Century buildings across the conservation area, the extant building stock is evidence of the creation of the settlement and incremental growth.

### **Historical Value**

- 3.9 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".
- 3.10 The House conserves an element of Gisburn's historic past and demonstrates a particular style of building from the early 19<sup>th</sup> Century, particularly its front elevation facing the street. As such the building has some illustrative historic value due to its ability to depict images of the past as well as providing a physical connection to bygone times. The intact

nature of the front elevation provides some notable historic value. The style of the house sets it apart from its neighbouring properties, the front elevation containing the bow window sets it apart as being of greater stature, the side and rear elevations being more subordinate.

- 3.11 The historic setting of the building and conservation area is relatively intact in the wider sense. The building is connected to the village, however this is tempered somewhat by the busy A59 passing through. The intimate, immediate historic setting of the building has changed. To the west, residential development has encroached, maintaining the area as a place to live, whilst land that was previously associated with the public house is incorporated within the current garden, and it is arguable whether there are long term links between the whole garden and the house. That said, the garden is now clearly ancillary to the residential usage of the house. The building is situated on the historic route to Gisburne Park.
- 3.12 The conservation area possesses strong historic value which is conveyed by its collection of many historic buildings, its location in a strategic location along the A59 and the A682 will have played a part in its inception and growth, much of the historic building stock pre-dating the arrival of the railway in the late 19<sup>th</sup> Century. The area will also have some tangible links to the Gisburne Park Estate to the north of the conservation area boundary.

### **Communal Value**

- 3.13 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".
- 3.14 As a private dwelling on a private road, communal value will be limited to some extent, however, its location on the route to Gisburne Park will provide some communal value. Its Grade II Listed status and its prominence as a landmark historic building within the area, can provide a source of shared community pride, and will foster some local pride as a building of national importance.
- 3.15 The garden space will yield little in the way of communal heritage value. Its prominence is relatively low, as it is screened to the south by the former

New Inn, and when approached from the north, by the house, and as an associative piece of land this value be relatively low.

### **Aesthetic Value**

- 3.16 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". good
- 3.17 No. 1 Park Road has a visually appealing and architecturally interesting front elevation. It displays features typical of Georgian design, namely deep sliding sash windows, parapet and an element of symmetry although not the classical Georgian symmetrical approach. The building is stone slate over stone with chimneys adding to the townscape value, with detailing provided by the cill banding. To the side and rear, whilst not unpleasant to the eye, the layout of the elevations is more adhoc and of a more subordinate nature, but not untypical, for a building of this era.
- 3.18 The setting of the house retains a mix of aesthetic values. To the north, the adjoining residential buildings make a pleasant contribution to the setting whilst to the east a long standing landscaped area sits behind a stone wall, whilst to the west, later residential development and car parking has changed the aesthetic setting.
- 3.19 The garden contributes to the aesthetic quality of the building in terms of its ancillary use as garden space. Previously housing a toilet block for the former public house and latterly a greenhouse, this is nothing of any rare or exceptional value. In terms of visibility from the public realm, the upper garden is bypassed before being seen when approaching from the south, and once seen when approaching from the north, the heritage asset has been bypassed, effectively rendering the garden as being visually detached from views of the listed building, and therefore provides a position of lower sensitivity.
- 3.20 The side garden makes some contribution in terms of its landscape as a space between buildings, providing views of the front and side elevation of the building, despite the presence of a large sign adjacent.



3.21 The rich aesthetic values of the Conservation Area are established by the quality and diversity of the historic built environment and the important contribution made by the collection of buildings across the area including No. 1 and its neighbours, which contribute to the overall aesthetic value of the Conservation Area, in particular the front elevations. This contribution includes primary views of the houses from Park Road.

### **Statement of Significance**

3.22 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration to conservation priorities in light of the proposals for change. In this context a statement of significance is given below.

3.23 The building is a Grade II Listed building and possesses a range of heritage values, including notable aesthetic value, mainly contained within its front elevation, whereas the side and rear possess little in terms of aesthetic value. Conserving views from Park Road is therefore a key requirement for protecting its significance. Evidential, historic and communal values are relatively high with the building, whilst the setting also holds a range of values. The immediate setting of the building includes the garden, which contains some evidential and historic value in terms of its contribution to significance as a domestic garden. The conservation area is well conserved and is high in all 4 values.

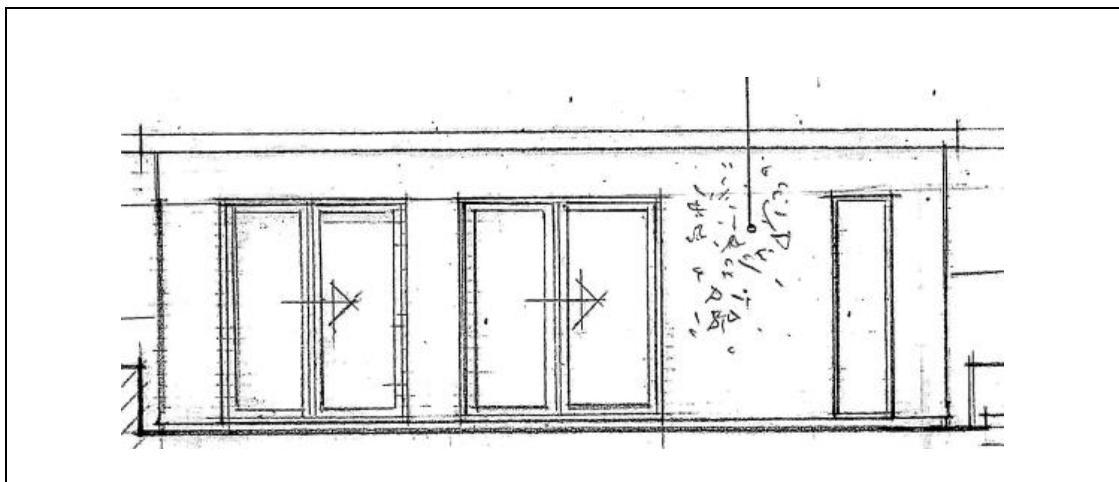
## 4 ANALYSIS OF THE PROPOSALS

### General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2021). 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 it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design. 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

- 4.2 The proposals consist of the construction of a domestic summer house and a garden shed within the garden to No.1 Park Road, Gisburn. Full plans will be submitted as part of the planning application but sketch plans are included in figures 6 – 8. The scheme has been designed to relate in scale to its surroundings and to be domestic in style and nature to relate to the residential nature of the garden, as buildings ancillary to the use of the premises for residential purposes. A design review has resulted in the black edging being removed and a stone coloured render to be applied to make reference to the house without competing for it by using stone.



*Figure 6 Proposed Front Elevation*

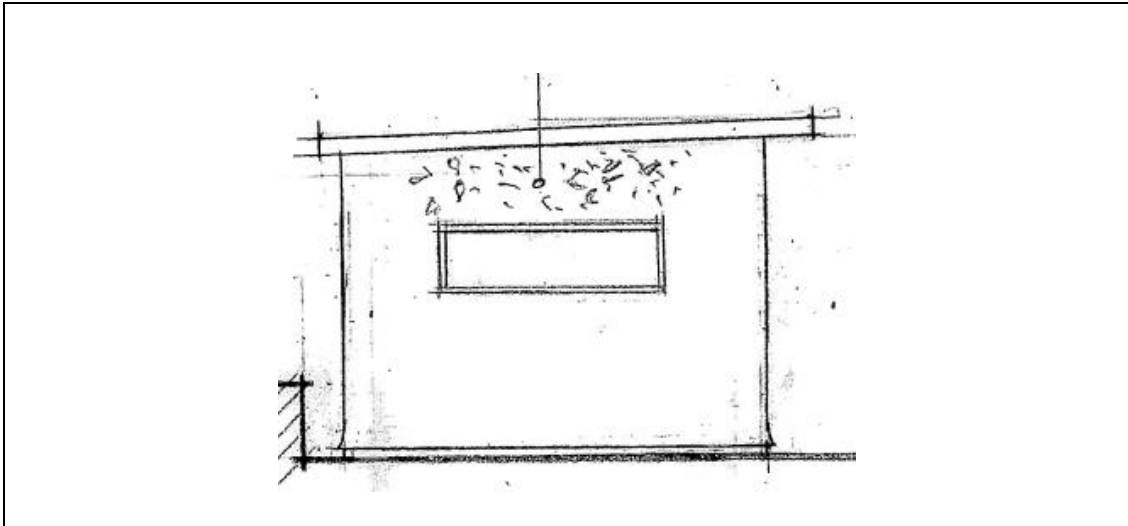


Figure 7 Proposed Side Elevation

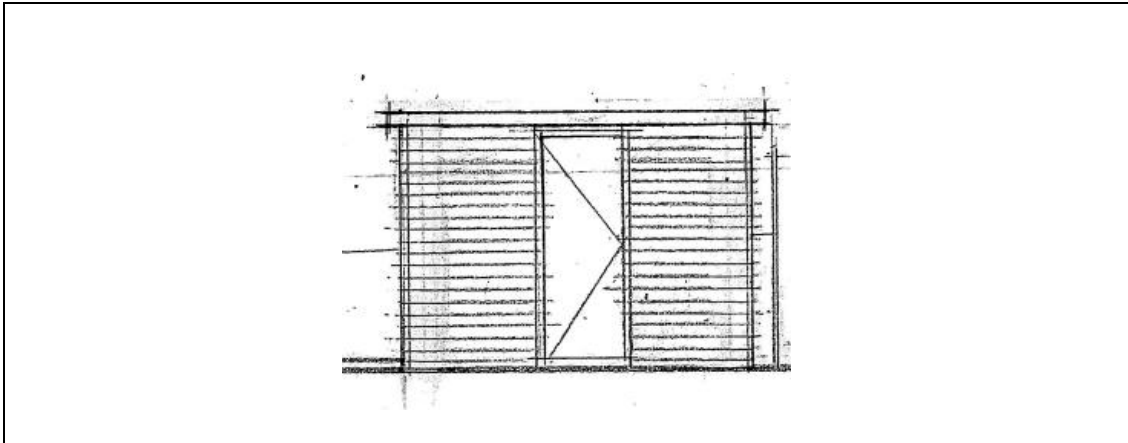


Figure 8 Proposed Shed

### **Analysis of the Proposals: National Planning Policy Framework**

4.3 As discussed earlier, Chapter 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following key drivers in the decision making process:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

- 4.4 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.
- 4.5 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – the significance of the heritage assets and their setting has been assessed within this statement which has established that No.1 Park Road has high, evidential, historic, communal and aesthetic value, the latter two being more notable in the front elevation. The setting of the listed building is of a relatively regular nature, consisting of a garden space as one would ordinarily associate with a residential premises. The upper part of the garden is all but bypassed within views of the heritage asset when approached from the north and the south.
- 4.6 The surrounding area which forms part of the wider setting of the listed building and conservation area is residential in nature, and as such, the proposal will harmonise with this in terms of use, i.e. ancillary domestic use. The removal of the greenhouse has had a positive impact upon the setting, and the summer house is located upon the footprint of an earlier toilet block, replacing previous development. The provision of the summerhouse and shed will allow for the continued enjoyment of the house as a dwelling as ancillary storage, avoiding the need for more radical intervention elsewhere across the site.
- 4.7 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – the heritage asset i.e. The house will be preserved and will not be physically altered. The provision of ancillary domestic garden buildings will help maintain a family unit within an established residential area on the edge of the village, contributing to sustainable development, whilst also continuing a contribution to local economic activity.
- 4.8 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – the building has been designed to be contemporary so as to not compete for attention from the listed building, but has utilised a stone coloured render for the summerhouse to

provide a softer edge to the development and harmonise with the house, whilst the shed utilises traditional timber as a shed would do, to appear as the domestic garden shed type developments that they are.

- 4.9 Paragraph 199 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."*** - the proposal under scrutiny is whether the development causes harm to the setting of the listed building. As demonstrated through this report, the proposal will not impart harm upon the significance of the building's setting; the key drivers of significance of the setting of the building being aesthetic. As discussed above, to enjoy the heritage asset, the proposals site will not be seen within the view of the building from either direction. Whilst inside the garden, from certain vantage points, both will be seen, this can be easily read as a domestic garden building, within a domestic garden, maintaining evidential and historic value.



## **Analysis of the Proposals: Local Planning Policy**

4.10 Current Planning Policy is provided through the Ribble Valley Core Strategy Key Statement EN5 and Policy DME 4. EN5 states:-

### **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.*

4.11 The report has demonstrated that the significance of the setting will be preserved. The provision of ancillary storage will ensure the long term protection of the building by making it fit for family life, whilst clearly avoiding substantial harm. The proposal is small scale and makes a contribution to local distinctiveness by using materials that complement the listed building without competing for attention. As such, EN5 is satisfied.

4.12 The relevant parts of Policy DME 4 states:

**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.*

4.13 As demonstrated through the report and the dialogue above, the proposals do not impart harm upon the primary drivers of the conservation area's significance, and given the amended design, small scale nature and location this will not adversely impact upon any views in, out or through the conservation area. The outbuildings have been designed to be small scale and of materials to complement the listed building and to relate to other buildings across the conservation area. The relevant parts of local policy have been complied with.

## 5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has reviewed the likely impact of a new garden shed and summerhouse upon the setting of 1 Park Road, a Grade II Listed Building and the Gisburn Conservation Area. The findings of the statement are that the proposed development will harmonise with the existing building and will not harm the heritage values and significances it. The removal of an unsightly greenhouse and its replacement with something more appropriate which responds to the aesthetic setting of the building offers the opportunity to enhance the setting.
- 5.2 The proposals satisfy national and local heritage planning policy and represent what in the context of the NPPF is described as sustainable development, and as such the proposal is wholly supportable.

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<sup>i</sup> Clarke, K, *Informed Conservation*, Historic England 2003

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