

HERITAGE STATEMENT

FOR THE PROPOSED REAR EXTENSION, REPLACEMENT DECKING / TERRACE
AND ASSOCIATED INTERNAL ALTERATIONS

AT

HODDER CROFT, NEWTON ROAD, NEWTON-IN-BOWLAND, BB7 3DY



Date: **March 2026**

Job ref: **7312**



Introduction – Newton Conservation Area

DESCRIPTION

This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the client as part of a householder application for the proposed alterations and extension to the existing dwelling at Hodder Croft, Newton-in-Bowland.

This report is submitted in support of the planning application and should be read in conjunction with the accompanying Design and Access Statement and supporting drawings.

The application site comprises an existing detached residential dwelling located within the rural settlement of Newton-in-Bowland. The property is not a listed building; however, it lies within the defined boundary of the Newton Conservation Area, which is a designated heritage site.

Newton Conservation Area was designated due to its special architectural and historic interest, with particular emphasis placed on its rural village character, traditional stone-built properties, and strong relationship with the surrounding agricultural landscape and the River Hodder.

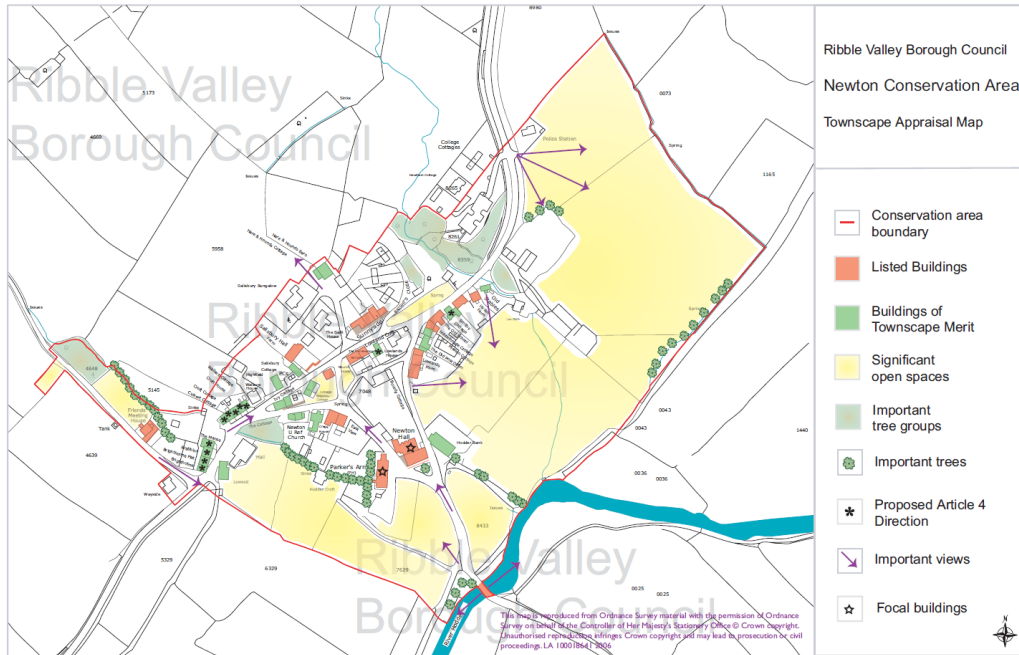
EXISTING

Hodder Croft is situated on the southern edge of Newton-in-Bowland within a rural setting surrounded by open fields. The site is accessed via a track and sits within a wider landscape of agricultural land and dispersed development.

The dwelling itself is of a relatively modern construction and does not form part of the historic core of the village. It is finished in render with stone detailing, reflecting elements of the local architecture without being of historic significance itself.

The Newton Conservation Area is characterised by its historic village form, including a central green, traditional farm buildings, cottages and open pastureland which extends into and around the settlement. The area's significance is derived not only from its buildings but also from its landscape setting, key views.

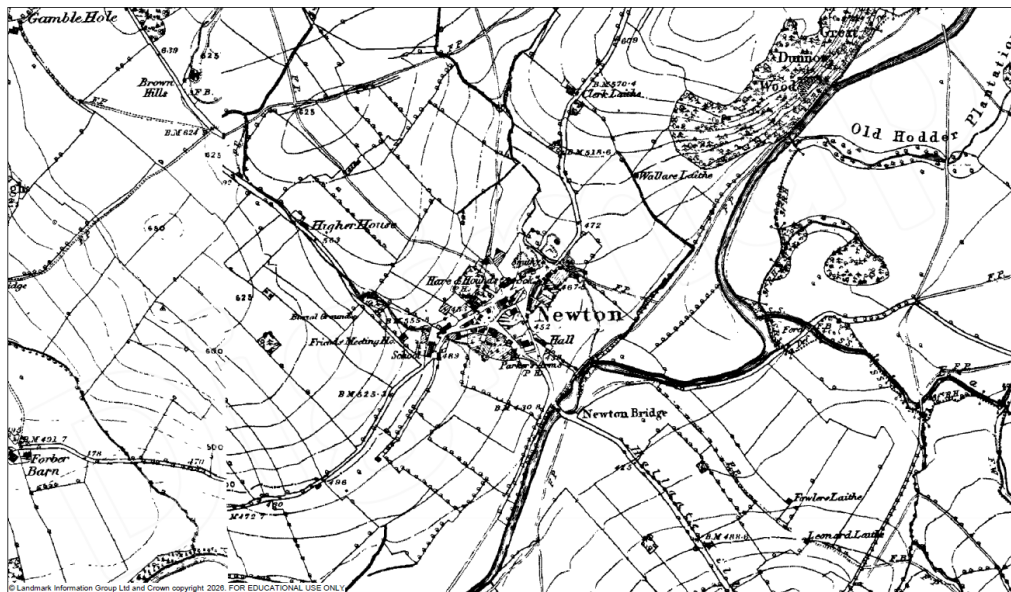
The application site is located on the periphery of the conservation area and does not form part of the primary historic grouping of buildings around the village core. As such, its contribution to the significance of the conservation area is limited.



Newton Conservation Area Townscape Appraisal Map

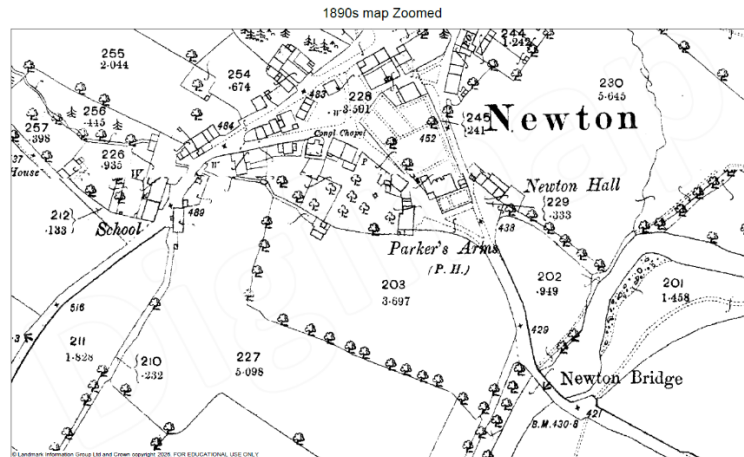
HISTORICAL DEVELOPMENT TO NEWTOWN

1890s map



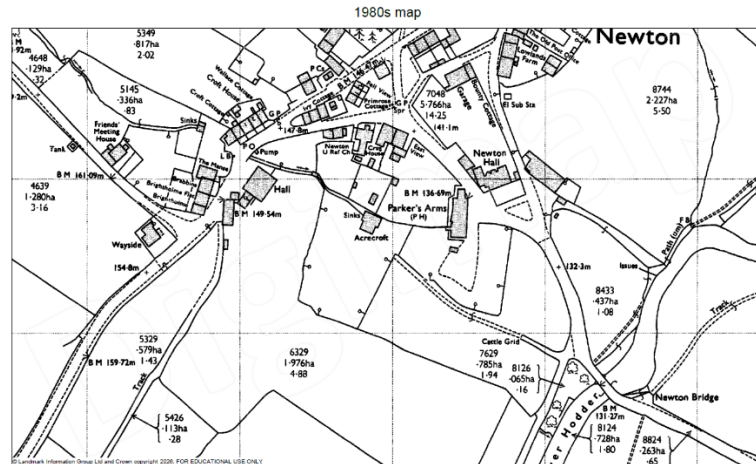
OS Map from Digimaps England for Hodder Croft, Newton-in-Bowland, Published: 1890

During the 1890s when the area was surveyed Hodder croft does not appear on the map. The village of Newtown was also slightly smaller with a smaller population.



OS Map from Digimaps England for Hodder Croft, Newton-in-Bowland, Published: 1890

By the 1890s late Victorian period we can see from the mapping data above that the small stream that runs adjacent to the property exists but is hard to see on the site.



OS Map from Digimaps England for Hodder Croft, Newton-in-Bowland, Published: 1980

By 1980s the building was constructed as you can see on the above map, here you can also see the access road to the property has also been built.



A view of Newton from 1921 looking at one of the original roads. The building to the right is a former school back in 1767. The village has a long-lasting history.



HERITAGE ASSETS DESIGNATIONS

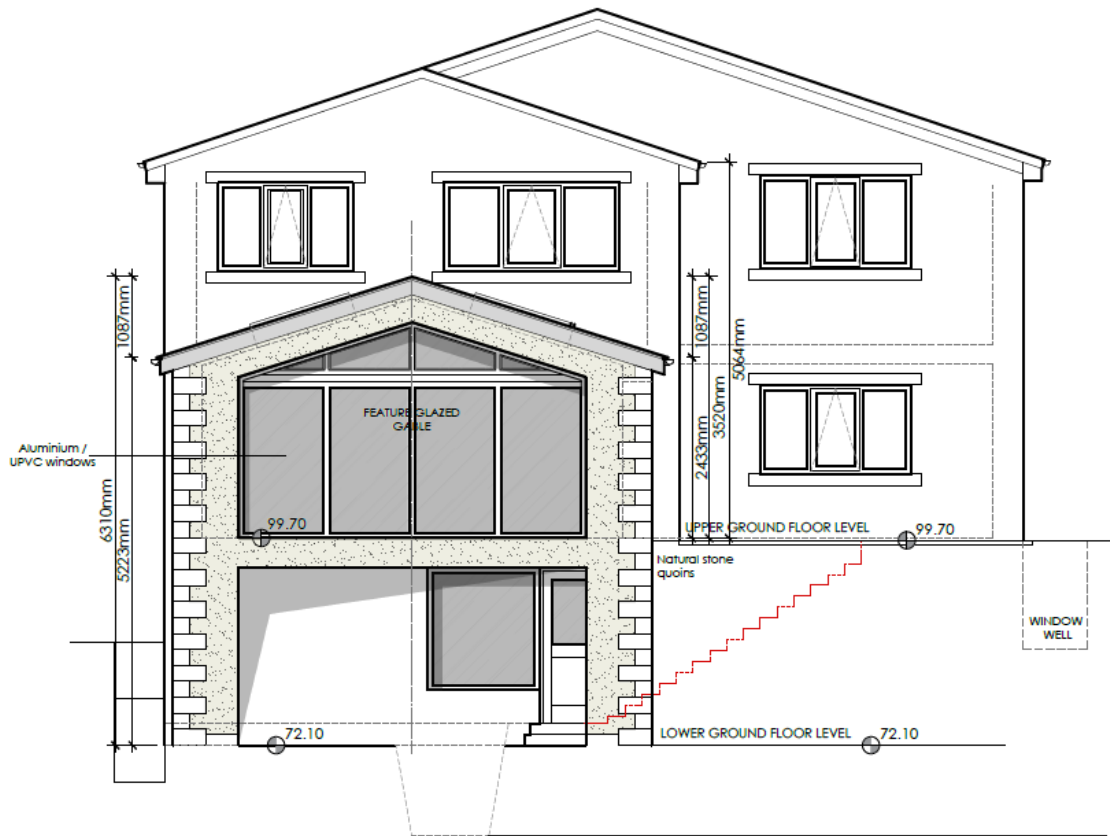
The site is not a listed building and does not lie within the curtilage of any listed structure.

However, the site is located within the Newton Conservation Area, which is designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The designation recognises the area's special architectural and historic interest, with a statutory duty placed on decision-makers to preserve or enhance its character and appearance.

The significance of the conservation area is derived from:

- Its setting within the Forest of Bowland Area.
- The presence of traditional stone-built buildings and boundary walls.
- The strong relationship between the village and the surrounding agricultural landscape.
- The River Hodder as it cuts through the village.
- The historic village architecture centred around an open green.

There are a number of listed buildings within the conservation area; however, the application site is physically and visually separate from these key heritage assets and does not form part of their setting in any meaningful way.



PROPOSED DEVELOPMENT

The proposed development comprises the removal of an existing old and dangerous timber decking area, infilling of external steps to rationalise the existing paving, and the construction of a two-storey extension to the dwelling.

The design has been informed by the existing property and its setting, ensuring that the scale, form and materials are sympathetic to the host dwelling and the wider character of the area. The extension is positioned to the rear of the property and remains subservient to the existing building.

The materials proposed, including rendered walls and stone detailing, reflect those of the existing dwelling and are consistent with the broader palette of materials found within the conservation area.

Given the site's location within the conservation area, and its limited visibility from the public realm, the proposed works will not interrupt key views, or the visual qualities that define the character of the conservation area.

The development does not involve the loss of any historic fabric, traditional boundary treatments, or landscape features that contribute to the significance of the conservation area.

Overall, the proposal represents a modest and well-considered extension that respects both the existing dwelling and its wider setting.

CONCLUSION

Hodder Croft is not a listed dwelling, although it is located within the Newton Conservation Area. The application site is positioned on its periphery and does not form part of the historic core or key townscape of the village.

The proposed development has been carefully designed to ensure that it remains sympathetic to the existing building and does not detract from the character or appearance of the conservation area. The scale, materials and siting of the extension ensure that it integrates appropriately within its surroundings.

The works do not result in the loss of any heritage assets, nor do they adversely impact important views, landscape features or the spatial character of the conservation area.

It is therefore considered that the proposed development will preserve the character and appearance of the Newton Conservation Area and is compliant with the requirements of national and local planning policy.



Concept visual of proposed development