

HERITAGE APPRAISAL
FOR
SITE OF FORMER SABDEN WESLEYAN METHODIST CHURCH
ST NICHOLAS AVENUE
SABDEN
LANCASHIRE
BB7 9HR



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ACKNOWLEDGMENTS

We are grateful to Mr and Mrs Doyle for the use of the existing property deeds for the site in the production of this document.

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Mr and Mrs Doyle – Client

Mr A. Dowd – RVBC Conservation Officer

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1.0 NON – TECHNICAL SUMMARY

1.1 SUMMARY OF FINDINGS

- 1.1.1 This heritage appraisal has been produced in support of development proposals concerning the erection of 3no adjoining garages to the site of the former Methodist church in Sabden.
- 1.1.2 The site was first established as a Methodist place of worship following the construction of the village's first purpose built Methodist chapel in 1835. This chapel would go on to be superseded by a further two Methodist churches on the same site due to the increase in the size of the Methodist congregation throughout the 19th century. The third and final church to the site was demolished in 1965 due to building defects. The former Sunday school building was then used as the principal Methodist place of worship for the village before permission was granted for its conversion into 3no dwellings in 2011.
- 1.1.3 The significance of the application site has been found to be limited due to the demolition of the church which has had a determinantal impact on the significance, character and appearance of the Conservation Area. However, the significance of the Conservation Area itself has been found to be high due to the history of the village in terms of textile manufacturing which resulted in the construction of the rows of mill workers terraced housing which are the main contributor to the character and appearance of the Sabden Conservation Area, with textile manufacturing only contributing to a minor extent.

2.0 INTRODUCTION

2.1 OVERVIEW

- 2.1.1 This report has been produced in support of a planning application for the erection of 3no garages at 2 chapel School which is the site of a former Wesleyan Methodist church and Sunday school. The Church was demolished in the 1960's, however the former Sunday school building is still extant and was converted into dwellings in 2011. The site is located within the Sabden Conservation Area, which is a Designated Heritage Asset. The affected heritage assets are non-designated.

2.2 PURPOSE

- 2.2.1 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 affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the affected heritage assets.

- 2.2.2 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

3.0 SITE LOCATION AND DESCRIPTION

3.1 SITE LOCATION

- 3.1.1 The site is located within the small village of Sabden within the Ribble Valley in Lancashire. The village is located on the south side of Pendle Hill and approximately 3.5km to the north west of the nearby town of Padiham. NGR SD 77968 37559.
- 3.1.2 The site occupies a central location within the village and lies between Wesley Street to the North and St Nicholas' Avenue to the south, both of which run south west to north east.

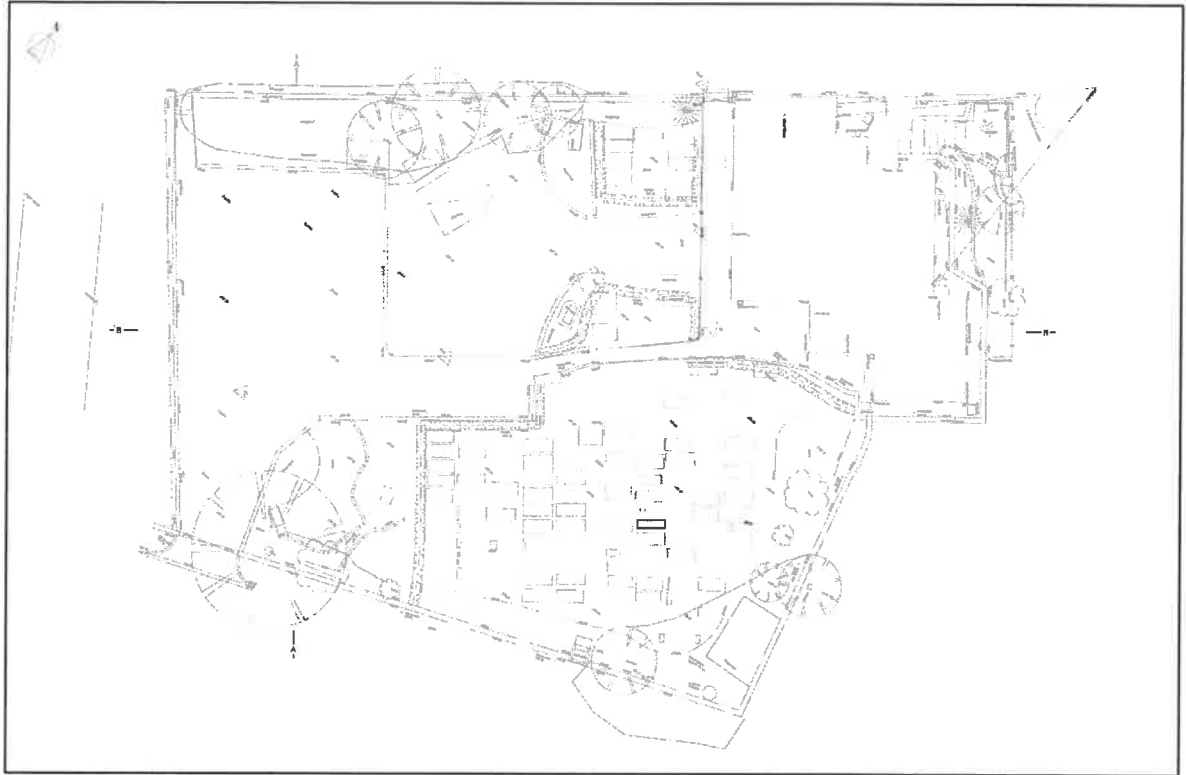
¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)



PL01: Location of the site of the former Methodist church within Sabden. Google ©.

3.2 SITE DESCRIPTION

- 3.2.1 The principal vehicular access to the site is roughly halfway along St Nicholas' Avenue and is comprised of a gated access with metal gates. On entry into the site, an area of tarmac surface treatment is present and acts as the main car parking area for the site. Immediately to the west is a modern housing development separated by a timber fence and a difference in external ground level. The modern housing development occupies land which once formed part of the Methodist church site.
- 3.2.2 On approach through the site towards the former Sunday school building a large area of burials are present to the south side of the central pathway that leads to wards to the east. A much smaller burial area is present on the north side of the path. The former Sunday school, a quite substantial building, is located to the most northern corner of the site. Vegetation and trees populate the site, in particular to the edges of the site and also within the site separating various burial sites.



PL02: Existing topographical site plan.



PL03: View north east within the site.



PL04: View east within the site.



PL05: View north west within the site.



PL05: View south east towards the main vehicular access gate into the site.



PL06: View south east within the site towards the modern housing development.



PL07: View of the south west facing elevation of the now converted former Sunday school.



PL08: View of the south east facing elevation of the now converted former Sunday school.



PL09: View of the north west facing elevation of the now converted former Sunday school.



PL10: View of the north east facing elevation of the now converted former Sunday school.



PL11: View southwest from within the site, towards an area of existing burials.



PL12: View of St Nicholas' church from Stubbins Lane to the east of the site.



PL13: View of St Nicholas' Church hall at the intersection between Wesley Street and Stubbins Lane.



PL14: View of cottages on the north side of Wesley Street.



PL15: View of cottages on the north side of Wesley Street.



PL16: View of modern housing located to the south west of the site which occupy the former driveway which lead to the now demolished church.

3.3 GEOLOGY

- 3.3.1 The underlying geology of the application site consists of Sabden Shales – Mudstone and Siltstone. Sedimentary Bedrock formed approximately 322 to 328 million years ago in the Carboniferous Period.²

3.4 CURRENT USE

- 3.4.1 The site was formerly used as a place of worship with an associated grave yard but now forms residential curtilage for the now converted former Sunday school which is now used as a dwelling.

4.0 HERITAGE ASSET DESIGNATIONS

4.1 DESIGNATIONS

- 4.1.1 The former Sunday school as well as the terraced housing on the north side of Wesley Street are identified as 'Buildings of Townscape Merit' as part of the Sabden Conservation Area Appraisal. Given this status implies special interest and as such are likely fall under the category of 'Non-designated Heritage Assets' by Ribbles Valley Borough Council. This is also likely to apply to any remaining below ground archaeological deposits relating to the now demolished Wesleyan Methodist Church.

- 4.1.2 Non-designated heritage assets are defined as;

*"...buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated."*³

- 4.1.3 Even though the buildings are not protected by national planning legislation i.e. listing under the Planning (Listed Buildings and Conservation Areas) Act 1990, they are considered to have enough historical and/or architectural significance to warrant material consideration during the planning process, but none of which is of high enough significance to warrant statutory protection.

- 4.1.4 The setting of these Heritage Assets will be affected by the proposals and although setting in itself is not a type of heritage asset, it will again be a material consideration during the planning process. Any assessment of the impact on setting must be proportionate to the significance of the affected heritage assets.

- 4.1.5 The 'setting' of a heritage asset is defined as;

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*⁴

² British Geological Survey (2019) Geology of Britain, Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed on 10th October 2019)

³ Historic England (2016) Historic England Advice Note 7: Local Heritage Listing, Pg 2

⁴ Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3, Second Edition. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (Accessed on the 11th October 2019)

4.1.6 The site is located within the Sabden Conservation Area which is a designated heritage asset. The special interest of the area is derived from the following:⁵

- The village's industrial past and links with cotton weaving and printing;
- The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill;
- Forest of Bowland Area of Outstanding Natural Beauty;
- The picturesque ensemble of St Nicholas's Church, Sunday School and former parsonage (Sabden House);
- The tranquil character of Heyhouses;
- The diversity of mill workers' terraced houses ranging from the late 18th to the late 19th centuries;
- The Baptist, Methodist, Anglican and Roman Catholic churches;
- Sabden Brook and its tributary, Badger Well Water;
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area's buildings, including 2 listed buildings;
- Trees, particularly beside Sabden Brook and in the churchyard of St Nicholas's Church;
- Historical association with Richard Cobden (1804 -1865), a politician noted for his role in the repeal of the Corn Laws;
- Areas of historic stone floorscape;
- Views of Pendle Hill;
- Within Forest of Bowland Area of Outstanding Natural Beauty.

4.2 HISTORIC ENVIRONMENT RECORD CONSULTATION

4.2.1 An Enquiry was submitted to the Lancashire Historic Environment Record on the 4th October 2019 in order to determine if any entry was present for the site. A record is present for the site under HER Number PRN33564.

5.0 INVESTIGATIVE RESEARCH

5.1 SOURCES OF INFORMATION

5.1.1 A search of the following databases and archives has been carried out as part of this application;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record

5.1.2 A brief account of the origins of Methodism in Sabden and the chapel site is given in the following works;

- Moore B, (1899) History of Wesleyan Methodism in Burnley and East Lancashire: Burnley, Colne, Padiham, Nelson and Barnoldswick, Gazette Printers, Burnley.
- Moorhouse, C. (1975) The Birth of a Lancashire Village: Sabden.

⁵ The Conservation Studio (2005) Sabden Conservation Area Appraisal (proposed), available at: [file:///C:/Users/Matthew.Fish/Downloads/Sabden_CAA_final_with_photos%20\(2\).pdf](file:///C:/Users/Matthew.Fish/Downloads/Sabden_CAA_final_with_photos%20(2).pdf) (Accessed on the 11th October 2019)

- 5.1.3 The current owners of the site possess the deeds to the site but contain limited information regarding the development of the site.
- 5.1.4 No other significant published or unpublished documentary sources have been found as a result of this search and none which further contribute to an understanding of the site, its history and development.

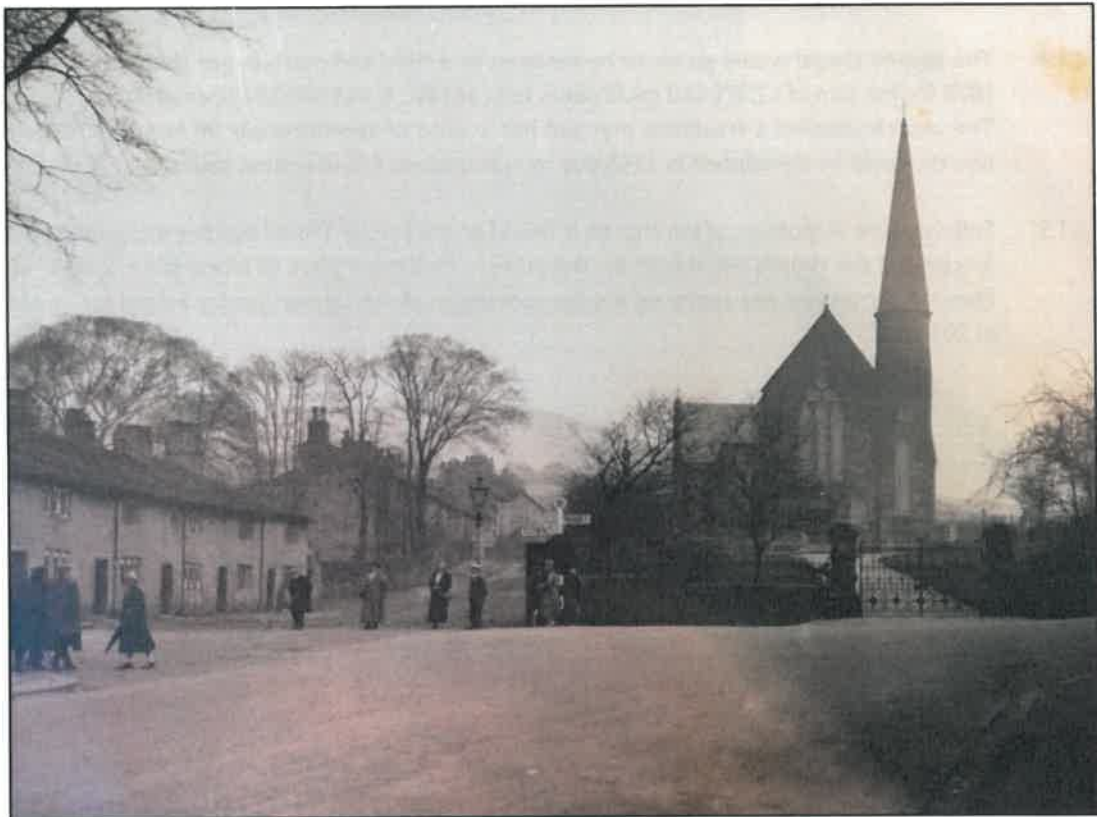
6.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

6.1 HISTORICAL BACKGROUND

- 6.1.1 Methodism is considered to have arrived in Sabden in 1766 when prominent Methodists came to reside in the village. In 1810 the village was incorporated into the Burnley Methodist Circuit and the house of John Harrison was used to conduct services and classes and would be used for approximately 25 years until a chapel with a capacity of 150 people was constructed in Sabden in 1835 at a cost of £300. The chapel was opened on the 18th October 1835 by Rev Benjamin Frankland.
- 6.1.2 A separate Sunday School was constructed in autumn 1836 to the north west of the chapel, with MR John Pashley being its leading organiser. Mr Richard Harrison was the first student to be enrolled at the Sunday School.
- 6.1.3 In 1848 a second chapel was built on the same site due to the flourishing nature of methodism at that time in the locality. The chapel had a larger capacity of 350 people and cost £1,130 to build and was opened by Dr George Osborn. It is around this time that the Sunday School was enlarged for the sum of £200, due to the increase in population within the village.
- 6.1.4 The second chapel would go on to be replaced by a third and much larger church which was built in 1879 for the sum of £2,270 and could seat a total of 500. It was officially opened by Rev. W.T. Ratcliffe. The church adopted a cruciform plan and had a spire of approximately 90 feet high. However, the church would be demolished in 1965 due to maintenance and structural issues.
- 6.1.5 Following the demolition of the church, it would be the Sunday School building that would continue the function of the church and would act as the primary Methodist place of worship for Sabden until 2008. Planning permission was approved for the conversion of the former Sunday School for residential use in 2011.



PL17: Historic Photograph c. Late 19th C – Early 20th Century, taken from the bottom of Wesley Street towards the site of the Wesleyan Methodist church.



PL18: Historic photograph c. early 20th C, taken from the junction of Clitheroe Road and Whalley Road, looking north west towards the south end of Wesley Street and the site of the Wesleyan Methodist church.



PL19: Historic photograph c. mid 20thC, taken from the junction of Clitheroe Road and Whalley Road, looking north west towards the south end of Wesley Street and the site of the former Wesleyan Methodist church.

6.1.6 A map regression analysis has been undertaken which reinforces the historical background of the site that has already been discussed. The following maps were consulted as part of this map regression however the maps did not specifically identify or name the application site and were not produced in a high enough level of detail in order to specifically locate the site.

- Yate's Map of Lancashire, 1786.
- Greenwood's Map of Lancashire, 1818.
- Hennet's Map of Lancashire, 1829.



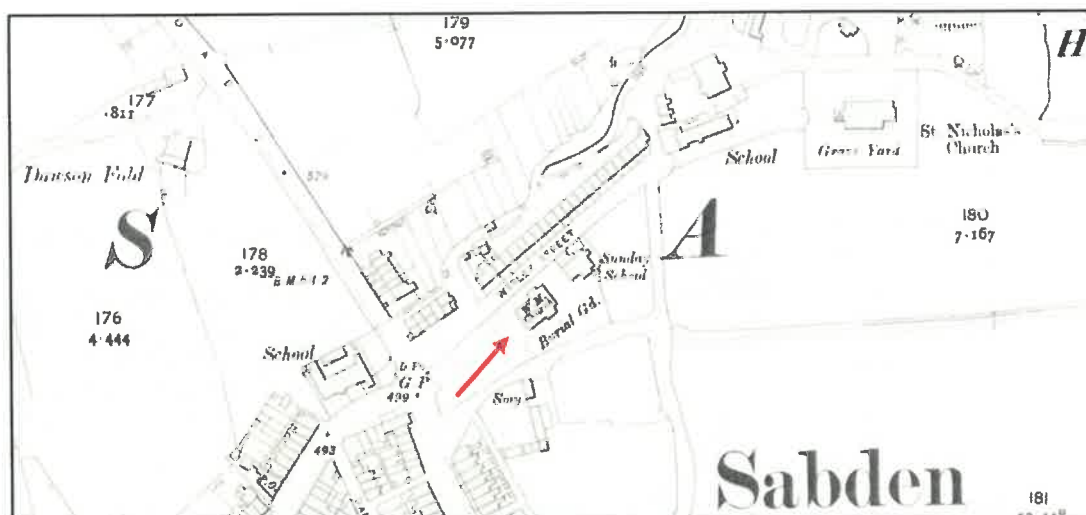
PL20: Extract from historic OS map of 1848⁶

⁶ Ordnance Survey. 25 inch, 1:2500 scale map, Lancashire sheet 55, surveyed 1844 to 1846, published 1848.

- 6.1.7 The OS map of 1848 shows a 'T' shaped building located to the east of the site. This is assumed to be the chapel of 1835, due to its location, as the second chapel, shown on a plan of 1880, occupies a position towards the west. The following maps of 1892 and 1912 show the third incarnation of the church present to the site but demolished in 1965.



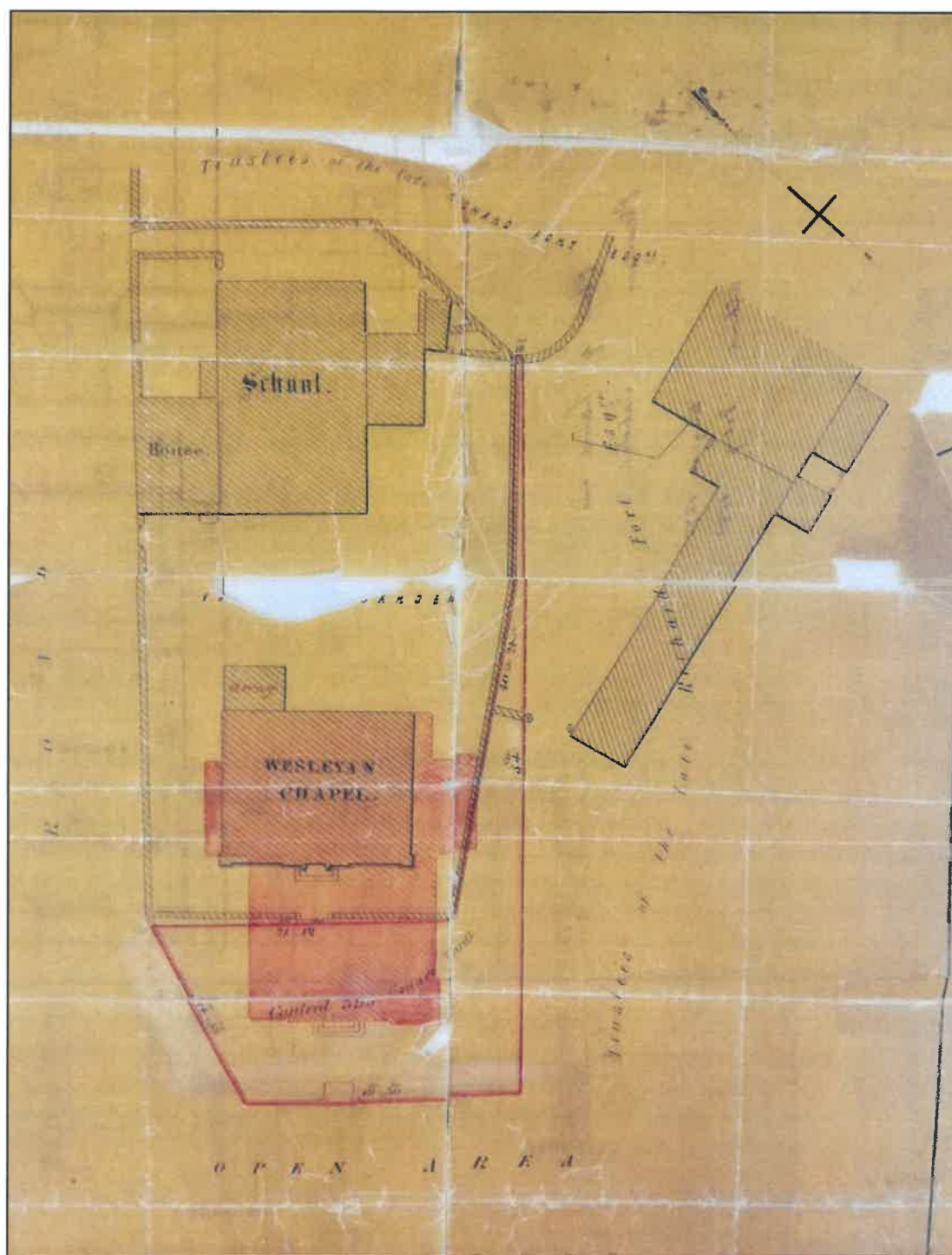
PL21: Extract from historic OS map of 1892⁷



PL22: Extract from historic OS map of 1912⁸

⁷ Ordnance Survey. 25 inch, 1:2500 scale map, Lancashire sheet 55, surveyed 1892, published 1894.

⁸ Ordnance Survey. 25 inch, 1:2500 scale map, Lancashire sheet 55, surveyed revised 1910, published 1912.



PL23: Site plan taken from property deeds for the site dating from 1880, showing what is assumed to be the second chapel and the outline (in red) of the third and final church to the site. Given the siting of the third church, it is possible it could have incorporated areas of the previous church(es).

7.0 PLANNING POLICY CONTEXT

7.1 STATUTORY LEGISLATION

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

7.2 NATIONAL PLANNING POLICIES

7.2.1 The relevant national planning Policies are contained within the National Planning Policy Framework (2019)⁹ and consist of the following:

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;*

⁹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 29th October 2019)

- 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 accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

7.3 LOCAL PLANNING POLICIES

- 7.3.1 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.”¹⁰*

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit.*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
3. *Consider the protection and enhancement of public rights of way and access.*

¹⁰ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.”¹¹

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.

¹¹ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.

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

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*

¹² Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.

8.0 ASSESSMENT OF SIGNIFICANCE

8.1 EVIDENTIAL VALUE

- 8.1.1 The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Evidential value derives from the potential of a place to yield evidence about past human activity"* ¹³
- 8.1.2 The evidential value of the application site is derived from its past religious use and is the site of a former Methodist church which superseded two earlier Methodist chapels on the site. However, the church was demolished in 1965, but indicators of the past use remain in the form of the former Sunday school building and the graveyard. It is likely that some archaeological remains of the church are retained below ground but this has not been confirmed. However, it should be mentioned that this evidential value is reduced due to the loss of the church as a feature of the site and Conservation Area.
- 8.1.3 The evidential value of the Conservation Area is deep and varied. The Conservation Area contains good evidence of 18th and 19th century dwellings built for local mill workers. The dwellings consist primarily of terraced housing with very few large detached buildings, the only detached dwellings being Sabden House and Whins Cottage, the homes of former mill owners. The type of dwellings in the village may appear to be anomalous if it wasn't for the towns rich history of textile manufacturing evidenced by extant mill buildings. However, it is the houses that make the most significant contribution to the special historic character and appearance of the Conservation Area as opposed to any historic mill buildings.

8.2 HISTORICAL VALUE

- 8.2.1 The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present"* ¹⁴
- 8.2.2 In terms of associative historical value, both the application site and wider Conservation Area will forever be associated with those who live and worked within the area. The only notable historical association in relation to Sabden is through Richard Cobden who was a politician (MP for Stockport) and an entrepreneur who took over the calico printworks within the village in 1828. Cobden was most revered for his role within the repeal of the Corn Laws.
- 8.2.3 In terms of illustrative historical value, the Conservation Area possesses high amounts of illustrative value derived from the existing housing type and evidence of historical textile manufacturing processes, all of which evokes a sense of 18th and 19th century life within Sabden.
- 8.2.4 The application site makes a limited contribution to the illustrative historical value of the site on account of the existing graveyard and former Sunday school building and also due to the demolition of the Methodist church which once dominated the site.

¹³ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

¹⁴ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

8.3 COMMUNAL VALUE

- 8.3.1 The Historic England document "Conservation Principles, Policies and Guidance" (2008) states that *"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*¹⁵

The site is likely to have had a high communal value in the past through the communal value of the church and ormer Sunday school building. However, the church has since been demolished and the site is now under private ownership and the former Sunday school building has since been converted into residential use. As a result, the site no longer provides any meaningful amount of communal value however the site provides some communal enjoyment as part of the village streetscape.

- 8.3.2 In terms of the Conservation Area, the existing buildings and natural features provide an interesting and varied historic environment for Sabden. The heritage of the village contributes to a strong sense of local community pride and will be imbedded within shared experiences and memories of village life within Sabden. The communal value of the village will be high; however, the application site is not a significant contributor to this communal value on account of the demolition of the former church and the conversion of the former Sunday school building.

8.4 AESTHETIC VALUE

- 8.4.1 The Historic England document "Conservation Principles, Policies and Guidance" (2008) states that *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"*¹⁶

- 8.4.2 The local area is characterised by a mixture of 18th and 19th century stone-built dwellings. They are generally two storeys in height, and vary in their appearance from rubble stone cottages with simple architectural embellishments i.e. stone door and window surrounds to more solid looking terraces with canted bay windows and prominent entrance door openings. It is the diversity of housing types that is of interest within this small village as well as the scale, simplicity and uniformity of 19th century Sabden. The homogenous use of local stone throughout the village and the lack of significantly large buildings also contribute to local distinctiveness. Some dispersed local features such as the nearby war memorial and St Nicholas's church act as local land marks and contribute to the character and appearance of the local landmarks.

- 8.4.3 A number of local details add to the Conservation Areas distinct identity and help to form the special interest of the area such as historic stone surface treatments, post and telephone boxes, stone boundary walls and gate posts, particularly to the application site, as well as those to the Baptist graveyard.

8.5 STATEMENT OF SIGNIFICANCE

- 8.5.1 The former Sunday school building is the principal heritage asset to the site, with the nearby terraced housing to Wesley street contributing to the immediate setting of the application site. These buildings are not statutorily listed on their own merits but are 'buildings of townscape merit' meaning that they are of local interest only and do not possess enough merit to warrant statutory listing. The fact that these buildings are not listed indicates at the possible level of significance that can be attributed to them. The Sabden Conservation Area is the main overarching designated heritage asset which will be affected

¹⁵ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 31.

¹⁶ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 30.

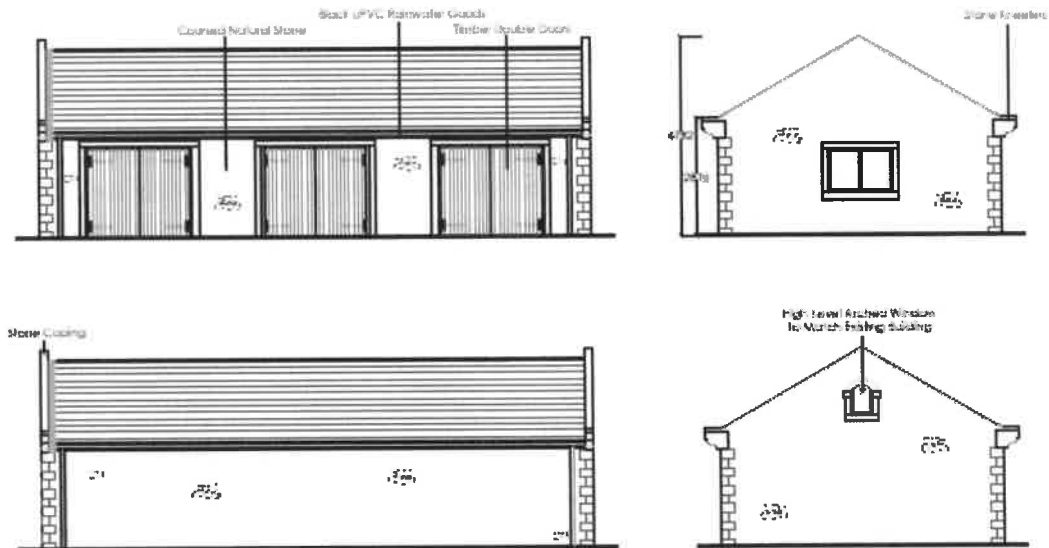
by the proposals. The designation of this area as a Conservation Area again suggests that it possesses high amounts of historical and architectural significance as an area.

- 8.5.2 The application site was first established as a place of worship for Methodists in 1835 on construction of the village's first purpose built Methodist chapel. This would be superseded by a further two Methodist places of worship on the same site due to the increase in the size of the congregation as well as the construction of a Sunday school. The third and final church to occupy the site was demolished in 1965 and the former Sunday school building was then used as the primary Methodist place of worship. The former Sunday school building was converted for residential use in 2011 and the site now no longer acts as a Methodist place of worship. The associated graveyard is still present to the site, along with a number of burials.
- 8.5.3 The significance of the application site is derived from its historical associations with methodism, which are now limited due to the demolition of the church, but indicators of this past use remain in the form of the graveyard and the former Sunday school building, but again this building no longer performs a religious function. Any possible archaeological remains from the church are non-designated and there are no other scheduled remains on the site. As a result of these reasons, the site is not of national or regional importance. It is of low significance and is of local interest only on a village and wider borough scale.
- 8.5.4 The Sabden Conservation Area possesses a range of heritage values, with the most significant being the evidential and illustrative historical values of the 18th and 19th century building stock and fabric as well as the simplistic and homogenous aesthetic of the stone built, terraced, mill workers housing and the overall communal value of the conservation area. The application site imparts a positive contribution to the significance of the Conservation Area through the retention of the church graveyard, the former Sunday school building and the stone boundary wall to the site. However, the loss of the church and the erection of modern housing to the south west, north east and south east of the site detracts from the special interest.

9.0 PROPOSED WORKS

9.1 SUMMARY OF PROPOSED DEVELOPMENT

- 9.1.1 The proposal consists of the erection of a garage building comprising of three adjoining garages which is to be located to the north west of the site. A retaining wall to the north and east of the garage building is required in order to allow the building to be set down within the site and retain the surrounding land as a result.



PL24: Elevations of the proposed garage building.

10.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

10.1 HERITAGE IMPACT ASSESSMENT

- 10.1.1 A heritage impact assessment has been undertaken in order to determine the potential impact of the proposed development on the Conservation Area, non-designated heritage assets and non-designated below ground archaeological deposits.

10.2 IMPACT ON THE CONSERVATION AREA AS A DESIGNATED HERITAGE ASSET

- 10.2.1 The proposed garages have been modelled on the local vernacular and adopts features and forms present to the former Sunday school building. The building is to be of gable form with stone external walls and a slate roof covering, therefore also making use of material types prevalent throughout the Conservation Area. This will reduce the visual impact of the building. The building will be screened from Wesley Street due to the presence of existing hedging also reducing visual impact, but a new hedge line will also be introduced to the east of the proposed garage to provide further screening from the north.
- 10.2.2 No existing hedges or trees are proposed to be removed and no alterations to the existing boundary walling are proposed. Existing site access points and routes are to be retained and are to remain unaltered. No important views are to be infringed by the proposals.

10.3 IMPACT ON NON-DESIGNATED HERITAGE ASSETS

- 10.3.1 The impact on nearby non-designated will be in terms of their setting only. The nearest non-designated assets consist of the now converted former Sunday school building and the existing cottages to the north side of Wesley Street. The area surrounding the site, but also inclusive of the site, is very much residential in nature and is comprised of housing of various ages, types and appearances. The setting of these non-designated buildings has been greatly affected following the demolition of the Methodist church in the 1960's. The church was once the principal building on the site and indicated that the site

was religious in use. But this use has now ceased with former Sunday school now having been converted for residential use. The proposed garages are expected to have a minimal impact on the setting of the non-designated buildings on account of its design, appearance and material selection and is modelled on vernacular tradition. The building is also sited so as to be sited as far as possible from the former Sunday school whilst at the same time making use of the existing hedging to screen the garages from Wesley Street and the cottages which line the north side of the street. The converted former Sunday school no longer resides in a religious context due to the demolition of the church. The site now has an element of residential character and the proposed garages would not be out of keeping with this character.

10.4 IMPACT ON NON-DESIGNATED BELOW GROUND ARCHAEOLOGICAL DEPOSITS

- 10.4.1 An overlay of historical mapping over the existing site plan initially indicates that the proposed garages will be sited over what would be the north west corner of the now demolished Methodist church that was constructed in 1879. The church was demolished in 1965 and the removal of any below ground fabric as part of the demolition cannot be currently confirmed. It is assumed that below ground deposits of the church are likely to be present, however the nature and depth of any deposits have not been determined. There are no scheduled / designated below ground archaeological deposits present to the site.
- 10.4.2 Should any below ground archaeological deposits of the church exist close to the surface then it is likely that these will be affected by the construction of the proposed garages.
- 10.4.3 A number of burials are also present around the site. A map of the site has been provided by our client which indicates the presence the locations of each burial within the site. Given that the proposed garages are to be sited in an area occupied by the former church, it is unlikely that any buried remains will be encountered. No burial plots are indicated to exist on the map provided by the clients from the Methodist church.

10.5 MITIGATION

- 10.5.1 In order to reduce the level of harm caused by the proposals, the following mitigation is proposed;
- All work should be undertaken by competent / suitably qualified contractors / workers who are competent and experienced in undertaking works to historic buildings and to ensure work is carried out with minimal harm to historic fabric. All work is to be carried out carefully and under supervision.
 - Window / door details, material samples and specifications should be submitted for approval for by the local planning authority prior to commencement.
 - Should this be deemed desirable by the local planning authority, an archaeological watching brief should be implemented in accordance with a written scheme of investigation approved by the local planning authority prior to commencement. This should be undertaken during any excavation work by an appropriately qualified archaeologist. Any below ground archaeological deposits should then be recorded in accordance with the written scheme of investigation and a report issued to the Local Planning Authority and Historic Environment Record.
 - If required, a suitable building foundation type could be implemented i.e. raft foundation, in order to minimise harm to any below ground archaeological deposits.

10.6 CONCLUSION

- 10.6.1 This document has reviewed the possible impact of the proposed garage building upon the significance of the site of the now demolished Methodist church and upon the significance of the Sabden Conservation area.
- 10.6.2 The findings of this document are that the proposed garage building will harmonise with the dominant character of the stone built terraced houses and other buildings throughout the Conservation Area. The building has adopted similar forms and features as well as a similar palette of sympathetic materials, all of which acknowledges the character and appearance of the conservation area well as the application site.
- 10.6.3 In accordance with the duty of section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority will seek to prioritise the preservation and enhancement of the Conservation Areas special interest. This has been satisfied through the design of the proposal which preserves the special interest of the area.
- 10.6.4 Paragraph 127 of the NPPF stresses the importance to the design of the built environment. Good design is a key aspect of sustainable development and should respond to local character and history, and reflect the identity of local surroundings and materials. The proposed garage building is considered to be sympathetically designed and subservient to the former Sunday school building which is now converted for residential use. The building is considered to be an acceptable addition to the site and will not result in any unacceptable negative harm on visual amenity or the character of the non-designated assets and wider surrounding Conservation Area.
- 10.6.5 The harm caused by the proposal should be considered as less than substantial in accordance with paragraph 196 of the NPPF. This harm should then be outweighed by the public benefits of the scheme. Public benefits are described by the National Planning Practice Guidance as;

“anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
- *reducing or removing risks to a heritage asset.*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation.”¹⁷*

- 10.6.6 It is considered the proposals will result in the following public benefits;

- Contractor employment throughout the duration of the proposed works.
- The sustaining of the significance of the Sabden Conservation Area as well as the enhancement of the application site.
- Complementing the optimum viable use of the now converted former Sunday school building which is now comprised of three dwellings. The garage building is to provide garage amenity for the occupants of each dwelling.

¹⁷ National Planning Practice Guidance (2019) What is meant by the term public benefits? Paragraph: 020, Reference ID: 18a-020-20130723, available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> (Accessed on 30th October 2019)