

**HERITAGE STATEMENT  
RENDER REMOVAL AND REPAIRS  
COACH & HORSES  
BOLTON BY BOWLAND.  
MAIN STREET  
BB7 4NW.**

**AUGUST 2022  
JOB NO. 6705  
VERSION HS-1.0**

## **1.0 INTRODUCTION**

### **1.1 OVERVIEW**

This Heritage Statement has been produced in support of an application for planning listed building consent for the proposed removal of external render, repair of existing windows and guttering.

## **2.0 SETTING AND CONTEXT**

### **2.1 SITE LOCATION**

- 2.1.1 The property is located on the south of Main Street in the centre of Bolton-by-Bowland NGR SD 78530 49363. It faces north onto the street with a car park to the south entered by a gateway to the west of the building which also accesses the village hall.

### **2.2 CURRENT USE**

- 2.3.1 The Coach and Horses is a popular and functioning public house with hotel accommodation above.

## **3.0 BUILDING DESCRIPTION**

- 3.1 The Coach and Horses has been Grade II listed since 1984 and lies within the Bolton-by-Bowland conservation area. Refer to Appendix A for listing.
- 3.2 There was a significant building refurbishment in 2016 following the subsequent approval of consents. As part of the application ref 3/2016/1035 a Historic Building Record was prepared by Stephen Haigh which fully reviews the historical background.

## **4.0 DEVELOPMENT PROPOSALS**

- 4.1 Following extensive internal damp issues which have directly affected the business due to being unable to rent bedrooms, the former cement render has been removed to reveal coursed limestone which is reflective of the front elevation. The work carried out are high quality and with re-pointing carried out in lime as required for the breathability of the building fabric. Refer to Fig.2 for the completed photographs subject to signage completion.



Fig. 1 illustrating internal damp issues.

- 4.2 It is clear that the render has not allowed the building fabric to breathe and had created internal damp issues as well as detachment from the external elevation causing potential risk of falling. Refer to Fig. 1 which illustrate the internal damp issues.



*Fig. 2 west elevation following render removal and re-pointing which is now reflective of the North (front) elevation with exposed quoins and window surrounds.*

- 4.3 There have been minor repairs to the existing window frame, refer to Fig 3, and repainted along with repairs to the gutter line which has been fixed and replaced to match existing. These works are considered to have been carried out under lawful repair and not requiring approval.



*Fig 3 illustrating the seamless repair and repainting of existing window.*

- 4.4 A new 'Coach and Horses' replacement sign will be installed with gloss Black acrylic sign, approximately 460mm high. This will reflect the former signage which was previously painted onto the render.

## 5.0 HERITAGE IMPACT ASSESMENT AND MITIGATION

- 5.1 The proposals will result in 'less than substantial harm' to the building as the removal of the render has revealed a matching coursed limestone which will continue the material aesthetic to the west elevation. Fig 4 illustrates a historical image of the wall as former stonework. The removal of the cement render which was previously caused damp issues will be resolved and provide a direct positive impact on the fabric of the building through improved breathability and to the business as the affected rooms can now continue to be used as tourist / visitor accommodation. The window and gutter repairs will also provide a positive enhancement to the appearance o the listed building and conservation area.

## 5.2 PROPOSED PUBLIC BENEFIT

The harm caused is expected to be less than substantial and this must be weighed against the proposed public benefits of the development proposals in accordance with paragraph 196 of the national planning policy framework.

*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.*

- 5.3 The proposed social, economic, environmental and heritage public benefits that would arise from the implementation of the development proposals include:
- Improved appearance of the building which offers enhancement to the listed building and conservation area.
  - The addressing of various weakness and vulnerabilities to the building fabric.
  - Through the continued public use of the business and in particular the rooms which offer accommodation, the building will continue to provide both economic befits in the form of tourism and business.
  - Contribution to the vitality and viability of the conservation area and location.



*Fig 4 illustrating a historical image of the wall as former stonework.*

## **6.0 CONCLUSION**

- 6.1 As stated and the information provided, listed building consent should be provided for the application due to the direct public benefits that the scheme provides to sustain the building for future public use.

## **APPENDIX A - STATUTORY LIST DESCRIPTION**

Name: THE COACH AND HORSES PUBLIC HOUSE, MAIN STREET

List Entry Number: 1362308

Grade: II

Date first listed: 20<sup>th</sup> February 1984

### *13/52 The Coach and Horses Public House - GV II*

*Public house, late C18th. Squared watershot limestone with hipped slate roof. The main part of the facade is a symmetrical composition of 2 storeys and 3 bays, with chamfered quoins. The windows are sashed with glazing bars in plain stone surrounds. The central door has 6 raised and fielded panels and a plain stone surround with semi-circular head and a fanlight with radiating glazing bars. Set back to the right is a further bay, with similar window details and with punched quoins.*