

**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 Listed Building Consent and Full Planning Application for a conversion of outbuildings within the curtilage of a listed building from store and holiday let to annex building of the Grade II Listed Farmhouse at Little Blacksticks Farm, 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 Consent and Full Planning Application for the conversion of outbuildings within the curtilage of a listed building, to enlarge existing holiday let, to create an annex that is ancillary to the main farmhouse.

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.

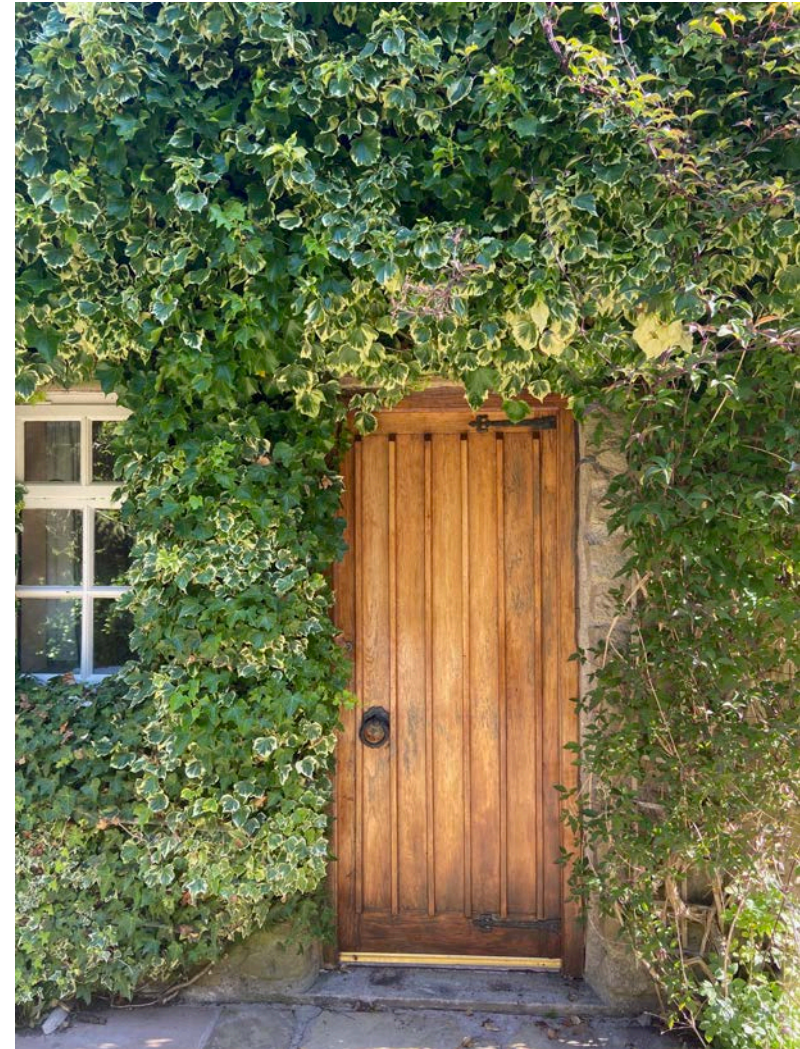
1.3 THE DESIGN BRIEF

The new owners of this historical property and site will continue to use the listed farmhouse as originally intended: as a family dwelling. The associated outbuildings are currently in use as stores and an un-used holiday let. It is their intention to convert the existing outbuildings to enlarge and renovate the existing holiday let to provide an annex, that serves the multi-generational family and is ancillary to the main farmhouse. This will allow the continued use of the plot as a multigenerational family home. Set on a large five acre plot the farmhouse and annex are surrounded by mature gardens and sit 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 multigenerational family home on the site, with the use of the annex which is serviced by and ancillary to the main house. This is to create a suitable and comfortable living environment for their family. The new owners take seriously their role as custodians of this historic property and its setting. It is their aim to make the whole site into a home fit for their multigenerational family and continue using the site as a dwelling. The amendments affect mainly the interior of the outbuilding, with minor alterations to the existing external elevations.

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

- An entrance with enough space for boots.
- A utility room and WC.
- Provide an open-plan kitchenette and living space.
- Re-order the first floor to create a distinct bedroom with ensuite and provide ample storage.
- Create a cohesive route through the spaces whilst celebrating and orientating views across the wider context.



1.4 EXECUTIVE SUMMARY

Little Blacksticks Farm 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.

The outbuildings surrounding the listed farmhouse are detached from the historic asset and form part of the boundary to the neighbouring plot. There is an existing barn which was converted to a single room holiday let over an external store/workshop. The barn is finished in coursed stone with stone quoins and window surrounds. Beside the old barn at a lower height is a covered external stone access stair that serves the holiday let. Besides these are two smaller out buildings that are noted as an old wash house and stables. The condition of these spaces mean they are currently unused.

The proposals seek to link these outbuildings to form an annex that will provide living accommodation for the multigenerational family that now occupies the site. The annex will be ancillary to the main farmhouse, it is in close proximity and within the curtilage of the listed building, it shares access and the site could not be divided. As such the use of the outbuildings will always form a role that is purely ancillary to the enjoyment of the main farmhouse. As the outbuildings require renovation, conversion to much needed use as an annex will ensure the longevity of not only these outbuildings, but the listed historic asset.

The proposals set out in this document and application still allow the legibility of the organic farm yard arrangement within the curtilage of the listed building. The outbuildings fenestration has been previously altered and the stables and wash house remain largely unchanged which means the distinct forms are still readable and visible. Therefore the impact on the overall significance of the setting of the listed building will be low.

As buildings within the curtilage of a listed building within the Forest of Bowland AONB, the proposals are sensitive to the listed dwelling, the surroundings and scale. The design has been considered in terms of the relationship to the historic building and uses, whilst providing longevity and continued use to the site. Overall, it is concluded that the enhancements proposed will result in a greatly improved living facility 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 hill-scapes 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 store 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.

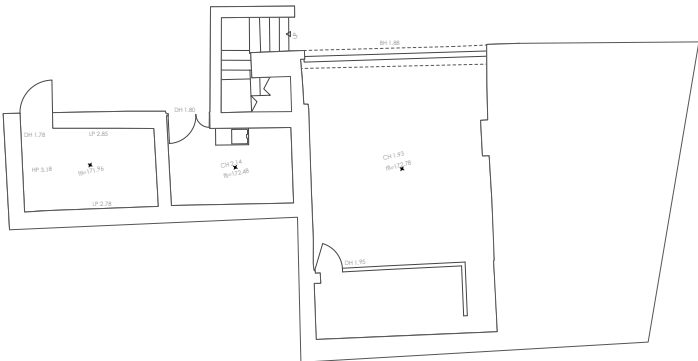
The land that accompanies the dwelling stretches to the West and is bound by a brook that discharges into the River Loud.

2.3 THE OUTBUILDINGS

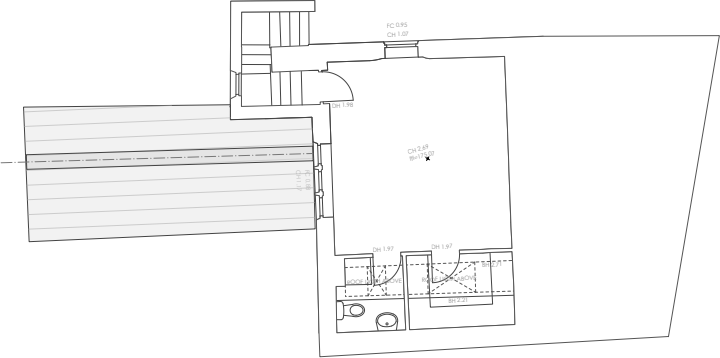
Within the curtilage of Little Blacksticks Farm is a two storey barn, it sits on the South-east boundary and is connected to the neighbouring property on Blacksticks Lane. The upper floor of this barn has been converted into a one room apartment with separate cooking and washing facilities. The ground floor has remained as a storage space, there is an internal dividing block work wall and a large opening facing the drive, finished with a sandstone head. It would appear the original intention was for the space to be used as a garage, however the restrictive head height means it is not suitable for cars to access. The barn is constructed from coursed random natural stone with shaped stone quoins, window surrounds and a natural grey slate roof.

There is an external access stair to the holiday let at first floor that is a later addition, with a lower roof and random natural stone walls finished with a stone coping. The steps are similarly constructed from stone and will be retained.

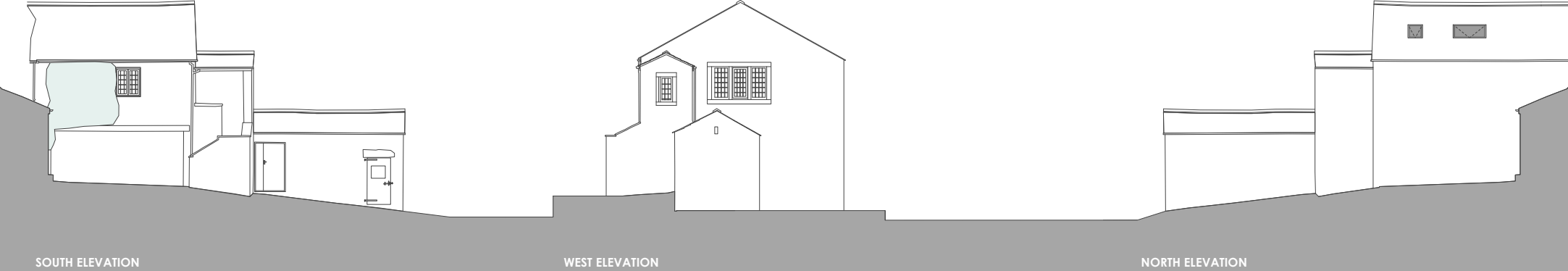
2.3 EXISTING DRAWINGS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

3.0 PROPOSED

3.1 THE PROPOSED SCHEME

The proposals seek to internally connect and rationalise the collection of outbuildings to south east corner of the site. The natural tumble of the existing buildings has formed organically as the farm and use changed over the years. This means that while externally the buildings have a natural formation, internally their original connecting doors between the stables and wash house have been blocked up.

The alterations that form this proposal are all on the outbuildings within the curtilage of and not on, the original 17th century farmhouse.

Our proposal firstly re-sites the living and cooking space to the ground floor of the old barn which enables it to take advantage of the existing large structural opening to introduce large format glazing that can allow light to percolate deep into the floor plan. The bedroom is then placed at first floor with an ensuite, access is via a new internal staircase. There is a consideration for storage by creating a pantry under the stairs and introducing better access to the attic, two new roof lights are proposed on the rear elevation with the existing roof lights.

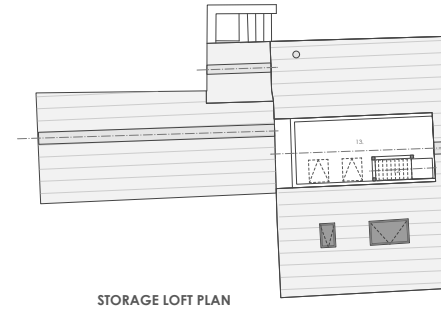
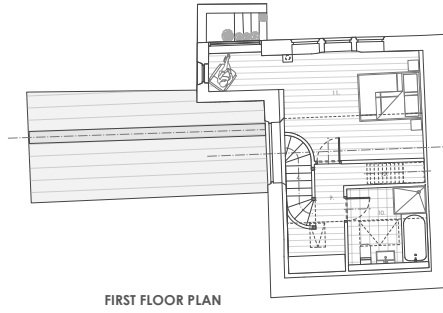
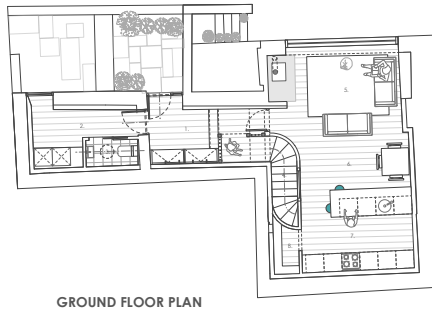
The entrance to the annex is re-orientated to the West which makes use of the smaller spaces for an entrance, boot store, WC and utility. Moving the entrance here allows original fenestration of doors to the washhouse and stables to be maintained. The existing timber stable door will be repaired and will remain inset in its original position. A new glazed fixed window will be inserted behind the stable door. There is also an existing connection between these two spaces (see photograph) and this will be re-instated to connect the spaces internally.

One of the main and most significant interventions externally will be to partially infill the large structural opening with a window and stone wall to match existing. Additionally, the proposals seek approval to encapsulate part of the stairs into the bedroom, to create a space to sit and enjoy the uninterrupted views. Elevationally, there is little change, but the external stone steps will no longer provide access to the first floor.

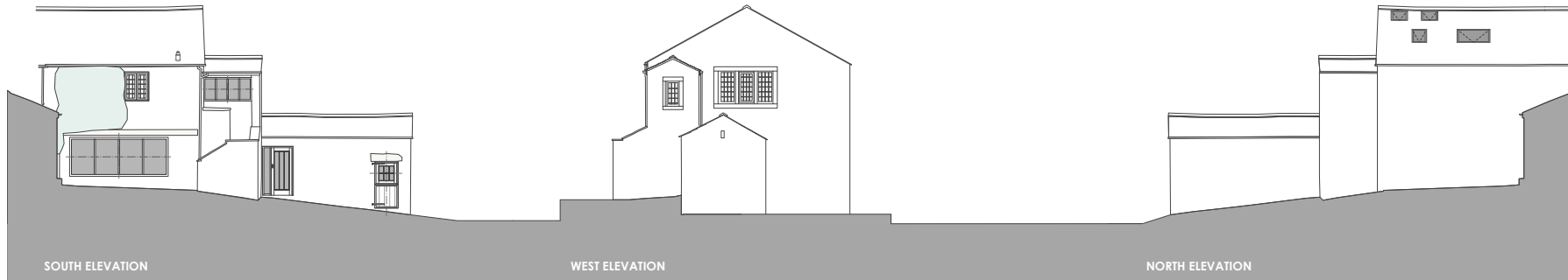
The new layout enables the accommodation to be used by the older family members who live with the family by providing usable accommodation on the ground floor as well as providing a more cohesive and useable living arrangement with separate sleeping upstairs whilst offering views out over to the main house so the elderly members of the family feel connected but have a relative amount of privacy and independence.



3.2 THE PROPOSED DRAWINGS



1. ENTRANCE HALL/COATS AND BOOTS
2. UTILITY
3. WC
4. STAIRS
5. LIVING SPACE
6. DINING
7. KITCHENETTE
8. PANTRY
9. LANDING
10. ENSUITE
11. BEDROOM
12. LOFT ACCESS LADDER
13. LOFT



3.3 ACCESS AND LANDSCAPE

The access to the site is not affected by these proposals. Vehicular access and pedestrian access to the site and the house remains unaltered. Access to the annex is altered, the existing external stairs are removed to allow a ground floor entrance and internal stair that will not be as difficult to access in certain weather conditions.

3.4 USE, LAYOUT AND SCALE

The use of the building and site remains unaltered and will stay as a single family dwelling, whilst allowing the new multigenerational family to enjoy it. The addition of this annex only adds to the future continuity of the building.

The proposals do not seek to erect or extend and part of the property. The scale of the original barn and outbuildings remains legible both externally and internally. The proportions of the rooms throughout remain largely unaffected, but the uses are re-configured and the spaces connected.

3.5 MATERIALS

Internally, materials will be of high quality and suitably in keeping for a dwelling of the size and nature. Externally the materials used will be to match the existing barn and outbuildings. The new windows and doors will be timber and have double glazed units. Infill wall will be in rough coursed natural stone to match the existing barn.

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.

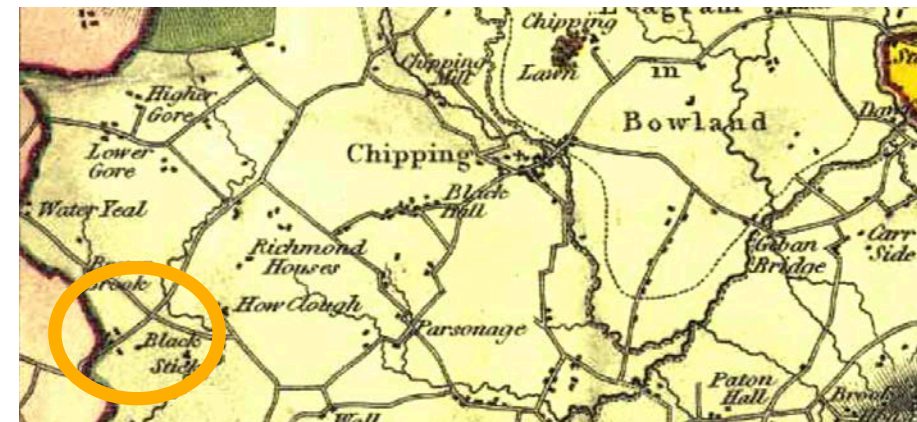
The 1846 map clearly shows a main larger building to the front of the site towards the Lane and a smaller building to the rear of the site. This building has an L-formation which indicates the main building we can see today and the larger extended area to the South west.

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 FARM, 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 of the listed building.

The proposals do however have an impact on the setting of the listed building. The exterior of the old barn which will be altered by changing the large modern door opening to a glazed window with stone surrounds and infill wall.



1846 Map

Image source: National Library of Scotland



1913 Map

Image source: National Library of Scotland

north west design collective

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.

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.

OUTBUILDING ALTERATIONS

Barn, wash house and stables.

- The proposals to change the existing large opening to the front of the old barn will have an impact on the setting of the listed building. Presently the modern large white painted door opening is not original to the barn building and is neglected and in poor condition and has a negative impact on the setting of the listed building. The replacement with a window with stone surrounds to match the existing stone will still be obviously a modern intervention but the change in materials will greatly enhance the setting.



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 predominantly internal conversion and connection of the outbuildings in order to enhance the setting of this dwelling. The internal alterations revolve around converting the facilities to create accommodation fit for modern living. The proposals involve updating the external and thermal qualities of the doors and enhancements to the South elevation that will have a positive impact 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 positive impact on the setting of the heritage asset but the overall conversion outweighs any impact by helping 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.





NORTH WEST DESIGN COLLECTIVE
ARCHITECTURE • DESIGN • COMMUNITY
No. 3 SYKE STREET, PRESTON, PR1 3XA

