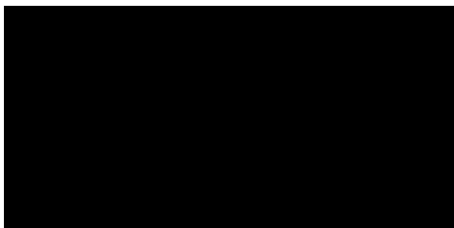


HERITAGE STATEMENT

Bolton-by-Bowland Village Hall

January 2023



Introduction

This statement is prepared as a supporting document for a planning application for a proposed extension to Bolton-by-Bowland Village Hall. The extension will provide storage for tables and chairs.

The Village Hall lies within Bolton-by-Bowland Conservation Area and as such a heritage statement is required. The Village Hall is not a listed building. The Location Plan and Conservation Area Map is shown as Appendix A.

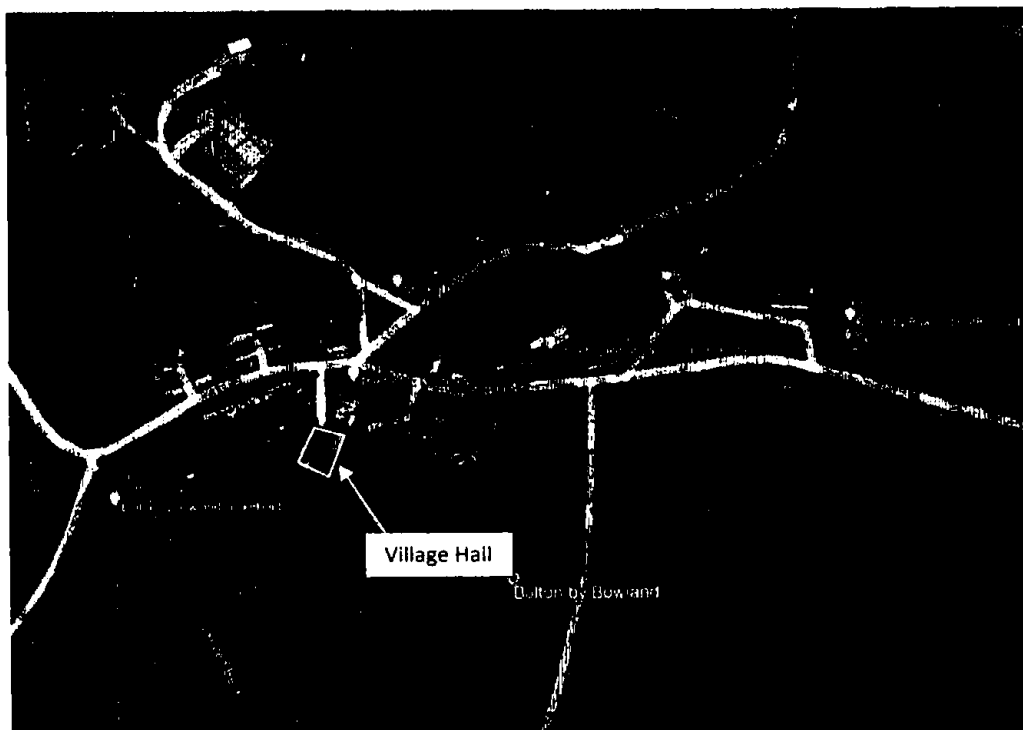
The objectives of this assessment are:

- to identify the assets which could be affected by the proposed development
- to consider the significance and setting of the identified heritage assets
- to assess the effects of the proposed development on the significance of the identified heritage assets
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm; and consider the appropriateness and acceptability of the scheme in light of current legislation and policy relevant to decision making.

The proposed development is to construct a small extension to the main hall which will allow chairs and tables to be stored at the same level as the function hall, rather than the current arrangement where access to the storage area is from outside the building.

Description of site

The village hall building is located to the south of the Coach and Horses public house. A car park extends to the west. Kirk Beck runs parallel with the hall to the east.



The Village Hall



The village hall was built in the late 1960s and has been extended to provide additional food preparation areas.

The building has been constructed using a combination of manufactured stone and rendered walls with blue slate roof and UPVC doors and windows. The alignment of roof pitches is varied.

The design and materials is not in keeping with the traditional character of the village. However the building is in a relatively discrete location and is not prominent within the village.

Proposed development

The proposed extension will be positioned on the east of the building. The store will be accessed directly off the main hall via double doors. The extension will involve the removal of two windows one of which will be replaced with the access door to the hall. The highest point of the mono pitch roof will allow replacement windows above the existing.

The building will measure 6.00m x 2.80m.

Height to the eaves is 2.40m

Height to the ridge is 3.20m

The walls will be block and render as the existing building and the roof will be manufactured slate as the main building. There will be no external doors or windows. Copies of the submitted plans are attached as Appendix B



The east elevation where the proposed extension will be located.

Significance

Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest might also be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

Listed assets

There are 21 listed properties within the Bolton –by-Bowland Conservation Area. The closest listed property to the proposed development is the Coach and Horses public house which lies 35 metres to the north of the hall.

The special interest that justifies designation of the Bolton by Bowland Conservation Area derives from the following features are:

- 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.

The Bolton-by-Bowland Conservation Area Management Guidance document provides guidance in relation to development that will affect traditional stone built buildings with historical significance.

No guidance is provided for a building such as the village hall and appending a small structure built in local stone will only serve to draw attention to the building which will be at odds with the main hall.

Decision Making

Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it processes (Planning (Listed Buildings and Conservation Areas) Act s.66(1)).

The National Planning Policy Framework requires 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" (para 189). This Heritage Assessment aims to provide sufficient information for the significance of the heritage assets and the impact of development to be properly considered.

The NPPF states that "when considering impact on the significance, great weight should be given to the asset's conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance" (para 193).

"Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification" (para 194). Recent appeals and court cases have highlighted the need for local authorities to give great weight to the desirability of preserving architectural or historic interest when it comes to determining applications for alterations to Listed Buildings. Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 "Managing Significance in Decision-Taking in the Historic Environment" advises that:

- the significance of the asset is understood
- the impact of the development on significance is understood
- ways to avoid, minimise and mitigate impact are explored
- harmful impacts be justified through and balanced; and

- that negative impacts on aspects of significance are offset by enhancing other aspects of significance.

Impact on the listed assets

The proposed extension to the village hall is a modest addition on the eastern side of the building.

The design of the extension is small and finished materials will be the same as the existing village hall.

The building cannot be overlooked from any direction or viewpoint. The extension will have no impact on the closest listed property (The Coach and Horses) or any other listed property or important feature within the conservation area.

Conclusion

This Heritage Statement has identified the heritage assets which have the potential to be affected by the proposed development and has considered the heritage values and significance as they relate to the site.

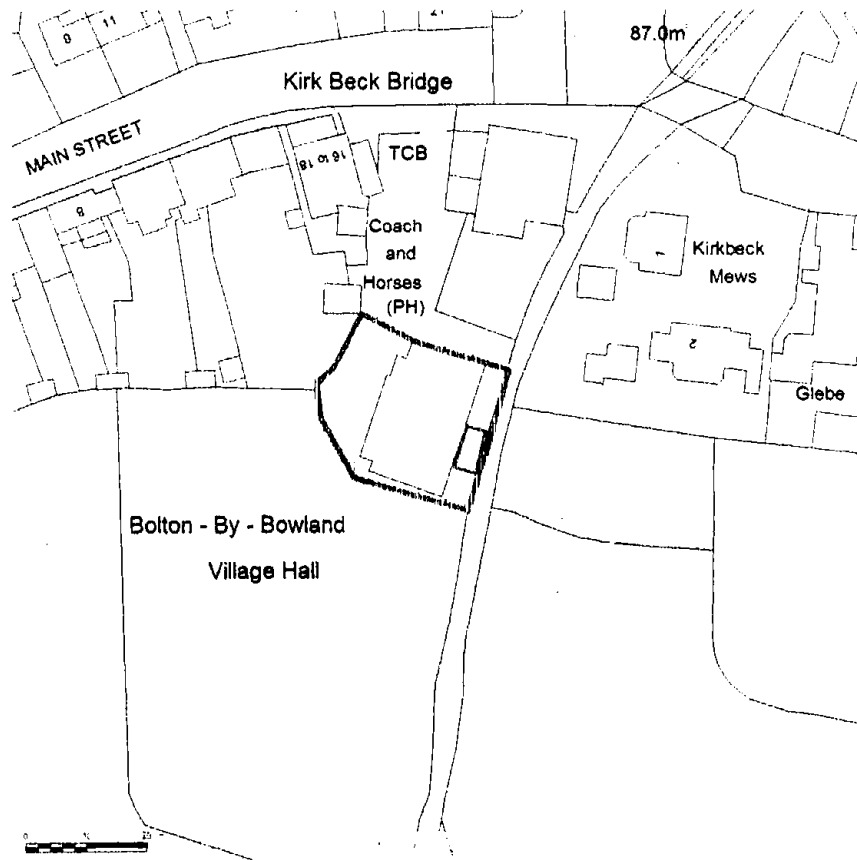
The proposed scheme is considered the most appropriate to ensure the impact of the proposed development on the special qualities of the Bolton-by-Bowland Conservation Area and the character and appearance of the heritage assets within the area as a whole are protected.

APPENDIX A

Streetwise



**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 378514, 449318**



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APPENDIX A

CONSERVATION AREA PLAN

**Ribble Valley Borough
Council**

Bolton by Bowland Conservation Area

Townscape Appraisal Map

— Conservation area boundary

Listed Buildings

Buildings of Townscape Merit

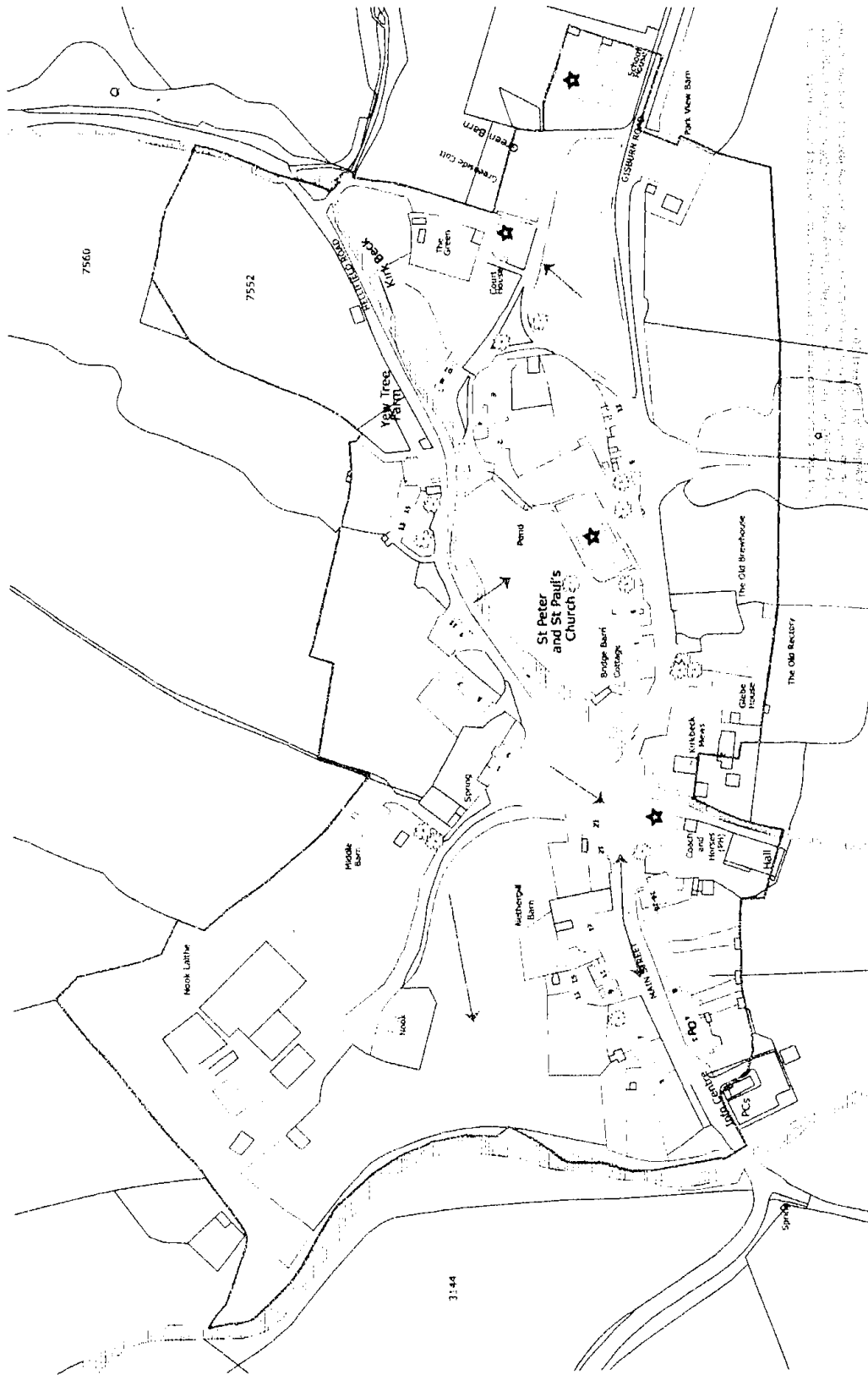
Significant
open spaces

Important trees

Important tree groups

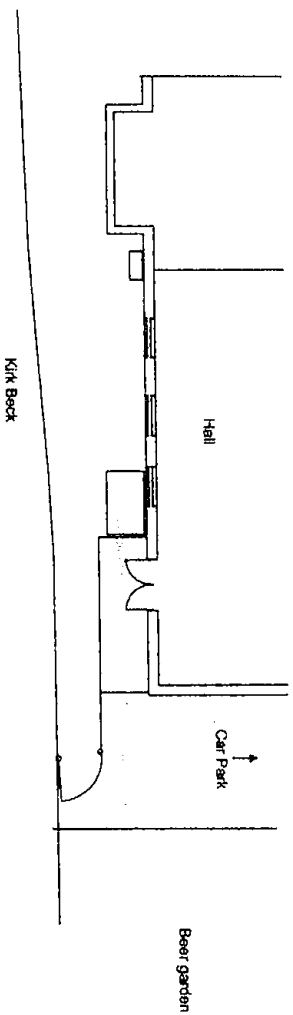
Important views

Focal buildings

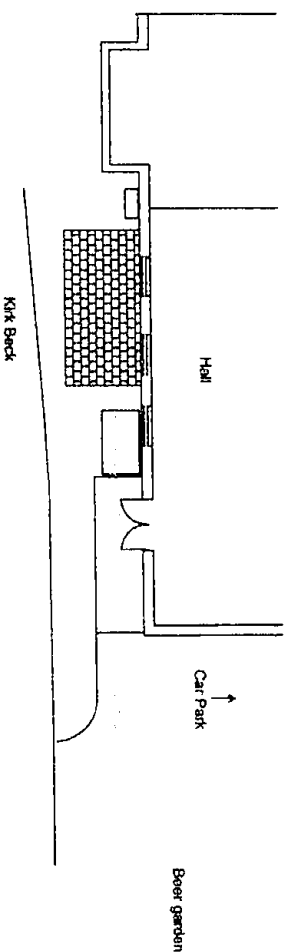


APPENDIX B

Existing

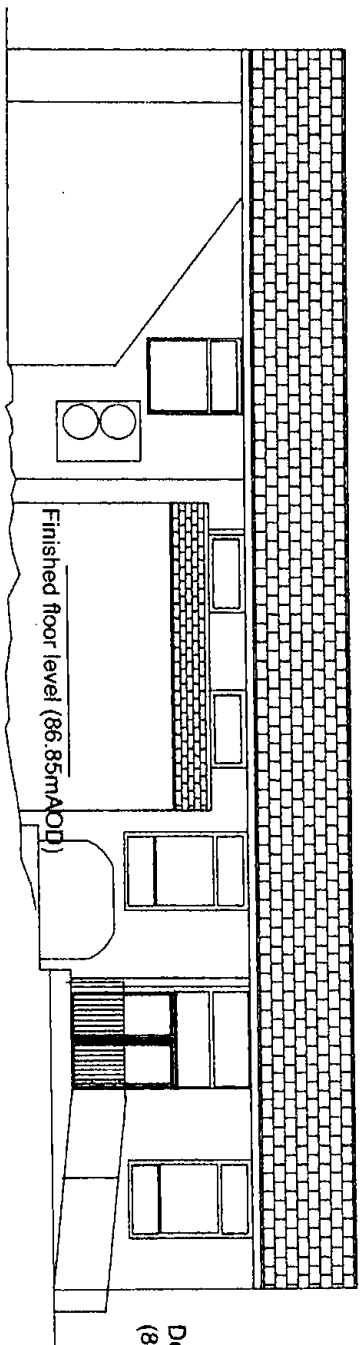


Proposed

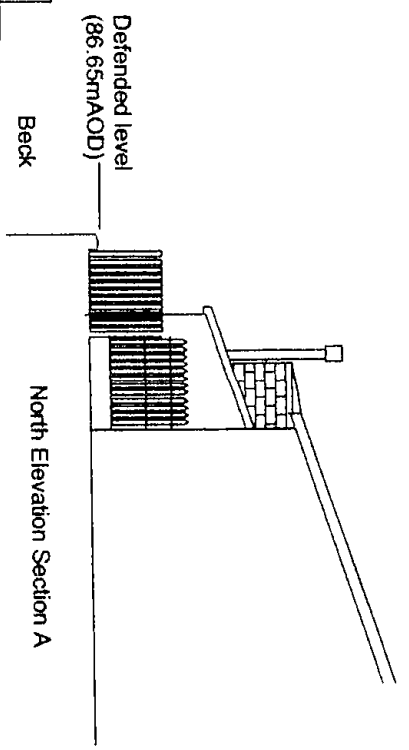


Site Plan
Scale 1:200 @ A3

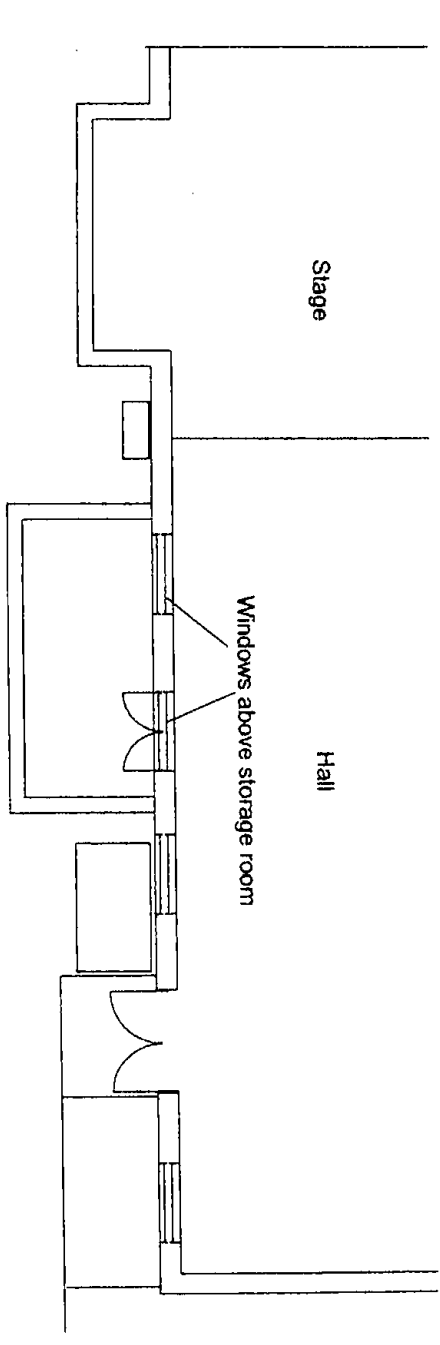




East Elevation



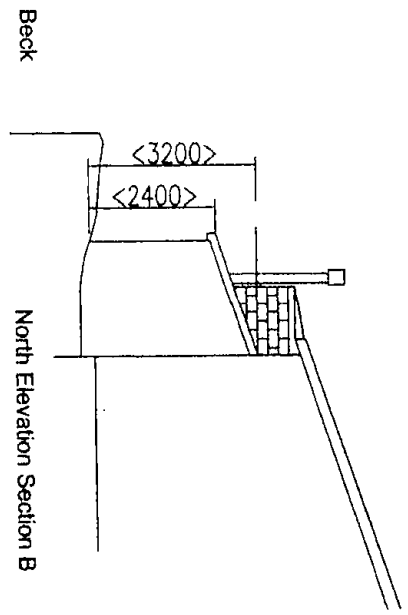
North Elevation Section A



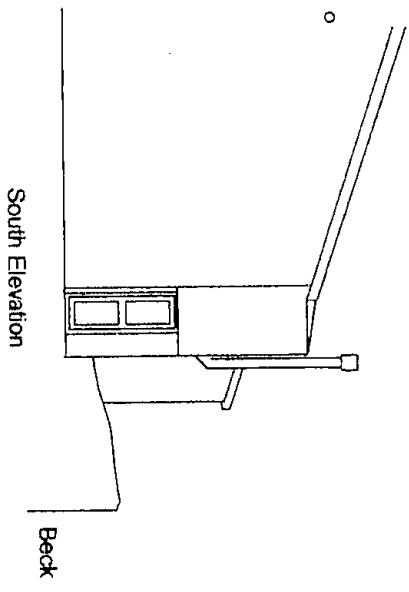
Stage

Halls

Windows above storage room



North Elevation Section B



South Elevation

Bolton-by-Bowland Village Hall
Proposed Elevations
Scale 1:200 @ A3

Materials :
 Walls - render as existing hall
 Roof - slate
 Windows above - UPVC