



Supporting Heritage Statement

Listed building consent for replacement windows to the front elevation

10 Main Street, Bolton by Bowland, BB7 4NW

September 2022



Key data:

Subject	10 Main Street
Location	Bolton by Bowland
Function	Residential property
Date of report	1 st September 2022
Listing	Grade II (listed for group value only)
Date of listing	
Nature of significance	Forms part of pair (No. 12) of late 19 th Century cottage. Forms part of a listed terrace contributing to townscape and character

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1.0 Introduction

- 1.1 Fitzgerald Planning & Design have been commissioned to prepare a heritage impact assessment to support a listed building application for replacement windows to the front elevation of 10 Main Street, Bolton by Bowland.

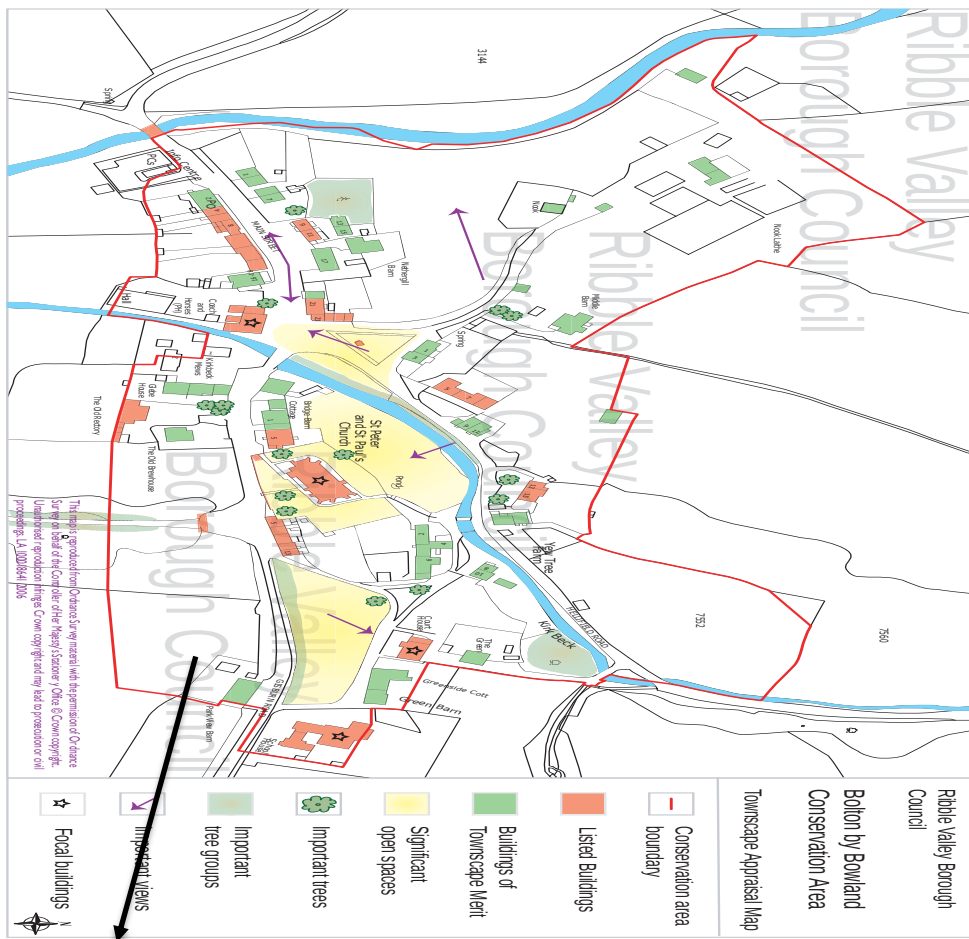
- 1.2 This statement has been prepared, to address the requirements of Section 12 of the NPPF, in particular para 194, which states;

'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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

- 1.3 This statement will consider the significance of 10 Main Street as a listed building and a property being located within a conservation area and evaluate the perceived impact of the proposals to alter 4 windows to the front elevation.

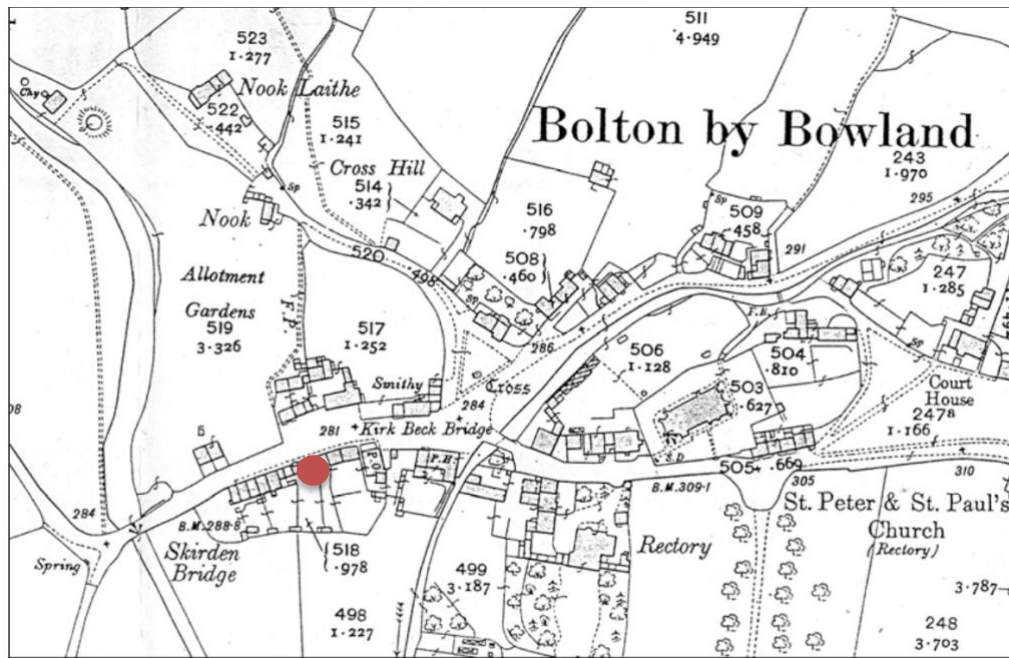
2.0 Site Description

- 2.1 No. 10 Main Street forms of a pair of grade II listed cottages, set in the heart of the small village of Bolton by Bowland. The site also falls within the defined Conservation Area, refer to extract below.
- 2.2 The property is located on the southern side of Main Street and is a white washed stone property with traditional stone pitched roof. It forms part of terrace with other listed and locally listed properties.



Plan extract for the Conservation Area - location and surrounding context

3.0 Historical Background



O.S. 1896

Plan taken from page 8 of the Conservation Area Appraisal

- 3.1 The site falls within Bolton by Bowland Conservation Area (2006) the following is an extract from the CA appraisal:

'No 10 Main Street is one of a number of buildings in which the walls are white and the window surround picked out in black.'

- 3.2 The main issues are whether the proposed works to replace the windows would preserve the Grade II listed building, any of its features of special architectural or historic interest; and the extent to which it would impact on the surroundings.

4.0 Proposed Works

The application seeks consent for the replacement of the 4 front windows. The current windows are timber framed, single glazing with single top opener. The woodwork on the upper windows is showing signs of deterioration and the inward opening hoppers have been poorly fitted. In order to increase energy efficiency, the proposed replacement hardwood double glazed frames will reduce draughts and help with noise insulation from the main road.

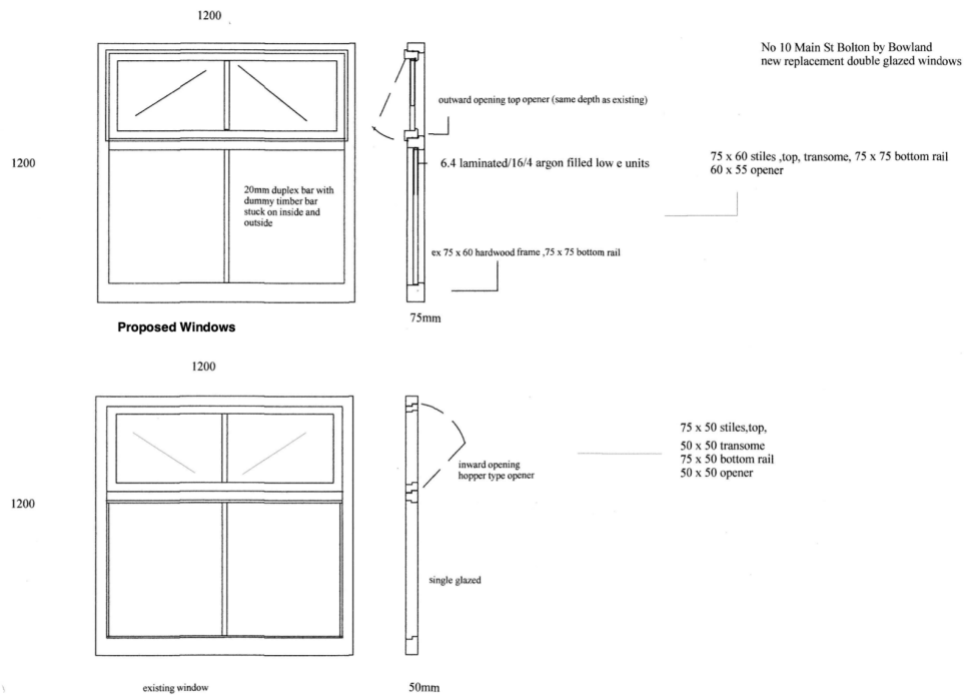
Existing photos





Existing front elevation showing the 4 windows to be replaced

Proposed sections of windows



Other replacement windows within the village

Former post office

3/2019/1121 - Replacement of existing single-glazed timber windows to the front of the property with matching double-glazed timber windows. Extract from officer report:

'Following receipt of officer's report Head of Planning Services requested further details from the applicant and confirmation that sash windows would be used rather than mock sash. Also additional details emphasised the importance of energy efficiency which would help ensure the viability of the business. It was considered important to keep the facility which is clearly community benefit and in consideration of all details including the joiners report the benefits outweighed any harm envisaged by the case officer.'

No 12

The attached property No. 12 has upvc double glazing.

5.0 Summary of Significance

Paragraph 199 of the NPPF states that, *"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"*.

5.1 Significance in the Framework glossary is defined as;

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

5.2 Significance of the Listed Building

The significance of the listed building derives from its position along Main Street and the townscape and collective value which is appreciated from the terrace and especially No. 12 Main Street which it shares its listing. It must be recognised that there is an array of different window treatments along the row.

5.3 The impact of the proposed works

The application seeks consent for works to replace tired and inefficient windows to the front of the property, and ultimately to protect the historic fabric of the listed building. The proposals are one of reinstatement using hardwood, joiner made frames. Whilst there are some minor alterations to the proportions of the window, it is not considered there will be any detrimental changes to how the building is read and understood as part of the group of listed buildings and the wider Conservation Area it falls within.

5.4 The Bolton by Bowland Conservation Area Management Guidance identifies:

"Windows: Sliding sash and side-hung casements are the two principal window types. As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.

The proposed works are a like for like replacement interns of the use of the wooden frames and there is very little change in the design and scale of the proportions.

Listed building entry

Statutory Address:

10 AND 12, MAIN STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Lancashire

District:

Ribble Valley (District Authority)

Parish:

Bolton-by-Bowland

National Grid Reference:

SD 78468 49359

Details

BOLTON-BY-BOWLAND MAIN STREET (south side) SD 78 49 13/50 Nos. 10 and 12 16.11.1954
GV II Pair of houses, late C19th. Slobbered watershot rubble with stone slate roof. 2 storeys.

No. 10 of 2 bays having modern windows with plain stone surrounds. The door, between bays, has a plain stone surround. No. 12 has one bay to the right of the door having 2-light windows with glazing bars, plain stone surrounds and square mullions. To the left of the door is a straight joint. Beyond it to the left is a former agricultural building, possibly of early-to mid C19th date, now part of the house. On the ground floor are 2 doors, now glazed, with punched stone surrounds, the left-hand one being wider. On the 1st floor is a window with plain reveals. Chimneys between Nos. 10 and 12, between the bays of No. 10 and to the right of No. 10. Listed for group value only. Listing NGR: SD7846349357

Comments from the Historic Environmental Record

Lancashire County Council Historic Environment Team Monument Full Report

06/12/2021

HER Number	Site Name	Record Type
PRN17670 - MLA17632	Nos 10 and 12, Main Street, Bolton by Bowland	Monument
Pair of houses, late C19th.		

Monument Types and Dates

HOUSE (LCC Date1: Late C19, (between) Victorian - 1867 AD to 1899 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

Pair of houses, late C19th. Slobbered watershot rubble with stone slate roof. 2 storeys. No. 10 of 2 bays having modern windows with plain stone surrounds. The door, between bays, has a plain stone surround. No. 12 has one bay to the right of the door having 2-light windows with glazing bars, plain stone surrounds and square mullions. To the left of the door is a straight joint. Beyond it to the left is a former agricultural building, possibly of early-to mid C19th date, now part of the house. On the ground floor are 2 doors, now glazed, with punched stone surrounds, the left-hand one being wider. On the 1st floor is a window with plain reveals. Chimneys between Nos. 10 and 12, between the bays of No. 10 and to the right of No. 10. Listed for group value only. Grade 2. {1}

Sources

{1} Index: DCMS. -. List of Buildings of Special Architectural or Historic Interest. 13-50

Associated resources - None recorded

Location

National Grid Reference

SD 78470 49360 (point) SD74NE Centre/Point

Administrative Areas

Civil Parish Bolton by Bowland; Ribble Valley; Lancashire

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 1362307	Nos.10 and 12, Main Street	Active	DLA5383
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Other Statuses and Cross-References

Listed Building Lancashire (II) - 13-50	Active
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Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Drift Geology	RIVER ALLUVIUM AND TERRACE DEPOSITS
Solid Geology	WORSTON SHALE GROUP

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

To Who it may concern

Re: No. 10 Main Street, Bolton by Bowland

For Mr & Mrs Foote

Replace hardwood windows fitted with 6.4 laminated/16mm/4mm/Argon filled Low E units.

The existing windows are very draughty and as the property is right on the roadside allow the noise to be transmitted through the single glazing.

The inward opening hopper openers are badly fitting.

The woodwork on the upper windows is badly in need of attention. I feel it would therefore make sense to replace with similar design, outward opening top openers with draught sealer, friction hinges and sound reducing double glazing.

30th August 2022