

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: Suzanne Mason

Contact number or email address: beckstonesue@hotmail.co.uk

Agent	
Owner	✓

Heritage Statement

Site Name

Outbuildings at Laneside Farm

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)

The proposed site is a U-shape building comprising of outbuildings and stabling, constructed from timber approximately 15 years ago.
The buildings serve the adjacent dwelling, a stone built barn conversion.
Whilst no part of Laneside Farm is listed, the barn conversion is attached to a Grade II listed property known as Laneside House.
The timber buildings in the proposal are within close proximity (20m).

(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 sits on existing hardstanding, approximately 9m from the dwelling of Laneside Farm.

Fields sit to the 2 far side elevations.

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)

There is evidence of outbuilding/farm buildings on the site as far back as 1966. Originally a rectangular building before becoming the existing U-shape construction.



(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)

The site sits close to a Grade II listed farmhouse known as Laneside House. For this reason the proposed construction materials have been chosen to sensitively blend in with these surroundings. All viewpoints of the proposed development from Laneside House have been considered so as not to cause any negative change. The site will remain unaltered in mass, and will largely appear as a traditional outbuilding that is in keeping with the local heritage style.

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)

To rebuild an existing single story U-shaped timber building with a stone built single story building of almost the same footprint.

A portion of the building is proposed to be used as an annex accommodation, and the remainder will be used as the existing (garage/stabling/storage).

One elevation of the proposal is visible from the rear of a Grade II listed property (20m in distance).

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)

There is not believed to be any impact on the nearby heritage asset in any way other than a visual change of materials to the existing construction of the proposal.

(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)

The proposed construction materials have been chosen to sensitively blend within the existing setting. It is intended that once constructed, it would be an improvement on the existing structure and be an asset to its surroundings.