

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Consulting the local Historic Environment Record can inform the content of the statement. Supporting evidence including copies of entries from the HER record, list descriptions, etc should be attached as an appendix to this statement and should not form the crux of the document.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 states that:

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.

National Planning Policy Framework:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

Heritage Statement completed by:

Name:

Contact number or email address:

Agent

Owner

Heritage Statement

Site Name

Laneside House

Address (including postcode)

Bolton by Bowland,
BD23 4SL

Grid Reference (if no address point)

1 A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

(Please tick the relevant boxes below)

Scheduled Ancient Monument	
Listed Building	/
Conservation Area	
Registered Historic Park and Garden	
Building of Local Interest	
Site of known archaeological remains	
Other non-designated Heritage Asset	

(b) Describe the character and appearance of the heritage asset.

Refer to the statutory descriptions if applicable. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if necessary)

Traditional stone built farmhouse in rural setting.
C.1800 with re-used doorway. Rubble, ribbon pointed, with sandstone dressings and tile roof. Double-pile plan with end stacks. 2 storeys, 2 bays. Windows sashed with glazing bars and plain stone surrounds. The central doorway has a moulded surround with shaped lintel, inscribed: 'ANO DO 1679 LR I R I R'. E S

(c) Describe the development site and its relationship with its surroundings.

For example, its position in the street scene, potential for archaeological remains, etc

(Please continue on separate sheet of paper if necessary)

The development site is to the rear far corner of the farmhouse,
located on existing garden patio, facing the surrounding fields.

2. STATEMENT OF SIGNIFICANCE

(a) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

Local Historic Environment Record	
Record Office	
Historic Maps	
Historic England	/
Museum or Library	
Local Heritage Groups	
Conservation Area Appraisal	
Other (please state)	

(Please include any research material as an appendix)

(b) Using the information you have obtained provide a summary of the history of the site/building

Include details of how the site/building was originally laid out, how it has evolved, phases of construction and/or change.

(Please continue on separate sheet if necessary)

Historically the farmhouse was a smaller cottage with an adjoining stone barn. Approx 60 years ago, a section on the adjoining barn was converted to provide additional internal space for the house (Image 1, 1966). Approx 30 years ago, an extension at the rear of the property was added; in two phases, ground level initially, and the upper level was added shortly after (Image 2, 1990)

The remaining adjoining barn was converted for independent residential use approx. 15 years ago. More recently the names of the dwellings have been changed, the original main farmhouse is now known as Laneside House (Grade II listed), and the barn conversion is named Laneside Farm.

Gardens have been gradually extended into the surrounding land over the past 100 years. Use of land is historically (and currently) predominantly for equestrian use.



(Image 1, 1966)



(Image 2, 1990)

(c) What is important about the affected heritage asset(s) (what is the significance)?

You can also find useful guidance at:

<https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

(Please continue on a separate sheet if necessary)

Exact age unknown, but thought to be circa 200 years old.

The building is a traditional, classic representation of a farmhouse in this area, and from this time. The front exterior of the dwelling has remained largely the same for as long as recorded.

Where possible it appears every effort to retain the character has been made over the decades.

3. DESIGN CONCEPT

(a) Pre-application Advice

Have you consulted the relevant Historic Environment Record?

☐ Yes ☒ No

If yes, please attach any correspondence as an appendix to this document.

Have you sought pre-application advice from the Local Planning Authority?

☐ Yes ☒ No

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

Have you sought pre-application advice from Historic England?

☐ Yes ☒ No

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.

(Please continue on a separate sheet if necessary)

The proposal is to create a new rear wing extension, parallel to the existing rear wing. The design aims to mirror that of the existing design, in both form and material, whilst a set back gable sensitively establishes the addition of the extension is of a later date.

All materials used will match that of the existing.

4. ASSESSMENT OF IMPACT & ANY MITIGATION

(a) How will the proposals impact the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the heritage asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

(Please continue on separate sheet of paper if necessary)

The proposal protects all the original and old features of the dwelling. Only a small, poorly designed and inferior constructed area to the back is proposed to be altered.
The alteration aims only to enhance existing character, by mirroring that of the existing, whilst being subordinate in size so as not to overwhelm the proportions of the original farmhouse.

(b) How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if necessary)

No changes to either the front or predominant side elevation are proposed.
No internal changes are proposed in the dwelling other than the removal of small section of external wall to link the existing to the new extension. This wall has a modern render finish and includes 2 relatively modern windows, neither of high quality or merit.