

Heritage Statement/Assessment of Significance/Impact

in connection

with the submission of planning application ref: 2022/0274

for the demolition of the existing bungalow and a

replacement dwelling on the site which will be

adjacent to Grade 2 Listed Buildings which are:-

373, Haslingden Old Rd &

375, Haslingden Old Rd

For on behalf of Mr Lee Cunningham

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1.0 INTRODUCTION

1.1 Purpose and Format

This appraisal has been prepared in connection with the demolition of the existing bungalow and a replacement dwelling on this site. The site lies adjacent and to the side of a pair of cottages (and related) heritage assets (listed grade 11), namely; 373-375 Haslingden Old Rd. The purpose of the appraisal is to assess the significance of the heritage assets and their juxtaposition with the new dwelling in order to inform the design process for the new adjacent property. The document has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to heritage policies outlined in the National Planning Policy Framework (DCLG, 2012).

1.2 This statement supports the submission of planning application 2022/0274

1.3 Methods of Research and Investigation

Inspections of the site were carried out in early summer 2022 in order to assess its physical nature. Background research has also been conducted in order to fully ascertain contextual matters appertaining to the site. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the adjacent site and those planning policies that affect/control change.

2.0 GENERAL DESCRIPTION

2.1 Site Location

The new dwelling will be situated at 365 Haslingden Old Rd, Rawtenstall . BB4 8RR

2.2 Site Description

The new dwelling site occupies the existing plot of an existing bungalow directly fronting Haslingden Old Rd.

2.3 Building Descriptions

The proposal is the demolition of the existing bungalow and a replacement dwelling on this site.

2.4 HERITAGE ASSETS

The appraisal is primarily concerned with the following adjacent heritage assets;

- **373 & 375 Haslingden Old Rd (Grade 2 Listed)**

SD 82 SW RAWTENSTALL HASLINGDEN OLD ROAD

6/203 Nos.373 and 375 Grade II

Pair of cottages, c.1800. Waterhot coursed sandstone, stone slate roof with one chimney on the ridge and another at the left gable. Double-depth plan,

each cottage one bay. Two storeys, each with doorway to right in plain surround with slab canopy on beaked brackets, one large stepped triple-light window on each floor. Rear: built very close to rising bank, has some flush mullion windows.

Listing NGR: SD8004922923

3.0 HERITAGE APPRAISAL

3.1 Historic Background

Listed heritage assets have been subject to considerations of significance and an assessment of the potential impact of any proposed development . It is recommended that the built heritage assets are incorporated into any development and that the character of the rural landscape and heritage assets are taken into consideration. The analysis of the historic landscape character has found that there are a number of surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the site's past. These include historic tracks, woodland and historic field boundaries

3.2 Heritage Values

An appraisal of the heritage values associated with the site has been carried out.

This process relates to the range of heritage values which are distilled under the following headings:

- evidential value;
- historic value;
- communal value;
- aesthetic value.

The purpose of assessing these values is to develop a clearer understanding of the site's significance – whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) – so as to enhance the objective appraisal proposals for changing the site. In essence this follows the approach generally advocated by Historic England, whereby necessary change in the historic environment is intelligently managed. Since the proposed change relates to adjacent listed heritage assets, the heritage value of principal importance is that of aesthetics. In this regard the character of the rural landscape and historic assets should be taken into consideration. Appreciation of this value relates not only to exterior views but also interior qualities, however in this instance it is the exterior 'setting' of the site which is under scrutiny. Whereas perimeter views of the buildings as individual entities can be drawn from all directions, it is clear that the design relates principally to the view from Haslingden Old Road, particularly as one approaches from the east. The new dwelling will be separated by a lane and screened with new trees, and therefore will have a negative effect on the significance of the each heritage assets. The heritage cottages possess a wealth of other heritage values – such as communal value linked to their historic use, the evidential value of the buildings and style of architecture, and their historical value of past associations with people

and events - however, these are of less importance when considering the introduction of new buildings on adjacent sites

3.3 Statement of Significance

Having assessed the heritage values associated with the site it is possible to take a more informed approach to the assessment of site significance, giving specific consideration to the nature of proposed change relating primarily to views of the site.

4.0 ANALYSIS OF PROPOSED WORKS

4.1 General Principles

Given the consideration of significance included in section 3.0 above, it is possible to develop a more objective assessment of those proposals which are deemed to have a potential effect on these heritage assets. General guidance on assessing proposed changes to these buildings is given in chapter 12 of the National Planning Policy Framework, or 'NPPF' (2012). It advocates conserving the significance of heritage asset buildings and the need to understand significance before proposing change, the overall intention being the avoidance of harm. However since the proposed changes do not directly affect the physical fabric of the heritage assets the issue of primary concern is conserving and/or enhancing the setting of the assets. Given the specific question of setting, consideration of the proposals to construct a 2bed 4person dwelling have been assessed in relation to the design principles advocated in the 'Building in Context Toolkit', jointly published by English Heritage and CABI in 2001. These principles, summarized as follows, are intended as a guide to enable the assessment of whether a project has proved successful:

1. A successful project will start with an assessment of the value of retaining what is there.
2. A successful project will relate well to the geography and history of the place and lie of land.
3. A successful project will be informed by it's own significance so that it's character and identity will be appropriate to it's use and context.
4. A successful project will sit happily in the pattern of existing development and the routes through and around it.
5. A successful project will respect important views
6. A successful project will respect the scale of neighbouring buildings.
7. A successful project will use materials and construction methods which are at least as high in quality as those in the existing context.
8. A successful project might create new views and juxtapositions and add to the variety and texture of the setting.

4.2 Summary of the Proposals

Full details of the proposed indicative works to the site have been included as part of the planning process, in order to avoid duplication, this appraisal refers to the proposals but does not include full copies of the scheme drawings etc. The main aim of the proposal is to secure a sustainable future for the site by providing a replacement dwelling. The new dwelling will be compact in size, more in line with the existing established adjacent aesthetic. The proposed landscape strategy will be designed to reinforce and enhance the site boundaries, and aims to maintain and enhance the degree of physical and visual containment afforded to the application site, whilst ensuring the improved longevity of the landscaped setting and visual containment between the site and wider countryside. The National Planning Policy Framework (NPPF) requires developments to maximise the opportunities for biodiversity by building in enhancement measures. The proposals present the opportunity to deliver ecological enhancements for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of the national and local Biodiversity Action Plan (BAP).

4.3 Analysis of the Proposals: Building in Context

Returning to the question of new design, an objective assessment of the proposed scheme is conducted below in accordance with the aforementioned principles set out in the Building In Context Toolkit.

4.3.1 A successful project will start with an assessment of the value of retaining what is there. Although this appraisal was drafted after the scheme was designed, it is clear that the findings of the appraisal are mirrored in the thoughts of the designer who has identified the principal views of the heritage assets and worked to minimize impact through careful siting of the new dwelling.

4.3.2 A successful project will relate well to the geography and history of the place and lie of land.

The location of the dwelling being on land where prominent views of the heritage assets will not be affected. Minimal impact on views will occur from Haslingden Old Rd, but the quality of those views have been conserved.

4.3.3 A successful project will be informed by it's own significance so that it's character and identity will be appropriate to it's use and context.

The new dwelling is respectful of the existing established adjacent aesthetic

4.3.4 A successful project will sit happily in the pattern of existing development and the routes through and around it.

Historic access routes and patterns of movement have not been affected.

4.3.5 A successful project will respect important views

This issue has been discussed above, wherein the guiding principle of the new design has been to respect views of the heritage assets and even enhance them somewhat from Haslingden Old Rd. The proposal does not affect any views looking away from or towards the heritage assets.

4.3.6 A successful project will respect the scale of neighbouring buildings.

As touched upon earlier, the scale of the new dwelling is very much respectful of the existing established adjacent aesthetic.

4.3.7 A successful project will use materials and construction methods which are at least as high in quality as those in the existing context

The quality of material selection and construction will be a key issue during the construction phase and is very much respectful of the existing established adjacent aesthetic.

4.3.8 A successful project might create new views and juxtapositions and add to the variety and texture of the setting.

The dwelling will provide some visual variety and will be very much of it's time. This continues the theme in the proximity of buildings reflecting the age in which they were constructed, thus ensuring a historically interpretable townscape.

5.0 Conclusion

The positioning of the new dwelling has been a key guiding principle for the design of the scheme, whereby the views of each of the historic assets have been protected and the aesthetic quality has been conserved. The new dwelling will have a very low impact addition in terms of it's effect on the historic environment, which adds variety and visual quality and helps sustain the use of this land for much needed housing.