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HERITAGE STATEMENT TO SUPPORT THE LISTED BUILDING CONSENT APPLICATION

REPLACEMENT WINDOWS, DOORS AND RENDER TO THE FRONT PORCH AT 3 THE SQUARE, WHALLEY, LANCASHIRE, BB7 9SU



1.1 OVERVIEW

1.1.1 This document has been produced in support of an application for listed building consent for undertaking window and door replacements and rendering the front porch to the existing house

No. 3 The Square, Church Lane, Whalley, BB7 9SX

1.1.2 The building is a grade II listed building and is located within the Whalley Conservation Area. The applicant has recently purchased the property and is embarking on refurbishment work which involves removing all UPVC frames to the openings and rendering over a more recent porch addition.

1.2 PURPOSE

1.2.1 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 listed building will be included to determine its significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the building.

1.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 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.*¹

1.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

2.2 SITE DESCRIPTION

2.2.1 The building is a mid-terrace type dwelling forming part of a row. To the north is the adjoining no 2 The Square and 1,2,3 and 4 Poole End. To the south is the adjoining No 4 The Square. The house has a small front garden and a rear yard area with an outbuilding. The site is within the historic core of the village and lies in close proximity to both the parish church (of St Mary and All Saints) and Whalley Abbey.

2.3 CURRENT USE

2.3.1 The building currently serves as a private dwelling but is currently unoccupied until repairs have been undertaken to the building.

2.4 EXTERNAL DESCRIPTION

2.4.1 No 3 The Square is the middle of three terrace cottages. The building is constructed from rubble sandstone and has a pitched roof which has coverings of natural slate and would originally have been of sandstone roofing slates. To the front of No 2 The Square is a porch (modern addition) with two windows, which are 19th century and have painted stone surrounds. The windows are each of a timber sash type but are not original.

2.4.1 The rear west elevation is comprised of two sets of ground floor windows. The ground floor windows are not original due to historic adaptations. There is a central ground floor double door opening (former window) which has been altered / reconstructed by virtue of replica stone moulded jambs being incorporated to form the door way in its historical development. At first floor there is one window with stone surrounds and the original centrally positioned larger window. Both this window and the door opening below has moulded stonework and mullions and hood moulds over.



2.5 INTERNAL DESCRIPTION

2.5.1 The ground floor of the property is comprised of a modern entrance porch, which leads to the main living space. The living room is square in plan with a chimney breast to the north side and a stone staircase to the west side of the room. The kitchen is a simple rectangular space with under stairs store.

2.5.2 The first floor of the building is divided to form two bedrooms and a small bathroom with a landing. The rooms are utilitarian with no discernible historic features.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

3.1.1 3 The Square, along with others adjacent, is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The building was designated on the 13th March 1986 and the list entry for the building states :-

A row of three [sandstone](#) houses with a [slate](#) roof, in two storeys. No. 1 has two [bays](#), and the other houses have one bay each. The windows of No. 3 are [sashes](#), and the others are modern. Nos. 1 and 2 have modern porches, and the doorway of No. 3 has a plain surround.

3.1.2 The building is also located within the Whalley Conservation Area which was designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on the 11th of September 1972.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

4.1.1 The history of The Square appears to be obscure and does not appear to be well documented amongst published and unpublished documentary source. No investigations into the history and development of the site appear to have been undertaken with the only published account of the dwellings that has been found is the statutory list description.

4.1.2 Church Lane is considered to be an ancient road and the oldest in the village and once connected Whalley to both Ribchester and Ilkley via the roman road. The lane runs through what is the medieval core of the village and is in close proximity to the 13th century Parish Church and the 14th century Whalley Abbey. Poole End is named as such due to the once present fish ponds that were present to the abbey lands to the north of the site, which were used by the abbey for the farming of fish.

4.1.3 The property is located in a part of Church Lane known as ‘The Square’ although it does not really resemble a square at all. The buildings to Poole End formed the northern edge of a ‘square’ of buildings, likely to have been dwellings. However only the north and western edges of the square remain and the southern edge has since been demolished, with no eastern edge having been present making it more of a ‘U’ shape rather than a square and is shown on late 19th Century Ordnance Survey mapping. Prior to this, Poole End is shown on Mid-19th century OS mapping dating from 1848. At this time, Church Lane passed along the north side of the building before being re-directed along the rear of the building in the late 19th / early 20th century. A number of other structures can be seen to the north west, south west and south east but the purpose and nature of these structures has not been elucidated.

4.1.4 Between 1848 and 1894 south and west rows have been constructed to form ‘The Square’ and again the nature of these structures has not been elucidated and are likely to be dwellings. The west row still exists today and is comprised of three dwelling, with evidence to the existing walling indicating the presence of the south row. The 1894 map also indicates that ‘The Square’ was the presence of the village well / water pump and is sited to the rear of Poole End. The south row appears to have been demolished between 1894 and 1912 in order to allow for the re-direction of Church Lane from the north to the south of the buildings. No further significant changes appear to be shown on later mapping from the 1930’s in particular in respect of Poole End which appears to have remained unchanged in terms of its plan shape since the mid 19th century.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 ARCHAEOLOGICAL INTEREST

5.1.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that “*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*” ⁷

5.1.2 Poole End is one of three, single pile, two storey cottage type dwellings that were formed in the second half of the 19th century through the subdivision of an earlier and larger mid-17th century dwelling. This 17th century building is considered to be one of the oldest within Whalley and is sited within the historic medieval core of the village, close to the 13th century Parish Church and the 14th century Whalley Abbey. The construction of the building appears to be typical for the time and region being a two storey dwelling built using rubble sandstone and slate roof, although this is likely to have originally been of sandstone flagging.

5.1.3 The Square and Poole end may have been seen as an opportunity to provide further housing within the village on a site occupied by only a single large dwelling. Poole House, which adjoins to the north, the remaining terrace dwellings adjoining to the south west, as well as those to the south which have since been demolished were all built during this period and the conversion of Poole End is likely to be contemporary with this area of development which formed 'The Square'.

5.2 ARCHITECTURAL AND ARTISTIC INTEREST

5.2.1 The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019) states that *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*⁸

5.2.2 The building is a product of vernacular building tradition which is noted within the village. It was constructed using locally sourced materials and building traditions to provide a dwelling that would suit the needs of the occupants. The building has very little conscious design value in terms of architectural embellishment, but few buildings are without any conscious design at all and an amount of thought and conscious design would have been employed in constructing this building to specific criteria and proportions to provide a building that would be practical for the occupants. The few features that the building possesses all serve a specific purpose i.e., the stone surrounds and hoods to openings. There are no specific external features which would be for architectural embellishment only.

5.2.3 No known attribution can be found with regards to any associated architects, designers or patrons. No formal instructions or architectural drawings have been found with regards to the construction of the building and subsequent alterations.

5.2.4 The building forms part of a collection of buildings known as 'The Square' with Poole End being the only 17th century constituent and the remaining dwellings being mid-late 19th century. There is a homogenous use of sandstone to the buildings which form 'The Square' and whilst the buildings are of different periods and styles, there is still an attractiveness between the 17th and 19th century phases and denotes the historical development of this area.

5.3 HISTORIC INTEREST

5.3.1 The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019) states that *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*⁹

5.3.2 3 The Square contributes to the historic character of the village and helps to provide a strong sense of place and local identity. Herein lays the contributory illustrative historical value of the building as an individual entity but also as part of the row of the collection of existing buildings forming 'The Square'. The illustrative historical value of the building lies in it being an example of a mid-17th century dwelling and given its size, it likely belonged to someone of the Yeoman or Gentleman classes.

5.3.3 The associative historic value of the building does not appear to be physically manifested in the historic fabric of the building and no known significant associations with past people or events have been found.

5.4 STATEMENT OF SIGNIFICANCE

5.4.1 3 The Square and the neighbouring houses are Grade II listed buildings. This formal designation suggests that the building is of importance from a national perspective in terms of its architectural and historical significance. The significance of the building is derived primarily from its archaeological value in the form of its extant historic fabric.

5.4.2 The cottages of The Square are part of a small collection of buildings within the village which date from the 17th century and provide evidence of the village's development during this period with the other buildings being 1, 2 and 3, Abbey Croft (also formerly one dwelling subsequently altered into three cottages in the mid-19th century) and 20 and 22 King Street.

6.0 DEVELOPMENT PROPOSALS

6.1 SUMMARY OF DEVELOPMENT PROPOSALS

6.1.1 The development proposals consist of the following works;

Replacing all the window openings with traditional timber sash style windows
Replacing the double door arrangement at the rear with a new timber glazed double door opening
Rendering the porch structure to the front of the property

Proposed design shows a traditional appearance for the windows. (refer to window detail for construction method) bespoke conventional 4 pane Sash Windows made from timber of the most suitable standard. The technical design allows single glazing or high-performance double glazing with the application of perimeter gaskets using traditional weights and pulleys or spring balances with a tilt facility as an option. The right tooling and equipment enable the manufacturing of all parts necessary for the construction, meeting rails can incorporate many different gaskets and decorative horns details can be infinitely variable. Sash design in several thicknesses will allow for single or slimline double glazing.

Methodology for the replacement installations

UPVC windows and doors have been considered by the local planning authorities based upon the impact of the to be not in keeping to the local heritage of the property and local area. The existing windows are not original and we therefore propose that the windows and door to be replaced with the appropriate traditional and sympathetic appearance of painted timber.

The door to be replaced with a hardwood panelled door sympathetic to the local environment. The technical design of the construction of the windows allows high-performance double glazing with the application of perimeter gaskets using traditional weights and pulleys or spring balances with a tilt facility as an option. The right tooling and equipment enables the manufacturing of all parts necessary for the construction. The sash design thickness will allow for double glazing.

The existing frames are to be removed without any impact on the historic fabric of the stone surrounds. Existing rebates will be respected and cleaned in advance of the new frame installations. Any paint and sealant residue will be removed in advance of the new installations.

The frames are to be fixed in position by the use of stainless frame cramps which will be fixed back to the walls from inside the property by the use of stainless screws into timber treated wedges which will be located within the wall and then plastered and skimmed over to the reveals.

7.0 HERITAGE IMPACT ASSESSMENT

7.1 IMPACT ON THE LISTED BUILDING

7.1.1 The proposed works will address various weaknesses and vulnerabilities which will safeguard historic fabric and the significance of the building;

The existing UPVC/timber windows are not original and offer no heritage value to the property. It is recognised that UPVC windows and doors are not appropriate for a building of this historic significance in this location.

The porch structure has a modern stone aesthetic which does not blend well with the random rubble sandstone of the historic elevation. The proposal to render this porch will contribute to the improved appearance of the main frontage and does not impact on the heritage significance of the house.

NATIONAL PLANNING POLICY FRAMEWORK

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear. The relevant policies relating to the conservation and enhancement consist of the following paragraphs of the NPPF;

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.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

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.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. 41 No. 2 Poole End, Whalley; Heritage Appraisal; November 2021

LOCAL PLANNING POLICIES

8.3.1 The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.” 11*

11 Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest 42 No. 2 Poole End, Whalley; Heritage Appraisal; November 2021

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) Production of design guidance.*
- d) Keeping conservation area management guidance under review.*
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.” ¹²*