

HERITAGE STATEMENT TO SUPPORT PLANNING & LISTED BUILDING CONSENT APPLICATIONS

FOR THE EXTENSION OF AND ALTERATIONS TO CROW HILL COTTAGE, WORSTON

1 Introduction

- 1.1 This heritage statement has been produced to support planning and listed building consent applications to Ribble Valley Borough Council, for the extension of and alterations to Crow Hill Cottage, Worston. It has been written by Stephen Haigh MA, on the instruction of the applicant Mr Clemson, and with reference to scheme drawings by Peter Hitchen Architects. A site visit was made by the writer on 25 February 2022.

2 Crow Hill Cottage

- 2.1 The application property is a dwelling standing on the north side of the street which passes through the small hamlet of Worston, at the east end of the main settlement, at NGR: SD 76870 42811. It takes its name from the limestone hill to the north.
- 2.2 The house faces west, onto a garden which is enclosed by a wall and hedge from the adjoining roads. Its south gable looks onto the street, while to the east is a courtyard between the house and a former barn or cartshed of two storeys, the latter now converted to form part of the dwelling and attached to the house by a 20th century single storey link. The garden continues around the north side of the house and link structure, where ground level rises markedly.

3 Proposals

- 3.1 The proposed development is confined to the house's north elevation, and is for the demolition of an existing rear porch, and its replacement by a single-storey extension, together with alterations to nearby windows.

4 Identified heritage assets

- 4.1 Crow Hill Cottage is a grade II listed building¹, which lies within the Worston conservation area². Both of these are designated heritage assets, under the terms of the NPPF. The council's adopted Townscape Appraisal Map identifies

¹National Heritage List, entry 1165628, first listed 13 February 1967
<https://historicengland.org.uk/listing/the-list/list-entry/1165628>

²Designated 2007. See: The Conservation Studio 2005/6 *Worston Conservation Area Appraisal (proposed)*

the former barn as a “building of townscape merit”, and the west part of the garden as “significant open space”, with an “important view” across it from the road. A public footpath passes close to the east side of the property.

5 Historical development and planning background

- 5.1 The National Heritage List entry suggests that the house is “possibly C17th and C18th, altered”. The house comprises three main parts, all with stone slate roofs, which diminish in height from south to north, with the northern section being a modern addition of about 1987, distinguished by its rendered walls, which contrast with the limewashed or painted rubble of the two older sections. The west elevation illustrates the differences between these parts well, and the large external stack to the south section is strongly indicative of an early date. To the north of it, in the central section, the pattern of openings has been altered, and there is a flat-roofed dormer.
- 5.2 The list entry notes that the south and central sections contain a number of internal historic features, including a large chamfered ceiling joist and chamfered common joists, a moulded fireplace of “C16th century type”, and roof trusses with plain king posts rising from tie beams, as well as a wall of wattle and daub, perhaps 18th century.
- 5.3 The north section of the house is an extension, believed to have been built in 1987, and which was accompanied by the conversion and northward extension of the link between house and barn, a link which was first built in about 1982 as a garage³.
- 5.4 The modern north section of the house projects slightly to the west, where it has a wide, three-light window to the kitchen; the north side has a stone slated porch, and east of this is a narrow extension to the link building, with flat, lead-covered roof. There is a modern flagged patio adjacent, terraced into the rising ground and retained by modern stone walls.
- 5.5 Planning and listed building consents for the replacement of the rear porch by a larger one were granted in 2008, but not implemented (refs: 3/2008/0238 and 3/2008/0239). The porch then approved was in approximately the same position of the extension now proposed. The planning case officer’s report then noted that *“Crow Hill Cottage has been significantly extended in recent times. This includes the linkage of the main building range with a barn in the curtilage to form a courtyard. This has significantly altered the plan form of the historic*

³see application documentation for 3/2007/0909/P

building and its site..... The proposals would not appear to result in the loss of historic fabric.” Those observations hold true for the present application.

6 Statement of heritage significance

- 6.1 Crow Hill Cottage is significant as a post-medieval house with nearby former agricultural outbuilding. The southern and central sections of the house contain some important external and internal fabric and features which may date from the 16th to 18th centuries, and have high historical value, which merit its grade II listed status. The north end of the house and its link to the former barn are late 20th century, and do not confer significance, but they are clearly subservient in size, and their position in relation to the more prominent historic components means that the latter remain dominant in most views.
- 6.2 The historic parts of the house and former barn are also significant components of the Worston conservation area, and are prominent within it from the road and the public footpath to Crow Hill. The “important view” identified in the Townscape Appraisal Map is constrained by the property’s south-western boundary, and so appears to be of the hill itself, rather than of the house.

7 Impact of proposals

- 7.1 The proposed extension and alterations to adjacent windows in the north elevation would affect only the late 20th century part of the house, and not any historic fabric, nor impinge on any views of the historic part of the building or its setting: in addition topography, the form of the property boundary, and the height of the proposed extension, all mean that the changes would be very largely concealed from public viewpoints. In terms of design and materials, the extension would be very much in keeping with the 1980s extension. Collectively, these mean there would be no impact on any heritage significance.
- 7.2 Given the above, the scheme is acceptable in terms of impact on the historic environment. This conclusion is supported by the approval of similar applications in 2008.

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Photo 1: View of the property from the street (south-west)



Photo 2: West elevation. The three parts of different dates are clearly defined.



Photo 3: 1987 extension at north end.



Photo 4: 1987 extension at north end. Proposed extension would replace the existing slated porch.



Photo 5: View from the north-east.