

HERITAGE STATEMENT IN SUPPORT OF PLANNING APPLICATION TO BURNLEY BOROUGH COUNCIL

FOR THE DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW GARAGE

SITE AT : CHERRY FOLD FARM, ROSSENDALE ROAD, BURNLEY. BB11 5DE

1. Introduction

- 1.1. This Heritage Statement has been produced to support a planning application made to Burnley Borough Council.
- 1.2. The application site is to the rear of a listed building, Cherryfold, Farmhouse and is this is a designated heritage asset this statement deals with how the proposals would impact on the setting of that designated heritage asset.
- 1.3. In summary, this statement finds that no harm to the setting of the Listed Building would arise from the proposed development because of the relationship of the proposed garage to the Listed Building and the fact that the historic environment of the Listed Building has completely changed to an urban environment.

2. Location

- 2.1. Cherry Fold is located at the Junction of Rossendale Road and Florence Avenue, a modern inter war housing estate. That estate surrounds Cherry Fold so that it is now in an urban setting, the original farmland setting having been lost so that Cherry Fold now sits on a comparatively small plot. Opposite there is Rossendale Road Industrial Estate, now extended in the Burnley Local Plan.

3. Planning context

- 3.1. The adjoining property, Cherry Fold Farm, is a Grade II Listed Building under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, for its special architectural or historic interest.

4. National Planning Policy Framework.

- 4.2 Section 16 of the NPPF, “Conserving and Enhancing the Historic Environment”, sets out the relevant part of national planning policy regarding listed buildings and conservation areas. Paragraph 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.”*
- 4.3. Paragraph 193 of the NPPF is also key: *“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)”*.

5. Local Policy – Burnley Local Plan

- 5.1 Policy HE2 of the Local Plan refers to designated heritage assets. This sets out that proposals will be assessed against the desirability of sustaining and enhancing the significance of the asset.

6. Proposed Development

- 6.1. The development comprises the construction of a new double garage located against the rear boundary of Cherry Fold Farm. An existing outbuilding/ garage is to be removed. That building is on a different siting to the proposed garage. A new access will be provided along the western boundary of the site to provide for access.

7. Relevant Heritage Assets.

Cherry Fold Farm

- 7.1. Cherry Fold Farm, which is no longer in agricultural use, is a Grade II Listed Building described as dating from 1687 but much altered, extended, rebuilt and renovated. The original adjoining shippen/barn is now used residentially. It is sandstone random rubble with a slate roof. The plan is irregular and unorthodox as a result of alternate rebuilding at various dates.

The outbuilding to be demolished.

- 7.2 The outbuilding to be demolished is stone construction with a large modern garage door opening to the front elevation. It has a slate roof and various timber lean to buildings on the other elevations. The date of construction is not known although this is likely to have been within the last 50 years, as can be seen from the photographs below.

The garage to be demolished :



Front elevation



lean to buildings.

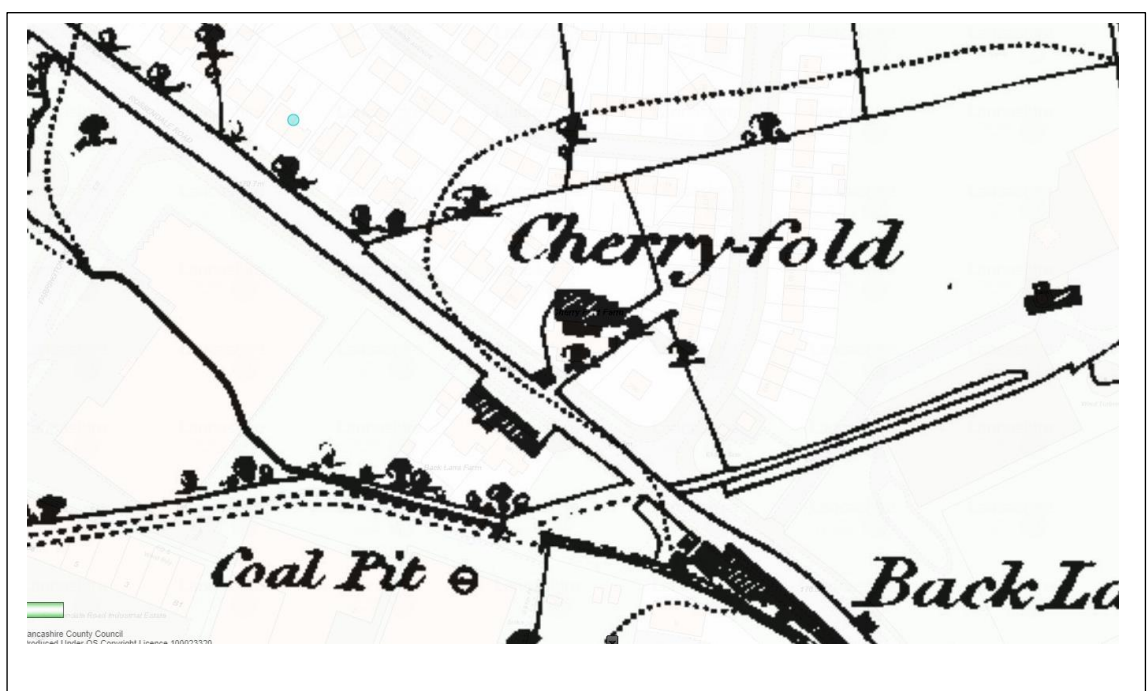


Gable elevation

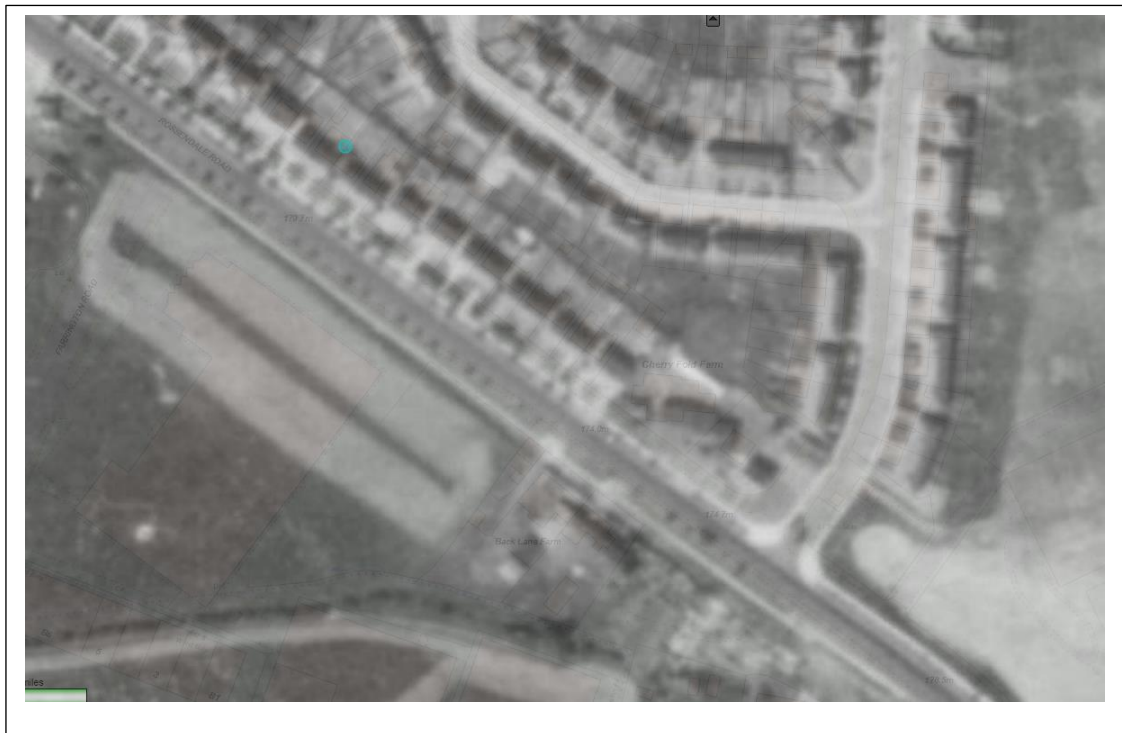
8. Statement of Significance

- 8.1** This former farmhouse is no longer used as a farmhouse and it has lost all semblance of its former agricultural setting as this is now an urban area, the surroundings comprising a modern housing estate and industrial buildings. Thus the former agricultural use of the building is now 'domesticated' as the former shippen/barn has also been converted to residential use.
- 8.2.** Below is an extract from the first edition 1:10,000 OS Plan issued circa 1840-50 and an aerial photograph from 1950. These show the change to the format of the buildings in the area from rural to urban.

First edition 1:10,000 os map 1840-50



Aerial photograph circa 1950.



9. Assessment of Impact.

The loss of the existing outbuilding

- 9.1. The outbuilding to be removed does not appear to be historic. The photograph reproduced below from 1960 does not show the garage to be removed in position at that time. What is does show a grouping of garages around the edges of the land, presumably a garage court.

Ariel photograph from 1960.



- 9.2** The removal of the outbuilding does not therefore affect the historic setting of Cherry Fold Farm as it is not related to the historic farmstead of the building and therefore causes no harm.

The new garage building.

- 9.3.** The new garage building is to be constructed of stone and slate, which is appropriate to this setting. Its location does not interfere with the main historic views of important features Cherry Fold Farm, which are primarily restricted to the front. It would remain a distinct entity and would not be confused with the historic building. The historic farmhouse would therefore continue to maintain its existing identity and its setting would not be impinged upon.

The new access

- 9.4.** The new access onto Rossendale Road is along the north western boundary of the site adjacent to more modern housing adjacent. A small section of the existing stone boundary wall onto Rossendale Road would need to be removed to create the access. A similar gateway entrance exists at the other end of the wall for access to Cherry Fold Farm. Subject to the design of any gated entrance, this would not cause harm to the setting of the Listed Building.
- 9.3.** It is concluded that the proposed development has a level of impact on the historic environment which would not amount to harm and so is acceptable within the terms of the NPPF and local planning policies.