

Heritage statement to support planning application

For replacement beer garden shelter at the Swan with Two Necks, Pendleton

1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for the replacement of a beer garden shelter to the rear of the Swan with Two Necks, a public house in Pendleton, near Clitheroe. It was commissioned by the applicants and proprietors Mr & Mrs Dilworth, and a site visit was made by the writer on 10 February 2023.
- 1.2 A temporary, marquee-style shelter has been present in the beer garden since 2020, and the present application is for its replacement by a semi-permanent timber one.
- 1.3 The site lies within the Pendleton Conservation Area, a designated heritage asset within the terms of the NPPF. The Swan with Two Necks is identified by the local planning authority as a Building of Townscape Merit.
- 1.4 In summary, this statement finds that no harm to heritage significance would result from the development, and the character and appearance of the conservation area would be preserved.

2 Location

- 2.1 Pendleton lies 2km south-east of Clitheroe and is a small village with rural setting, arranged in linear fashion to either side of the Pendleton Brook, a key topographical feature. The Swan with Two Necks stands on the north-east side of the village, facing directly onto the main street, at NGR: SD 75566 39619. The pub's car park and village hall beyond lie to the north-west, and at the south-east side it adjoins two private dwellings.
- 2.2 The shelter is proposed for the back garden of the pub, where the present marquee stands on an area of concrete flags.

3 Proposals

- 3.1 The proposed shelter would be timber-framed with a membrane roof, and clad in timber boarding with windows to the long sides, and glazed patio doors to the

south-east gable (see drawings). In area it would be approximately 40m², very similar to the existing one.

4 The Pendleton Conservation Area

- 4.1 The Pendleton Conservation Area was designated in 1969 and is the subject of an appraisal, written in 2005¹ and adopted by the local planning authority. The Townscape Appraisal Map which accompanies the appraisal is also a relevant document.
- 4.2 The appraisal provides a list of factors which contribute to the special interest justifying designation, and in particular notes the architectural and historic interest of many buildings (12 of which were then listed), the setting provided by the brook and associated features (including a clapper bridge over it), and an "interesting historic townscape of the western part of the village on either side of Pendleton Brook". The appraisal also notes that the only amenities in Pendleton at present are the Swan with Two Necks, and the village hall (a twentieth century building without architectural merit).

5 The Swan with Two Necks



Photo 1: Street frontage

¹ The Conservation Studio, 2005 *Pendleton Conservation Area Appraisal*



Photo 2: Street frontage, with adjoining houses

- 5.1 The public house dates from the late eighteenth century and the original part of its front is random rubble, reported to have been stucco rendered originally. It has a symmetrical arrangement, with a central doorway under a simple flagstone canopy, and large window openings with monolithic surrounds, originally for vertical sashes. The roof is now covered with blue slate, and there are partly rendered later extensions at the north-west end, clearly distinct from the original part of the premises. (Historic maps show that there was another adjoining frontage building beyond here in the early twentieth century, now demolished.) At the rear of the pub are a two-storey wing, and a single-storey, detached, brick-built toilet block. Ground level rises slightly beyond this to the beer garden, enclosed from the adjacent car park by a traditional stone wall on the north-west side.
- 5.2 The public house contributes to the character of the conservation area positively, primarily through its south-west front, which is essentially eighteenth century and of traditional construction, and, with the two adjoining properties, forms part of an attractive group to form a short terrace of slightly different dates and architectural details. The front elevation is of sufficient architectural and historic quality for it to be a Building of Townscape Merit within the conservation area. The rear is considerably more mundane however, and while some aspects of it do contribute positively (eg the exposed stonework with monolithic surrounds, and the roughcast rear wing), in general it contributes much less to the character and

appearance of the conservation area, and the brick toilet block in particular makes a neutral contribution at best. The back garden to the pub, used as a beer garden, is significant only for the boundary wall between it and the car park; otherwise it has much in common with a domestic back garden.



Photo 3: Rear of the pub, with steel frame of existing temporary shelter

6 Assessment of impact

- 6.1 The replacement shelter would make no change to the significance of the conservation area, nor of those individual buildings within it which contribute to its significance. Its setting to the rear of the premises means that it would not appear in any of the important views identified in the Townscape Appraisal Map, in fact it would simply appear as a timber building very much in keeping with those found in domestic back gardens, with a roof line well below those of the two-storey buildings nearby.
- 6.2 As such it is considered that no harm to the significance of heritage assets would arise, and the development would preserve the character and appearance of the conservation area.



Photo 4: View from the car park



Photo 5: View across the main street: the roof of the existing temporary shelter is barely visible

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