

Heritage statement to support planning application
for a development
to the rear of Talbot Yard, Gisburn

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1 Introduction

1.1 This heritage statement has been produced to support a planning application to Ribbles Valley Borough Council, for a development comprising:

- demolition of a garage/workshop building
- change of use of an existing live/work unit to a workshop
- erection of a new dwelling with “granny annex”
- erection of a detached garage.

The work was commissioned by the applicant via her agent A V Town Planning Ltd, and a site visit was made by the writer on 3 April 2025.

1.2 The site lies within the Gisburn Conservation Area, and there are a number of listed buildings within the vicinity, as well as a grade II registered park and garden. These are designated heritage assets, within the terms of the NPPF. There are also some non-designated heritage assets nearby to consider.

1.3 This statement finds that the proposal would preserve the character and appearance of the conservation area, and would not harm the settings of any designated heritage assets. Similarly, the development would not adversely affect any non-designated heritage assets.

2 Location and present arrangement



Photo 1: Approach to the site from the south, from Talbot Yard

- 2.1 The application site, known as The Works, lies at NGR: SD 82908 48880, about 60m to the north of Main Street (the A59 road), in the centre of Gisburn. It presently comprises a group of various late 20th century buildings around an open yard, which continues as garden to the north and east. Access to the site is via an entry through the terrace along Main Street, and across another open yard containing modern buildings (photo 1), to the rear of Talbot House.
- 2.2 The garage or workshop proposed for demolition (photo 2) is a late 20th century single-storey timber shed at the north-west corner of the site. Similarly, the live/work unit is also a modern industrial structure, and stands on the west side of the yard (photo 3). It is of two storeys, with sheet metal roof and partial timber cladding. These two buildings are of no heritage significance, and their respective demolition and change of use would not be harmful to any heritage assets, so these are not given further consideration in this statement.



Photo 2: Garage/workshop proposed for demolition

- 2.3 The site boundaries vary, but on the west side include a modern fence containing a gateway to the yard behind the White Bull public house, and a leylandii-type hedge on the east side, along the boundary with the Old Vicarage. There is a more open aspect to the north, and a post-and-rail fence across the grassed area, with some mature trees beyond (photo 4).



Photo 3: Live/work unit proposed for change of use



Photo 4: Site proposed for new dwelling

3 Relevant heritage assets

Designated

- 3.1 The Gisburn Conservation Area was designated in 1974 and its special interest is described in the council's adopted appraisal¹:
- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
 - Its medieval church and churchyard;
 - The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
 - The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
 - The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.
- 3.2 Nearby listed buildings include the grade II* Church of St Mary², and the grade II White Bull Public House³. The grade II registered park and garden of Gisburne Park⁴ adjoins the property's northern boundary.

Non-designated

- 3.3 The conservation area townscape appraisal map identifies Talbot House and the terrace in which it stands as "buildings of townscape merit", which the council may consider to be non-designated heritage assets.

4 Historic background

- 4.1 The application site appears to have remained undeveloped until the second half of the 20th century, when the present buildings began to be constructed.

5 Assessment of significance

- 5.1 The existing site (red line area) does not contribute to the significance of the conservation area, as it contains modern buildings of no architectural merit and is otherwise primarily a surfaced yard, with an obviously light industrial and domestic function. Its immediate setting to the south and west similarly lacks

¹ The Conservation Studio, 2005/6 *Gisburn Conservation Area Appraisal*

² <https://historicengland.org.uk/listing/the-list/list-entry/1164472>

³ <https://historicengland.org.uk/listing/the-list/list-entry/1362319>

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1400674>

significance, and contains other modern buildings such as garages. There is clear spatial separation from Talbot House and the terrace along Main Street, as well as from the Church of St Mary and the White Bull Public House. To the north, the open grass with mature trees forms a space which makes a low positive contribution to the conservation area, although it is not noted in the character appraisal as forming a “significant open space”. However, this area does serve to separate the application site from the nearby Gisburne Park.

6 Impact of the proposal

- 6.1 The construction of the new dwelling and detached garage would preserve the character and appearance of the conservation area, as their location means they would not impose on the setting of any significant elements of it, nor on the settings of nearby designated heritage assets. The new buildings would be of a size and form which is appropriate for the context, and would be a visual improvement on the existing timber garage/workshop. They would be stone-faced, and built to designs which meet the key principles set out in the *Gisburn Conservation Area Management Guidance*.
- 6.2 As no harm to significance would arise from the development, it is entirely acceptable as regards its impact on the historic environment.

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