



**DESIGN AND ACCESS
HERITAGE STATEMENT**



**LITTLE BLACKSTICKS,
LITTLE BLACKSTICKS LANE,
CHIPPING**

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1.0 INTRODUCTION

1.1 INTRODUCTION

This statement has been written in support of the Listed Building Planning Application for internal alterations to the Grade II Listed Farmhouse named Little Blacksticks on Little Blacksticks Lane in Chipping, Lancashire. This report should be read in conjunction with the proposal drawings.

Data was gathered from a range of primary and secondary sources, including numerous visits to site, a search of the National Heritage List for England, Local Planning Authority information and local historic materials and maps.

1.2 SCOPE AND PURPOSE OF THIS REPORT

NWDC have been commissioned to prepare this document as part of a Listed Building Application for the alteration to the interior of the house on both floors. The purpose of this report is to provide the local planning authority with the necessary and appropriate information to explain the proposed works. An assessment of the heritage value of each affected heritage asset and/or feature is included in order to assess the implications of the proposed works.

This report is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework 2018 as it 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."

The proposals have been produced in accordance with the councils policies as described below:

FOREST OF BOWLAND AONB Management Plan 2019-2024

AONB : KEY STATEMENT EN2: LANDSCAPE

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB STATES:

10.20 within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

- Development essential for the purposes of agriculture or residential development which meets an identified local need. in assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
- The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*



- The rebuilding or replacement of existing dwellings subject to the following criteria:
 - The residential use of the property should not have been abandoned.
 - There being no adverse impact on the landscape in relation to the new dwelling.
 - The need to extend an existing curtilage.

The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision. This document has been commissioned by the applicants and owners of Little Blacksticks.

1.3 THE DESIGN BRIEF

The new owners of this historical property will continue to use this building as originally intended: as a family dwelling. Set on a large five acre plot the house is surrounded by mature gardens and sits within the Forest of Bowland, which is an Area of Natural Outstanding Beauty.

The design brief from our client for this project is to create a family home suitable for a comfortable living environment for their family for generations to come. The new owners take seriously their role as custodians of this historic property and it is their aim to bring this dwelling back into a home fit for a modern extended family. The amendments affect only the interior of the property and there are no alterations or amendments to the external elevations.

The client's design brief was to create the following;

- A meaningful entrance area to greet visitors with enough space to remove boots and wet clothes.
- A utility room and downstairs bathroom.
- A clear and cohesive route through the ground floor spaces whilst not compromising the usage of the space and celebrating the garden views and wider context views.
- Provide a family sized workable kitchen-living space.
- A designated dining space.
- Re-order the first floor to create a more useable and effective master suite with dressing room and ensuite bathroom
- Re-order the first floor plan to provide two separate bedrooms for children with a modern and serviceable family bathroom.



1.4 EXECUTIVE SUMMARY

Little Blacksticks is a Grade II listed farmhouse believed to have been constructed in the early 17th century. The building shows signs of alteration, extension and amendment, both externally and internally, from the 18th, 19th and 20th centuries. The nature of built growth around the original building is legible and adds a positive impact to the significance to this historic asset and shows visible signs of socio-economic values through the centuries which adds to the interest of this building. We have defined the building into four distinct parts from four distinct time frames and have analysed each area in turn.

The main earlier building is of moderate significance due to the architectural features on both the exterior and interior. The proposals in this area seek to move modern wall structures and appliances to re-order the first floor and as such this will have a neutral impact on the significance of the building. The addition of a ground floor screen wall and door within the lounge area will enhance the listed building by reinstating a wall/screen and encapsulating the modern square stone column inserted to support the floor above. The legibility of the plan form remains intact and therefore these proposals overall will have a neutral impact on the significance of the building.

The later extension to the south end of the building built around the mid to late 18th century but before 1846 is the area most affected, namely the part demolition of a load bearing wall to install a timber staircase up to the upper storey of this part of the building. The wall is of moderate significance as it demonstrates an earlier and most probably original design intention of a two cell storage building on two storeys. However this has been weakened by the removal of the wall to the upper storey. These proposals still allow the legibility of the two cell plan and still provide two very distinct rooms therefore the clear distinct form is still readable and visible and therefore has a neutral to low impact on the overall significance of the building.

As a listed building within the Forest of Bowland AONB, the proposals are sensitive to the existing dwelling, layout and footprint. The design has been considered in terms of the relationship to the historic fabric whilst providing longevity and continued use to this historic building. Overall, it is concluded that the enhancements proposed will result in a greatly improved historic building which will be maintained within the family and new custodians of this historic asset.



*Site from above, showing garden and land owned by applicants
Image source: Google Earth*

2.0 EXISTING

2.1 THE SITE

The site sits low on the side of a natural slope within the Forest of Bowland, an AONB. The site is centrally placed within a panoramic of all the local raised hillsides with Fair Snape Fell and Parlick to the north, Beacon Fell to the east and Longridge Fell to the south west. The site itself has been divided up over the years and is in separate ownership. The dwelling sits centrally on the site area accessed from the main road with a long curved drive, wrapping around the adjacent property, adding a secluded nature to the house and the setting.

The building is surrounded by mature and well maintained gardens. The site is enclosed to the south and east but has large open views from the house to the north towards Parlick. The land that accompanies the dwelling stretches to the west and is bound by a brook which eventually discharges into the River Loud.

Still existing within the curtilage of the listed building is a two storey barn that has been previously converted into a holiday let with a large garage below, (see planning history). An old stable block and store adjoins the holiday let.

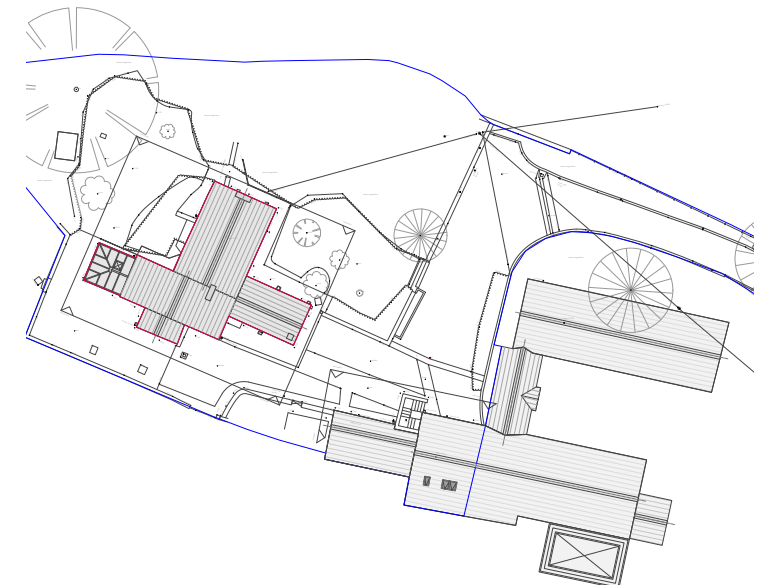
2.2 THE HOUSE

The existing house is of stone construction in a rough coursed random stone with roughly rounded quoins and a diminishing slate roof. Stone projecting dentils support gutters to the front elevation and gables are punctuated with chimneys. The house has four very distinct elements to its form; the original farmhouse block runs north/south and forms the main part of the house on two storeys and displays original hood moulded and mullioned stone window fenestration. Any sign of an original main entrance door has been masked externally by a modern single storey extension to the east of the main house which contains the kitchen and forms the 'new' main entrance door to the south. There is a further extension to the south over two storeys with a large dual pitched roof and separate entrance porch to the south. The modern single storey glazed conservatory to the west forms the fourth element of the external massing. Although the later additions are distinct forms, they are all constructed in natural stonework with slate roofs.

Internally, the two bay plan form of the original farmhouse can still be read and is still distinct. Many of the original architectural features have been retained such as a stone lintel with the date 1716 inscribed, which now forms the doorway between the kitchen and small corridor to the lounge. The timber stairs from the lounge up to the first floor also appear historic and the timber roof truss is visible within the first floor bedrooms. Fireplaces to the main lounge and the dining room also remain. The large extension to the south with a cat slide roof to the rear could have originally started life as a store but been converted into accommodation in the past. This too is divided into a two cell plan on both floors however the first floor wall has been removed. More modern extensions form the kitchen and side porch entrance and rear conservatory.

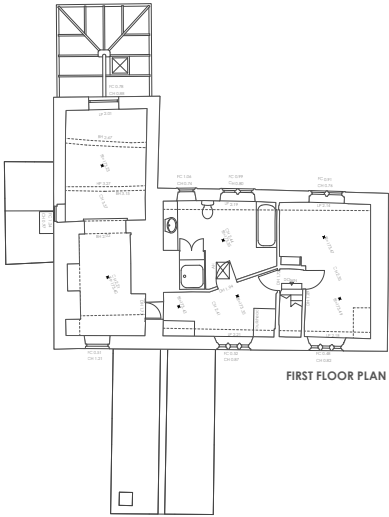
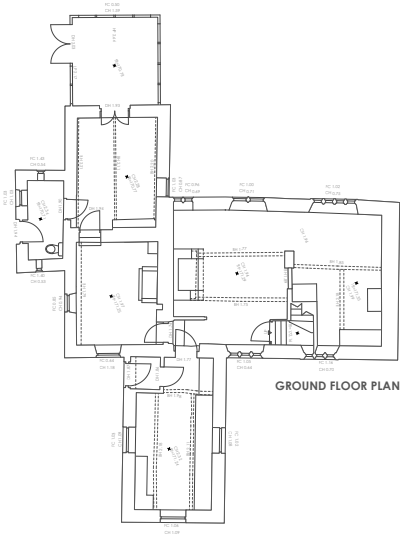
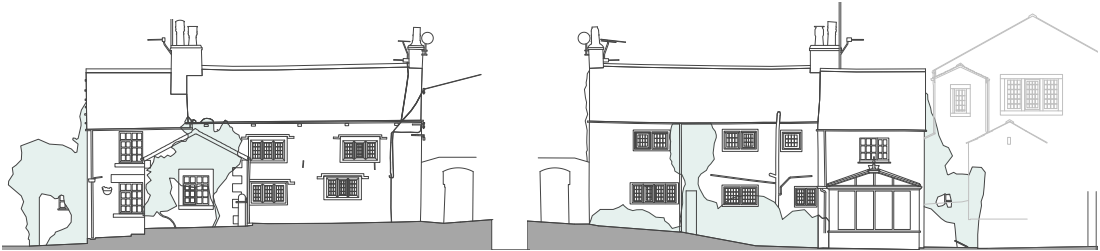
The gardens surrounding the building are very well maintained with some very mature specimens. There is a hard standing area to the east of the house for cars and forms an irregular but contained and secluded yard with the stable block and barn/holiday let.

The land that accompanies the dwelling stretches to the west and is bound by a brook that discharges into the River Loud.



Site plan

2.3 EXISTING DRAWINGS



3.0 PROPOSED

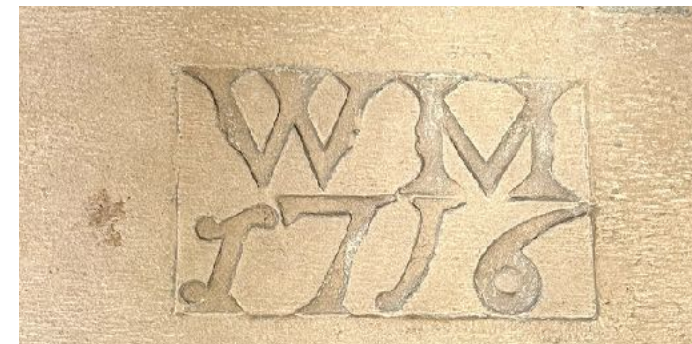
3.1 THE PROPOSED SCHEME

The proposals seek to ratify the somewhat uneasy connection of all the later extensions that have been added to the building in the past. The 'jumble' of additions has created a lack of flow around the home internally. Externally they are a little more resolved. It is part of the design brief to solve these 'tran-smashes' without destroying the 'additive' feel of the interior. The alterations that form this proposal are all within the extended more 'modern' areas of the building and not within the original 17th century farmhouse.

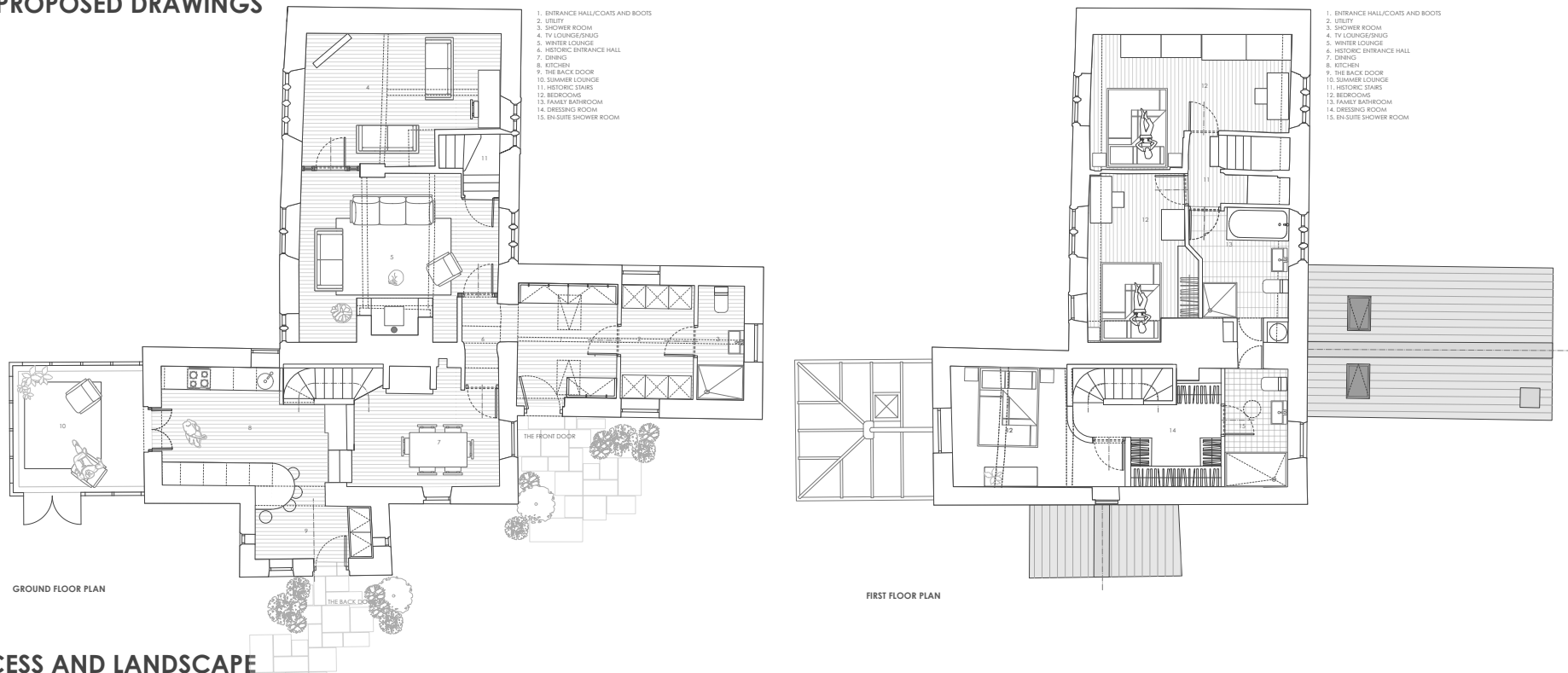
Our proposal firstly re-sites the kitchen to what is currently used as a study towards the back of the house. The new location enables the existing side/rear entrance to be utilised as part of the kitchen and offers views out into the garden on three sides. The old kitchen, towards the front of the house, is then turned into a bigger and distinct entrance/boot room with utility room and small shower room and WC. This intervention goes some way to re-instate the former entrance doorway with the stone dated lintel to become the entrance to the house again and gives it space and presence again to be celebrated. This rearrangement offers a more cohesive and connected family living arrangement on the ground floor.

One of the main and most significant interventions is to remove part of the wall within the two storey 18th century extension. Part of the wall will be removed to allow a small timber stair to wind up to the master suite above. Presently the main bedroom in the existing plan is very long and thin and a large portion of the first floor is taken over with circulation space. These proposals seek approval to replace the existing large bathroom with a bedroom and provide an adequate but compact family bathroom to serve the family within the existing 'circulation space' thus blocking off the two distinct parts of the building. A connection is still maintained with a 'secret' doorway within the existing opening in the thick original external gable wall of the farmhouse so family members can sneak through if needed.

No alterations are proposed to the exterior of the building.



3.2 THE PROPOSED DRAWINGS



3.3 ACCESS AND LANDSCAPE

The access to the site is not affected by these proposals and neither are the two external doors into the property. Vehicular access and pedestrian access to the site and the house remains unaltered.

3.4 USE, LAYOUT AND SCALE

The use of the building remains unaltered and will stay as a single family dwelling. The addition of a third formal bedroom only adds to the future continuity of the building. The proposals do not seek to erect or extend any part of the property. The scale of the original two bay house remains legible both externally and internally. The proportions of the rooms throughout the dwelling remain largely unchanged and unaffected by the proposals, but the uses are re-configured.

3.5 MATERIALS

All amendments are to the interior of the dwelling and to the presumed Victorian parts of the building. Materials will be of high quality and suitably in keeping for a dwelling of the size and nature.

4.0 HERITAGE ASSESSMENT AND ANALYSIS OF THE LISTED BUILDING

4.1 LISTED BUILDING CITATION

Grade II listed
List Entry No. : 1072288
Date first listed : 13 Feb 1967
County : Lancashire
District : Ribble Valley
Parish : Chipping
National grid Reference : SD59108 42435
House, late C17th. Sandstone rubble with slate roof. The earlier part is of 2 units with end stacks. It has 2 storeys and mullioned windows. The east wall has 2 3-light windows with hoods on each floor, all rebated and chamfered except for the right-hand ground-floor window which is chamfered. Running eastwards from the southern (left-hand) end of this wall is a single-storey extension, probably of C19th date, having plain stone window surrounds. The rear (west) wall of the main house has chamfered mullioned windows. On the ground floor is one of 4 lights to the left and one with a single central mullion remaining to the right. The 1st floor windows are modern copies in keeping.



Excerpt from the 1579 Map of Lancashire
Identifying Chipping and the church
Image source:MapsOnline



Excerpt from the 1588 Map of Lancashire
Identifying Chipping and the church
Image source:MapsOnline



1588 Map of Lancashire
Image source:MapsOnline

4.02 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

Little Blacksticks sits just south west of the village of Chipping in the Ribble Valley on the edge of the Trough of Bowland and is honoured with the village's postmark. Chipping is an historical market town and, at the time of Little Blackstick's construction, Chipping was home to several prospering agricultural and textile medium sized industries such as cheesemaking, leather and wood working and spinning and handloom weaving. Historically Chipping was in the hands of the DeLacy family from the 12th century and Chipping Church is claimed to have been built prior to the nearby Clitheroe Castle. A market in the village developed near a bridge that crosses Chipping Brook at the entrance to the Royal Forest of Bowland and was the main point of exchange and outlet for the Bowland cattle farms, with two markets a year; first Tuesday after Easter and St. Bartholomew's Day, August 24th, which is still held today in the form of the Chipping Agricultural Show. The village is famed for being home to John Brabin, who was a London Cloth Merchant and Dyer who brought prosperity to the area in the 17th century. He had a shop in the village and founded a school and charity in his will in 1683. By the middle of the 19th century Chipping was prospering from the industrial revolution; there were seven water powered mills on Chipping Brook on both sides of the village producing milled corn, cotton and furniture.

Little Blacksticks was built around the same time as the majority of the houses within the village settlement especially on Windy Street and Talbot Road including the Brabin's Almshouses and the school. Interestingly Black Hall farmhouse was built almost half a century later in 1755. We can locate all of these buildings on Yates's map of 1786. Blacksticks is indicated as the main farm and outbuildings on the east side of the lane and Little Blacksticks on the west side. It is understood that Black Sticks Farm was home to the Seed family, a very common name within the area and quite possibly the originators of the reputed cheese of the same name, Blackstick's Blue. By the 1818 map more buildings have appeared on the west side of the lane toward the boundary of the site.

The 1846 map clearly shows a main larger building to the front of the site towards the Lane and a smaller building to the rear of the site. This building has an L-formation which indicates the main building we can see today and the larger extended area to the south west.

By the 1913 map we can see some significant change to the site. It appears that the building towards the lane, at the 'front' of the site has been radically altered, extended and/or re-built and an additional long barn-like building has been erected alongside together with the stable building to the rear of the building. The building at the back of the site, today referred to as 'Little Blacksticks', has been altered and extended to the front with a long thin form.

Today the site is divided up into separate ownership, with the building to the front of the site is now partly owned by the applicant and others.



Yates's map of 1786



Map of 1818

DESIGN STATEMENT AND HERITAGE REPORT

LITTLE BLACKSTICKS, CHIPPING

4.03 THE EXTERIOR

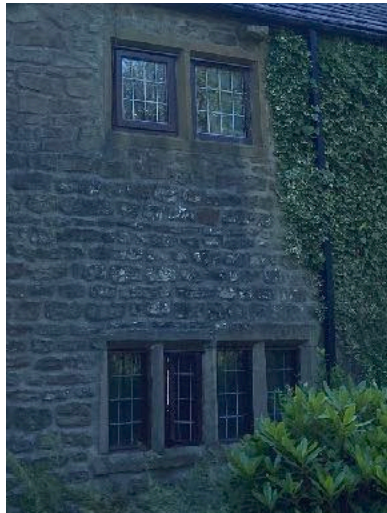
The main part of the house, towards the north, is thought to be the oldest. The stonework is a random rubble rounded sandstone in a rough coursing. The roof has a diminishing slate roof in uniform widths with stone hog back ridge tiles. There are stone dentils to the eaves position indicating a much older roof of possibly stone slates which would be typical of a building this age. The windows on the 'front' elevation have surrounds and chamfered mullions and hood moulds with small glazed lights. The quoins are roughly hewn and larger towards the lower storey and appear much straighter and uniform on the upper storey. This could indicate a raising of the structure at some stage in its history. house is constructed in random rubble stonework with a slate roof. The rear of the main building has a mixture of fenestration; ground floor historical but simple stone window surrounds with four glazed lights and later, more modern, simple chamfered stone surrounds with mullions and squarer more modern proportion. There are no hood moulds on this elevation.

The historical main entrance has been covered by the new extension in the late 19th century providing the kitchen and entrance.

There is an extended lower part to the building towards the south. This building has larger scale stones, smaller windows and no stone window dressings and extends down at the rear with a cat slide roof.

The barn and stables within the curtilage of the listed building have a more regulated sized stone and squared and tooled quoins. This building is used as a holiday let on the upper storey and a large garage on the ground floor.

These proposals do not affect or alter any part of the exterior.



1846 Map

Image source: National Library of Scotland



1913 Map

Image source: National Library of Scotland

north west design collective

4.04 THE INTERIOR

The interior plan form clearly shows the history and development of the house in line with evidence we can gain from the map evidence;

- Late 17th century
- Unknown probably around mid to late 18th century before 1846
- Unknown probably Victorian in-between 1846 and 1913
- 2004

Generally the house has undergone internal alterations to both floors in all areas in the past, mainly the removal of internal walls and modernisation to incorporate modern appliances. The staircase from the lounge still exists although is in need of some repair and fireplaces to the main rooms also remain. The kitchen has been re-located at some point and a sunroom/conservatory has been added.

The first floor has undergone some alteration in an attempt to make family living comfortable but these areas are in need of modernisation and do not make use of the space effectively.

MAIN BUILDING : LATE 17TH CENTURY

The existing and earliest design intentions are legible on the ground floor. The main two cell, 2 storey accommodation with entrance, stone lintel over inscribed with the date of 1716, and timber staircase up to the first floor all remain in tact. The large stone fireplace with stone corbels, within the main lounge area, remains intact and in use and the exposed timber beams of the floor construction above appear original.

and all windows remain. The upper storey has been divided off in the past to create accommodation upstairs and timber walls inserted at the truss position and longitudinally to create a passageway into the extended area built pre 1846.

EXTENSION : PRE 1846

On the ground floor this accommodation is split into two cells on both ground and first floors. There is a difference in level between the cells which could indicate a conversion from some sort of storage or barn facility. An existing load bearing wall, separating the two areas, remains on the ground floor but has been removed on the the first floor to create a long single room. There is a fireplace and large chimney breast within the dining room with some Victorian joinery cupboards to one side. Exposed floor joists are modern.

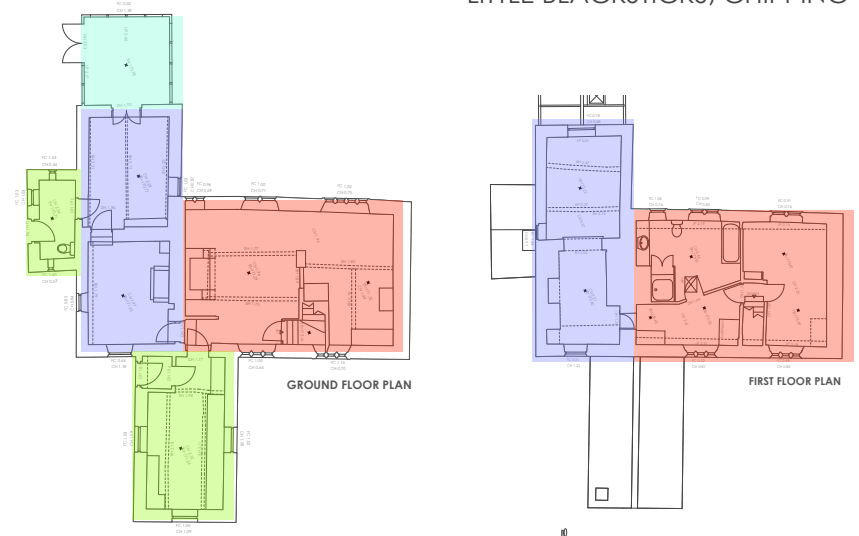
EXTENSION : VICTORIAN

The long single storey extension to the front elevation containing the kitchen and the porch area to the side of the building are visible on the 1913 map indicating a construction somewhere between 1846 and 1913.

Kitchen exposed floor joists are modern.

SUN ROOM/CONSERVATORY

Modern double glazed conservatory with small narrow opening from the main house via double doors.



Lounge

DESIGN STATEMENT AND HERITAGE REPORT
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Dining Room



Lounge



Master bedroom/dressing room



Master bedroom/dressing room

Bathroom



Master bedroom side window



Master bedroom/dressing room



Kitchen



Study

4.05 THE GARDEN AND SETTING

The gardens form a buffer around the whole of the building and the house seems to nestle down into the landscape due to the natural fall of the ground.

The setting and gardens do not form part of this proposal as all alterations are curtailed to the interior.

4.06 ASSESSMENT OF IMPACT OF THE PROPOSED ON THE HISTORIC BUILDING

We consider the building is significant due to the following;

- Stone main building presumed to be either domestic or agricultural building constructed late 17th century.
- Setting of the building within gardens with wide views across the landscape.
- The building has some distinctive external features; stone mullioned windows, inscribed dressed stone lintel with date 1716(now internal).
- The building has some distinctive internal features; timber encased stair, large chimney breast and fireplace to lounge with original floor beams and exposed roof truss within the first floor.
- Late 18th century extension to an earlier building with two internal levels and stone chimney breast.

INTERNAL ALTERATIONS

Main Building : 17th century

- Ground floor Lounge : It is proposed to divide the two lounge areas with a timber partition and door to the underside of the existing staircase to form two separate more usable rooms. Presently there is a modern section of stonework remaining to the underside and this will be left insitu. The timber stair is of moderate historical significance but this will not be affected by the proposals. The division of the spaces will restore the original two cell form of the original design intention. It is considered that this change will have a positive impact on the historical significance of the building.
- First floor Bathroom and bedroom division : These proposals put forward the notion of replacing the corridor with a bathroom and replacing the bathroom area with a bedroom. The timber partitions which exist in the first floor presently are modern and will be replaced as part of the works. Obviously the bathroom fittings are modern. It is considered that these proposals will have a neutral effect on the significance of this building.

Extension : Pre-1846

- Load bearing separating wall : It is intended to demolish a small section of this separating wall to allow a new small timber stair to wind up into the master bedroom above. Although this wall has moderate significance, as it is largely intact and defines the original two cell building. It is the intention of these proposals for this wall to remain legible in both the newly formed kitchen and the dining room by retaining as much of the structure as possible so the original plan form remains readable. The two areas will still maintain separation from each other and will still maintain different uses therefore we feel this intervention will have low impact on the historical asset.
- Kitchen : The proposal is to relocate the kitchen within the existing study area and to knock down the wall in-between the this area and the side porch. The external wall section to be demolished, now internal does hold moderate significance being part of the pre1846 extension. We feel that the legibility of the large gable to the exterior still allows the original building to be defined.
- First floor master bedroom : It is in this area where the most intervention occurs. The first floor has already had the separating wall removed and it is our intention to restore this to form the main master bedroom. The proposal then seeks to install an additional small shower room and dressing room to the east end of this area with the new access stair terminating in the dressing room area. Although this has the most intervention all of the proposals can be legible as a modern addition and can be removed without damage to the historic fabric. Therefore we surmise these interventions to have a low impact on the significance of the historic asset.



4.07 PLANNING POLICY CONTEXT AND METHODOLOGY AND RELEVANT PLANNING HISTORY

The works will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regards to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The national planning policies regarding the conservation of the historic environment are contained within the National Planning Policy Framework (2018) and the relevant policies consist of the following;

189. 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.

192. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. 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.

METHODOLOGY

Conservation Principles : Policy and Guidance for the sustainable management of the historic environment (English Heritage 2008)

The English Heritage document Conservation Principles : Policies and Guidance for the Sustainable Management of Historic Environment is intended to guide conservation thinking and practice in England. It defines conservation as managing change in a way that will sustain the significance of the place.

If the significance of a place is to be retained and its historic value to be managed sympathetically then further change will be needed. Development doesn't mean to devalue the significance of the place its fabric or associated values.

The principles states that new work or alteration to a significant place should be acceptable if;

- There is sufficient information to understand the impacts of the proposal of the significance of the place
- The proposal would not materially harm the value of the place
- The proposal would be of good design and execution
- The long term consequences of the proposals can be demonstrated to be benign

The principles state that there is not one answer to achieve the quality of work and no simple rule to achieve this. The most important factor is to respect the values established through an assessment of the significance of the building and its setting.

SOURCES

Examination of historic maps.

Data on scheduled monuments and listed buildings held by Historic England.

SIGNIFICANCE CRITERIA

A heritage asset is defined in the NPPF as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning

decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."

PLANNING APPLICATION HISTORY

3/2009/0329 - extension from kitchen to form garden room 2009 - refused

3/2004/0928 - rear conservatory extension 2004 - approved

87/433 - change of use of vacant loft (barn) to holiday flat - planning permission 1988 - approved

82/274 - alterations to existing driveway - planning permission 1982 - approved

5.0 CONCLUSION

OVERALL ASSESSMENT OF IMPACT

Little Blacksticks is an interesting Grade II listed building with links to some interesting history of the local area. Its geographical position and linguistic link to the adjacent Blacksticks Farm suggests this building may have started life as an agricultural building or dwelling linked to the bigger site across the Lane of the same name.

The proposals revolve around internal realignments within the extended later building adjacent to the main building of earlier construction and are made in order to enhance this dwelling. The internal alterations revolve around upgrading of the facilities to create accommodation fit for modern living. The proposals largely do not involve irreversible interventions and so we consider that these are deemed to have a beneficial impact on the historic dwelling and the demolition of a small part of the load bearing masonry within a later extended part of the building certainly outweighs any negative impact this may have on the listed building.

CONCLUSION

The NPPF requires an assessment to understand the nature of significance of heritage assets and how they will be affected by the development. Assessment of this type is necessary to understand the potential impact on the building and to implement mitigation strategies.

This report sets out the importance and significance of Little Blacksticks and its setting in terms of the impact these proposals will have on the historic building and its setting. We identify that the proposed development will have a low impact on the heritage asset but the overall refurbishment outweighs this impact but will help to preserve and sustain the building in the long term. This proposal therefore positively achieves the objectives set out by the NPPF relating to the conservation of the historic environment.



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