

HERITAGE AND DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION AT

The Oaks, 1 Kirkbeck Mews
Bolton by Bowland



The Oaks, Front Elevation

from concept to creation...



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Introduction

The Oaks, 1 Kirkbeck Mews is a dwelling house located within the Bolton by Bowland Conservation Area.

It is a two storey detached dwelling with detached garage and unconverted attic roof void. The property is expected to have been built during the 1990's.

The dwelling is not listed itself although is located next to the Coach and Horses Public House which is a Grade 2 Listed Building.

The applicant proposes to demolish the existing rear conservatory/extension and replace it with a new single storey extension with a link to existing garage.

The extension will provide a Garden Room, Utility, WC and boots room as well as a link to the existing detached Garage.

Purpose

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been considered in order to assess the potential implications of the proposals on any affected heritage assets.

It 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.

This document has been commissioned by Mrs Breakell, who is the applicant in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

Site Location

The Oaks, 1 Kirkbeck Mews is located in the village of Bolton by Bowland.



Location of The Oaks, in Bolton by Bowland

Bolton by Bowland – Conservation Appraisal

The Bolton by Bowland Conservation Area was designated on 15th July 1974.

The special interest that justifies designation of the Bolton by Bowland Conservation Area

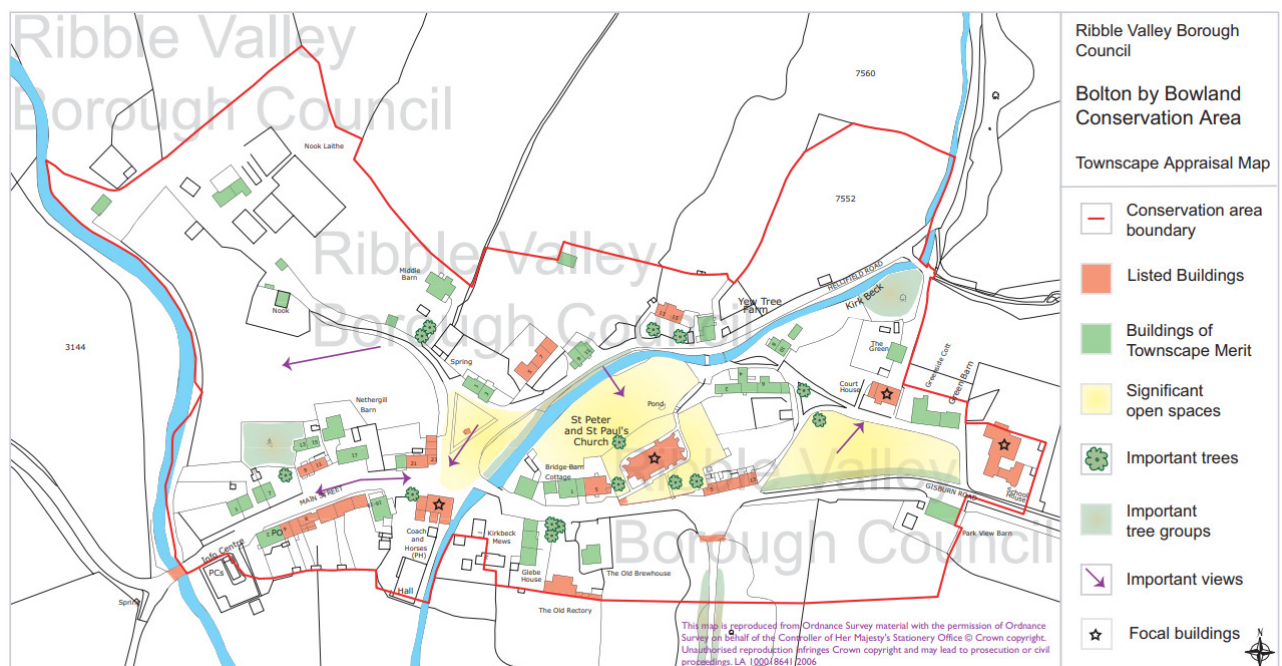
derives from the following features:

- Kirk Beck and its stone bridges;
- The Church of St Peter and St Paul (grade I) elevated above Main Street and Hellifield Road;
- Long association with the Pudsay family;
- Medieval unplanned, nucleated settlement beside Skirden Beck;
- Architectural and historic interest of the conservation area's buildings, including 21 listed buildings;
- Prevalent use of local building stone;

- Rural setting of the village;
- Two village greens, one with ancient cross and stocks;
- War Memorial and garden;
- Trees, both in the surrounding landscape and beside the road;
- Areas of historic floorscape;
- Local details such as the 'YRY IM 1716' datestone at No. 4 Main Street, well head beside Stocks House, finger post beside the bridge and a GR post box;
- Colourful summer gardens and floral displays in pots.

Location and Context

Bolton by Bowland is a small village located on the east bank of Skirden Beck a few kilometres before its confluence with the Ribble. It lies approximately 9 kilometres northeast of Clitheroe and 9 kilometres south-east of Slaidburn in the Forest of Bowland Area of Outstanding Natural Beauty.



General character and plan form

The conservation area boundary encloses the whole of the settlement including the outlying farm buildings of Nook Laithe. The focus of the village is the village green in which stands an ancient stone cross at the junction of four roads; Main Street, entering the village over Skirden Bridge from Sawley and Clitheroe; Gisburn Road, a continuation of Main Street and part of the main thoroughfare, past SS Peter and

Paul's Church, through the village to Gisburn; Hellifield Road, a narrow minor road beside Kirk Beck and, finally, an un-named cul-de-sac lane to Nook Laithe.

Buildings, mostly two storey, are located in a loose-knit fashion individually or in short rows beside the road. Some, such as nos. 2-14 Main Street and nos. 5-13 Gisburn Road sit close to the road but others, such as Church Gates, Gisburn Road or nos. 13-15 Hellifield Road are set back from the road behind a small private front garden, or parking. Generally speaking, buildings lie in a haphazard fashion beside highways of varying width and there is a spacious feeling with gaps between buildings and a high proportion of public and private open space.

Topography, geology, relationship to surroundings

The village sits in open countryside beside Skirden Beck. It is bisected by the much smaller Kirk Beck, a tributary of Skirden Beck. From Skirden Bridge the land rises to the east, gently at first but more steeply after Kirk Beck, with the effect that, viewed from Skirden Bridge, the church tower stands above the cottages in Main Street, a picture postcard view. Hellifield Road, which branches north-east from the Main Street/Gisburn Road thoroughfare, follows a fairly level course beside Kirk Beck so that, again, the church tower looms picturesquely above the cottages beside the road and tiny beck. Of note are the buildings at Jerusalem Hill which are situated on rising land beside the church, isolated from the village's thoroughfares and indicative of the unplanned, organic growth of the village.

Open fields press up against the road in the east ends of both Gisburn Road and Hellifield Road; fields along Gisburn Road are bounded by iron estate fencing beside the gates to the site of Bolton Hall (demolished) and have a more landscaped feel than the small fields and hedgerows beside Hellifield Road.

Origins and historic development

Bowland means 'the land of cattle'. In early medieval times, the Forest of Bowland was essentially a cattle rearing district divided into 'vaccaries' or cattle farms. The name comes from the old Norse or Viking words 'bu' which means cattle and 'bol' which means a byre. The name 'Bolton' is an old Northumbrian word simply meaning a collection of buildings. After the conquest, Bolton was part of the estates of the Percy family. At the end of the 12th century the estate was divided into two portions, probably along the line of the Skirden Beck. In 1229 it is recorded that Hugh de Leleya conveyed land to Richard de Boulton. This forty acre area of land and wood almost certainly corresponds to Bolton Park where the manor house, Bolton Hall, later stood. In 1349 the land was granted to the Pudseys who remained lords of the manor for over 400 years until the end of the line in 1771. In 1354, King Edward III granted a charter to the Abott of Sawley Abbey and John de Pudsey to hold in common a market in Bolton by Bowland for ever on a Wednesday in every week.

The first part of the Church was built before 1190, and the local landowners, the Pudseys, supervised the improvements and extensions to the church in the 13th,

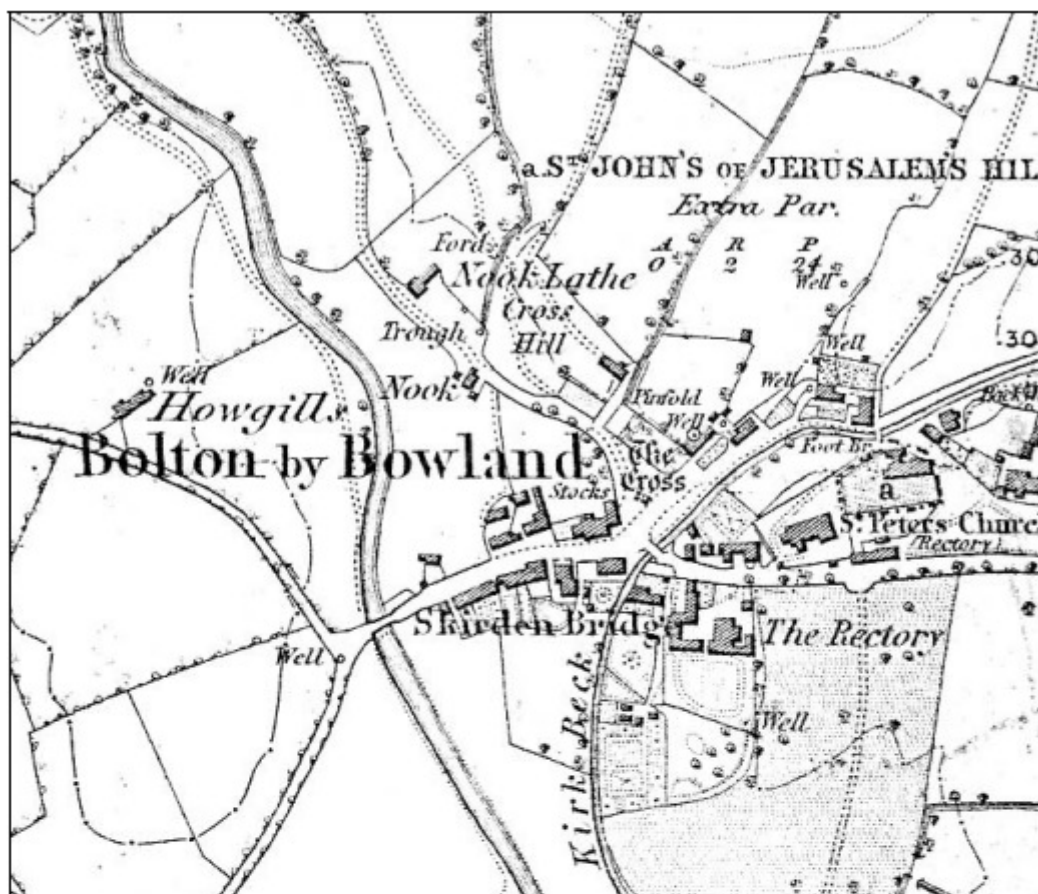
14th, 15th and early 16th centuries. In the church is the tomb of the 15th-century landowner, Sir Ralph Pudsay. Sir Ralph had three wives who between them produced 25 children, all are commemorated within the church. In the year 1464, Sir Ralph took the risk of hiding the Lancastrian King Henry VI, who was fleeing from his Yorkshire enemies after the defeat at the Battle of Hexham. King Henry's Well is located a few yards from where Bolton Hall used to stand. The Pudsays were succeeded at Bolton Hall by the Dawsons who sold the property to John

Bolton of Liverpool who enlarged the house in 1806. The heyday of the hall came after 1866 when the estate was bought by a rich coalmine owner who kept a staff of almost 100 and lived in style. The hall fell into disrepair after the First World War and was demolished in 1959.

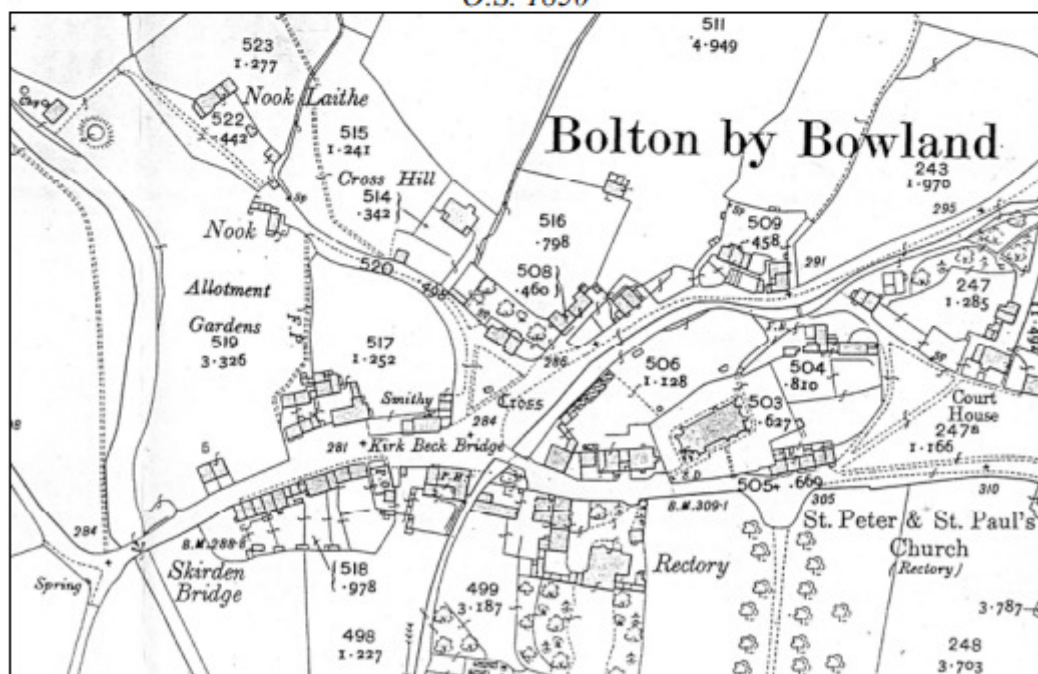
Key views and vistas

As SS Peter and Paul's Church stands on elevated ground, it is often glimpsed in upward views from Main Street and Hellifield Road. Another fine view of the church can be gained along the avenue to Bolton House, from where the tall trees and low two-storey cottages give a sense of scale and grandeur to the church tower. The Coach and Horses and The Court House are two other landmark buildings which stand out in the streetscene, one in each of the village's two greens. Views of the immediately surrounding countryside, glimpsed between buildings, testify to the village's agricultural and rural background. Looking westward along Main Street and from the lane to Nook Laithe, there are more distant views to Beacon Hill (305m)

Curves in the roads and the slight change in level within the conservation area result in ever-changing views of the historic buildings, trees and open spaces that make up the village.



O.S. 1850



O.S. 1896

Building methods, materials and local details

The village is almost exclusively built of local stone. There is a variety in type of stone, coursing and finish. The Old Court House is mainly limestone with sandstone dressings as is No. 8 Main Street, a much humbler building. Church Gates is sandstone ashlar. High status buildings are generally coursed whilst humble cottages tend to be constructed with uncoursed rubblestone, sometimes 'slobbered' with an uneven render to make them weatherproof. Some slobbered stone buildings have been overpainted to cover up their rough and unfinished appearance.

Stone roofs would once have been more prevalent but only a few examples remain notably 4 and 6 Main Street, the Old Court House, Yew Tree Cottage, 8 and 10 Hellifield Road and the Coach House. Much more common is slate, sometimes laid in diminishing courses.

Historically, window joinery was timber and the prevalent colour in the Bolton by Bowland Conservation Area is white. Similarly, doors are typically planked timber, painted white with black ironmongery.

Strengths

The most important positive features of the Bolton by Bowland Conservation Area are:

- Historic character and appearance including 21 listed buildings;
- Picturesque small English village;
- Well nurtured by residents;
- Location in Forest of Bowland Area of Outstanding Natural Beauty;
- Local amenities e.g. inn, school, church, village hall and post office

Weaknesses

The principal negative features of the Bolton by Bowland Conservation Area are:

- Insensitive alterations to historic buildings spoiling the conservation area's strong historic character and appearance;
- Inappropriate use of stained hardwood timber instead of white painted softwood joinery;
- Use of cypress trees as a form of boundary screening;

Threats to the Bolton by Bowland Conservation Area

- Continuing loss of original architectural details.

Many of the unlisted, and some of the listed, buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details. Common faults include the replacement of original timber sash windows with uPVC or aluminium and the loss of original panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors.

Listed Buildings within close proximity

The Coach and Horses Public House is located directly to the West of The Oaks. The two are separated by the rear garden at The Oaks, high level stone garden wall, Kirk Beck and a stone wall on the Coach and Horses side of Kirk Beck. The proposed extension will hardly be visible due to the height of the walls, therefore there will be no effect on the Listed Building.

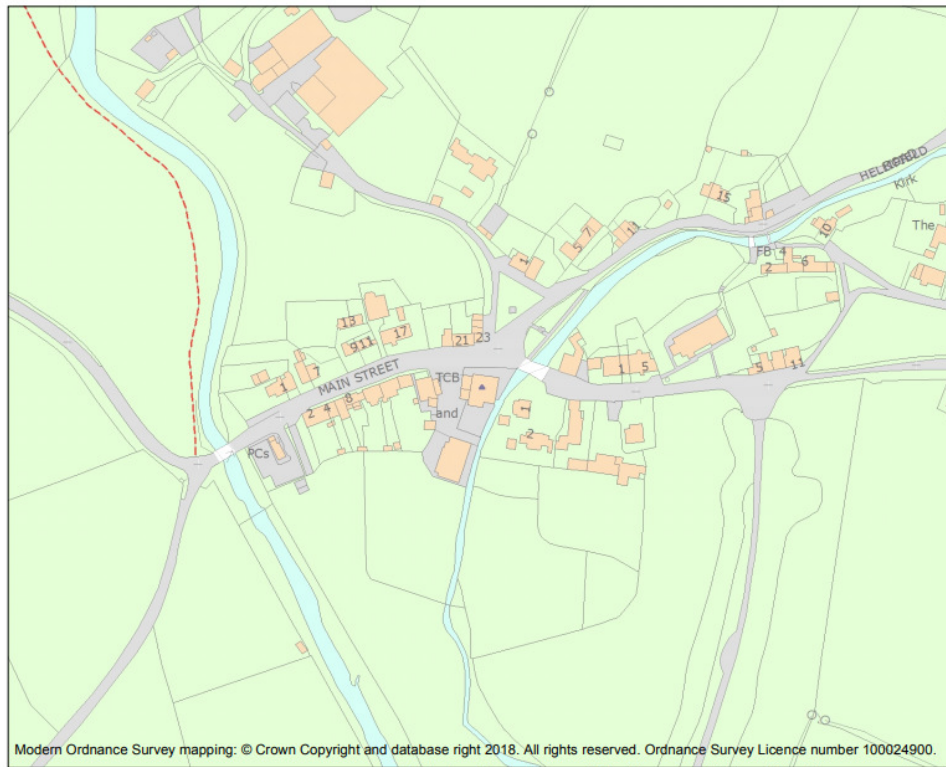


The Coach and Horses Public House

The description of the Listing is as follows:

Public house, late C18th. Squared watershot limestone with hipped slate roof. The main part of the facade is a symmetrical composition of 2 storeys and 3 bays, with chamfered quoins. The windows are sashed with glazing bars in plain stone surrounds. The central door has 6 raised and fielded panels and a plain stone surround with semi-circular head and a fanlight with radiating glazing bars. Set back to the right is a further bay, with similar window details and with punched quoins.

Listing NGR: SD7852749360



View from the Coach and Horses looking back towards the rear of The Oaks. The existing UPVC extension is barely visible. The proposed single storey flat roof extension is of no greater height.



Kirk Beck and stone walls provide a visual break between.

Proposed Works

The existing single storey conservatory extension which comprises of timber effect UPVC windows with polycarbonate profiled roof panels is to be demolished in order to accommodate for the construction of a replacement extension with link to Garage.

The existing extension is of modern construction and does not possess any historical or architectural significance. The existing UPVC window frames and roof structure of the existing conservatory extension could be classed as unsightly and incongruous and this has been highlighted in the Bolton by Bowland conservation area as being harmful.

We propose to remove the harmful extension and replace with an aesthetically designed masonry walled extension in keeping with the existing dwelling and in line with the requirements of what should be expected within a conservation area.

The walls will be in natural coursed stone, with stone jambs, cills and lintels to match existing with the link walls in masonry with a K-rend finish. The windows, doors and fascia's will be in painted timber as per the requirements of the conservation appraisal.

The proposed extension to the West side/rear of the dwelling is to be flat roof and of no greater height than the existing conservatory. The extension will be subservient to the massing and scale of The Oaks and will be set back from the rear and side elevations.

All of which is intended so as not to detract architecturally from the existing dwelling in terms of size, scale and massing. The extension is to be constructed from stone, timber and glazing, so as to reflect the vernacular materials and style of The Oaks, whilst also appearing as a modern structure.

This will enhance and highlight the existing appearance and features of The Oaks against what will be a sympathetic and respectful modern extension.



Existing UPVC conservatory extension to be demolished.



Conservatory with polycarbonate roof sheets with no gaps or voids for bats

Conclusion

The proposed replacement extension is aesthetically designed and in keeping with the existing dwelling and requirements of the Bolton by Bowland conservation area.

The distance and visual break of stone walls and Kirk Beck separating between the Grade 2 Listed Building of the Coach and Horses means there is no impact or greater impact on the Listed Building. This ensures that there is no over looking or loss of privacy between the two buildings.

The extension is simple in form and the choice of natural materials means that it will blend into the domestic setting. The extension is low key and screened by the surrounding stone boundary walls and foliage. As result it will have no adverse impact on the character of the existing dwelling, the conservation area or the setting of listed building the Coach and Horses.

The single storey extension with link to the garage is an appropriate addition to the property which will have an acceptable relationship with the conservation area in terms of design and appearance and will not harm the setting of the Coach and Horses. The single storey extension will not have any undue impact on neighbouring residential amenity.