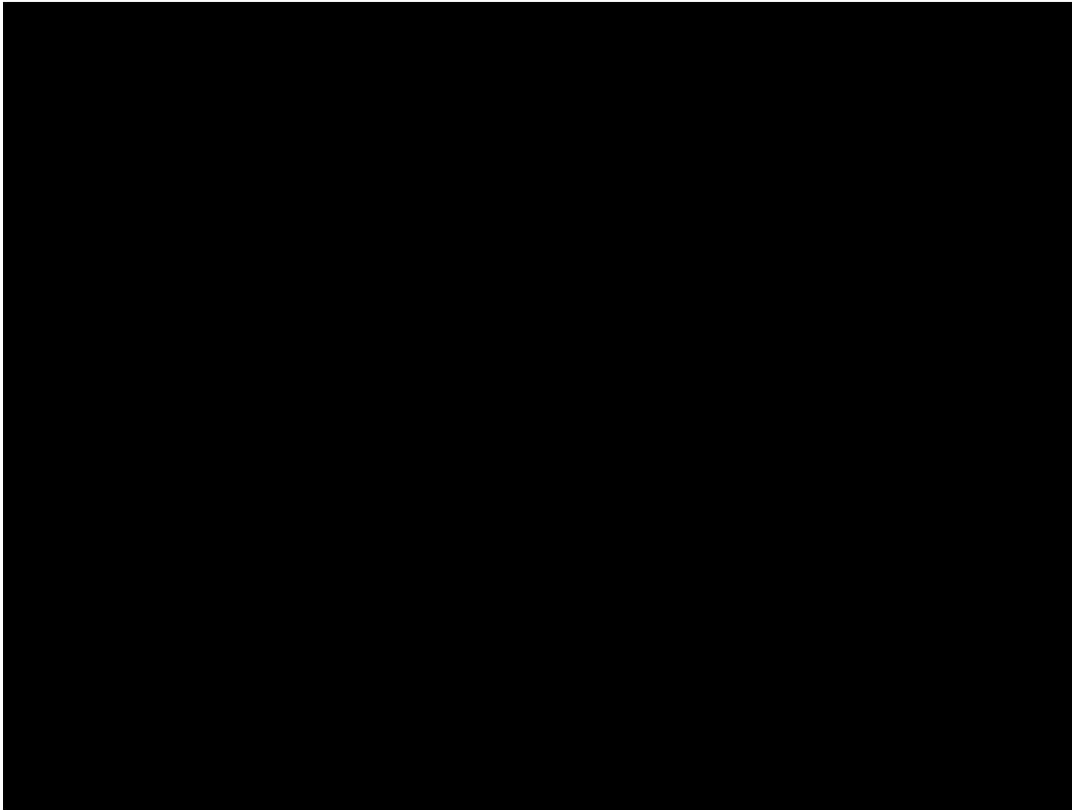


HERITAGE STATEMENT  
INCLUDING  
STATEMENT OF SIGNIFICANCE

Hamilton Cottage, No 8 Church Street, Churchtown (Kirkland)

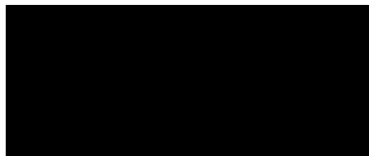
March 2023



2 Croston Villa  
High Street  
Garstang  
Preston  
Lancashire  
PR3 1EA

**T:** 01995 604 514  
**E:** [info@GrahamAnthonyAssociates.com](mailto:info@GrahamAnthonyAssociates.com)  
**W:** [www.GrahamAnthonyAssociates.com](http://www.GrahamAnthonyAssociates.com)

This Heritage Statement including a Statement of Significance, seeks to identify heritage values attributed to Hamilton Cottage, No 8 Church Street, Churchtown. Values, as set out in English Heritage Publication 'Conservation Principles, Policies and Guidance (2008) have been applied to the building and an assessment of significance developed in response to findings and further research. This has then been used as a foundation for informing proposals for change.



## | CONTENTS

- 1.0 Introduction & General Information
- 2.0 Building History & Context Assessment
- 3.0 Heritage Appraisal & Assessment of Significance
- 4.0 Analysis of Proposals
- 5.0 Summary & Conclusion
- 6.0 Appendix

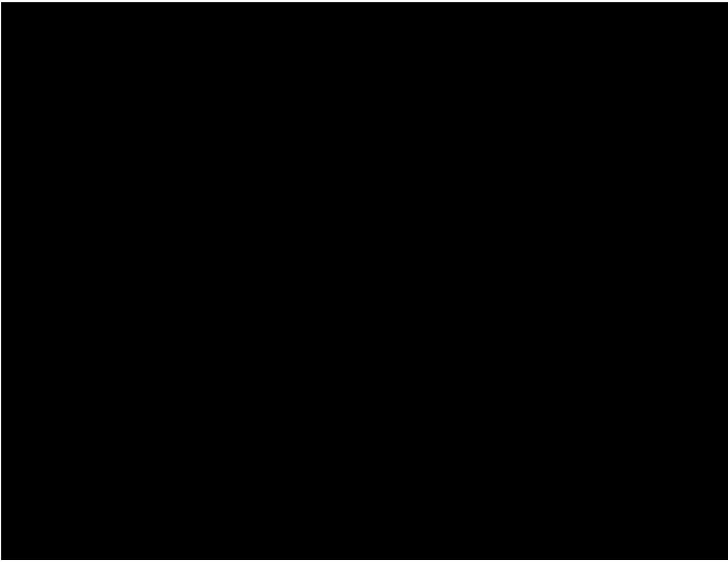


Fig 01—No 8 Church Street, (2023)

## 1.0 | INTRODUCTION & GENERAL INFORMATION

### NAME OF BUILDING:

Hamilton Cottage  
No 8 Church Street  
Churchtown  
PRESTON  
PR3 0HT

### GRID REFERENCE:

SD 48124 42965  
X (Eastings) - 348124 Y (Northing) - 442965

### WHAT 3 WORDS:

clattered.bubble.laces

### LISTING REFERENCES:

Hamilton Cottage not Listed under 'The National Heritage List for England (NHLE) but is located within the boundary of Wyre Borough Council's Churchtown Conservation Area.

Listings: (Immediately outside of the curtilage of Hamilton Cottage)

Manor House and Manor Cottage—1072873—Grade II  
Cottages to North of Muncroft House—1163676—Grade II  
Village Cross—1361956—Grade II  
Telephone Kiosk—13619477-Grade II

Other Listings: (In the wider context of No 8 Church Street

Churchgate House – 1072871 – Grade II  
Churchgate Cottage—1361957-Grade II  
Coach House abutting Church yard wall of St Helens, to East of North Entrance – 1072872 – Grade II

Church of St Helen – 1072874 – Grade I

### DATES OF INSPECTION:

The initial survey and inspection was carried out over the 1st week of February 2023

### WEATHER ON DAY OF INSPECTION:

Clear sky, little to no wind, temperature 8 - 10 deg C. Visibility - Good



Fig 02—O.S. Map Site Location Plan—No 8 Church Street (2023)

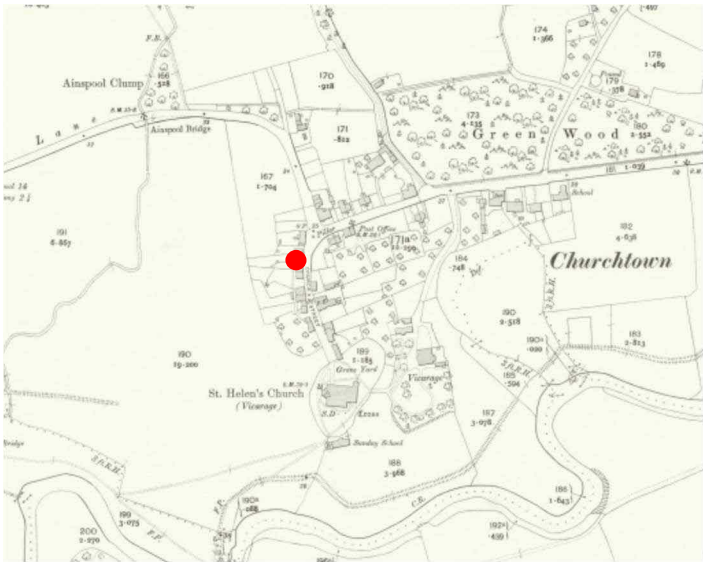


Fig 03—O.S. Map—Churchtown (1895—1914) WIDER CONTEXT

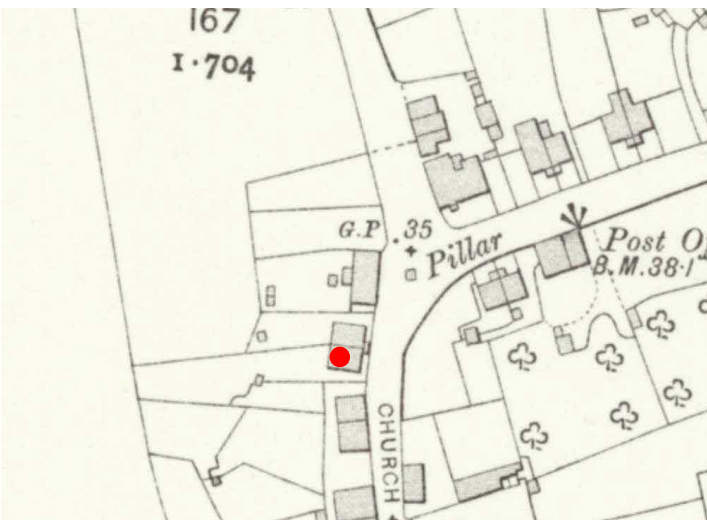


Fig 04—O.S. Map—Churchtown (1895—1914) IMMEDIATE CONTEXT

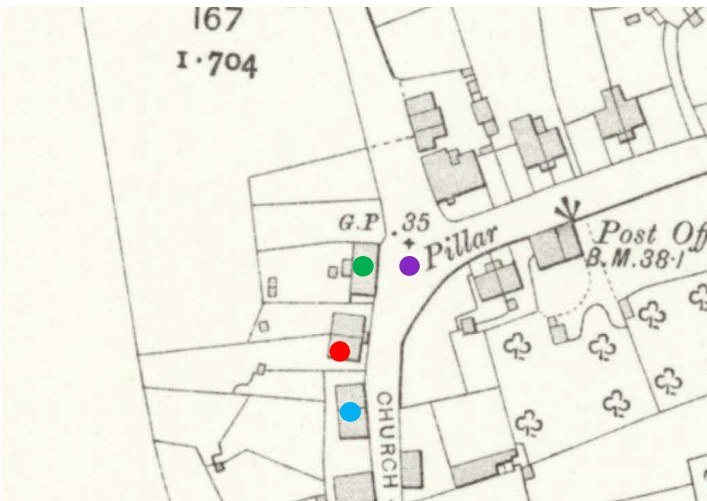


Fig 05—O.S. Map—Churchtown (1895—1914) IMMEDIATE CONTEXT

DOCUMENT FORMAT:

This heritage statement has been prepared to inform proposals for adaptation to Hamilton Cottage, No 8 Church Street. The statement has been produced in order to comply with policy 194 of the National Planning Policy Framework (NPPF) given in the extract below.

“194. 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.”

This document has been prepared to supplement the design process. A building survey & historic assessment has been developed during the survey stage of the building and its surroundings and a statement of significance produced prior to developing proposals for change. The approach complies with the national planning policies associated with the conservation of the historic environment and Historic England's advice on Managing Significance in Decision-Taking in the Historic Environment.

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process is very important to an applicant in order to conceive of and design a successful development and to the local planning authority in order to make decisions in line with legal requirements and the objectives of the development plan and the policy requirements of the NPPF.”

This statement of significance has also been guided by the criteria set out in, Historic England publications and Advice: 'Informed Conservation' and 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment'

Conservation principles policy and guidance:

“We define conservation (under Principle 4) as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.”

- Hamilton Cottage & Tudor Cottage (No 8 & No 6)
- Cottages North of Muncroff House—Grade II
- Manor House & Manor Cottage—Grade II
- Village Cross—Grade II

## 2.0 | BUILDING HISTORY & CONTEXT ASSESSMENT

### WIDER CONTEXT

Hamilton Cottage & Tudor Cottage form part of a linear arrangement of dwellings built to the historic extent of Churchtown and its Conservation Area. Churchtown, formerly known as Kirkland, is a civil parish located north on the banks of the River Wyre, and west of the village of Catterall. The namesake Churchtown is centred around the Grade I listed St Helen's Church known locally as both the Parish Church of Garstang and the Cathedral of the Fylde. St Helen's church dates C.15th with remains c.1220 and c.1300.

### IMMEDIATE CONTEXT

Hamilton Cottage is situated north of St Helen's Church. It is the southern-most of a symmetrical semi detached arrangement, with its neighbour Tudor Cottage (No 6). The dwellings are flanked north and south by Manor House & Manor Cottage to the north & Cottages 10 & 12 Church Street to the south. Both flanking pairs of dwellings hold Grade II listing status.

### HAMILTON COTTAGE

Hamilton Cottage is a semi detached dwelling of double pile principle and 1 1/2 bays with circulation on the semi-detached central axis, both have mono-pitch outriggers to the rear.

The dwelling is accessed from a principal entrance positioned centrally at the front. The entrance way is a dual pitch porch shared by both Tudor Cottage and Hamilton Cottage. Both dwellings have projecting bays of 'half-timber' construction. The upper portion is jettied, owing to its mock Tudor style and appearance.



Fig 08—Village Cross (2022)

### 3.0 | HERITAGE APPRAISAL & ASSESSMENT OF SIGNIFICANCE

The following appraisal has been developed using guidance published by Historic England and relates to the requirements contained in clause 194 of the NPPF. The appraisal begins by identifying the potential range of heritage values attributed to the building. These values will then be evaluated and expressed concisely within a statement of significance. This statement will then be used as a foundation from which to develop a rationale for any proposed change, ensuring the significance of tangible and intangible values are conserved and safeguarded where possible and appropriate.

Heritage values are listed under the following headings: evidential value; historical value; communal value; aesthetic value. Headings expressed in Historic England guidance 'Conservation Principles, Policies and Guidance (2008)'.  
 Headings expressed in Historic England guidance 'Conservation Principles, Policies and Guidance (2008)'.

#### EVIDENTIAL VALUE

Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity".

In this context Hamilton Cottage may be viewed as embodying the physical characteristics reminiscent of a rock Tudor dwelling house of c. late C19th construction. The architectural interpretation of the cottage is unique to Churchtown as other examples are finite.

The setting of Hamilton Cottage and its proximity to the Churchtown Village nucleus within the Churchtown Conservation Area is contextually significant. It is situated centrally to the village and as such makes a valuable contribution to the historic significance to the street scene leading to and from St Helen's Church. The style and characteristics of Hamilton and Tudor Cottage mean there is one principal elevation with they share giving the appearance of being one single dwelling.

#### HISTORICAL VALUE

Historic England (2008) suggests 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. It tends to be illustrative or associative".

Hamilton Cottage & Tudor Cottage has considerable associative and illustrative historical value. Its associative value is derived from strong connections with the context of Churchtown. The illustrative value stems from the manner in which the buildings enable interpretation of the lives of those who interacted with them. In this regard, Hamilton Cottage adds to the understanding of place, and how it developed historically to

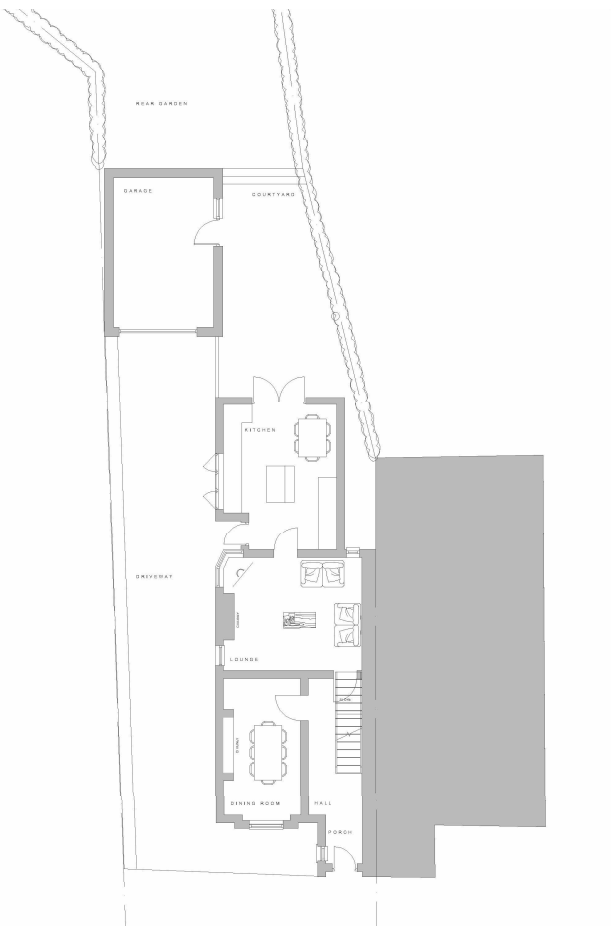


Fig 09—Ground Floor Plan as Existing

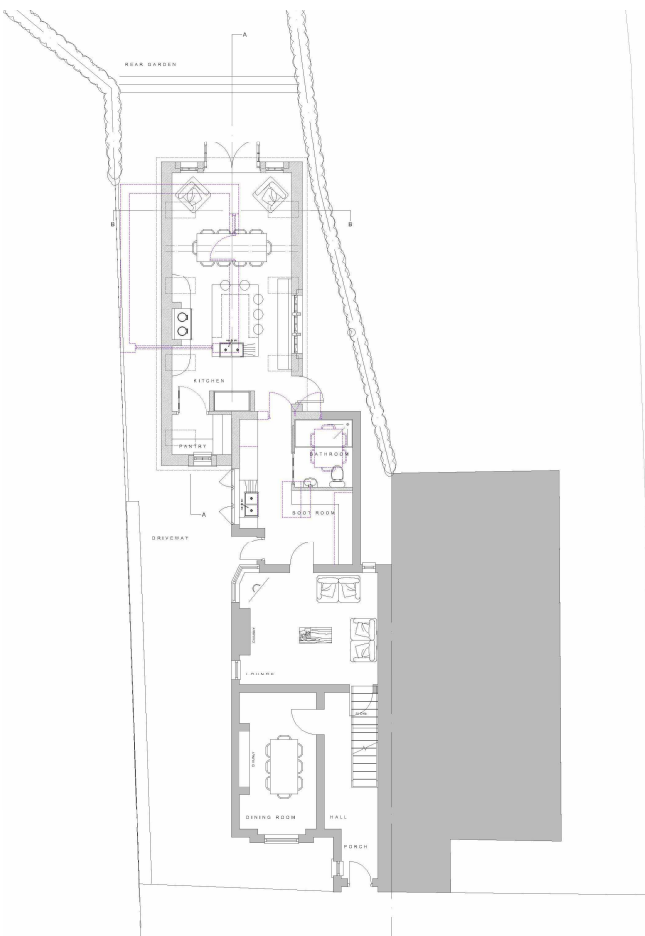


Fig 10—Ground Floor Plan as Proposed

present.

#### AESTHETIC VALUE

English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

Although an architect is unconfirmed, Hamilton Cottage & Tudor Cottage are of conscious aesthetic, technical design and construction. The cottages are visually a rare in their context and provide an example of later mock style architecture that is different from other architectural styles in the Churchtown Area. Their juxtaposition is significant, being flanked by two pairs of listed dwellings north and south, which are visually different and add to the irregular grain of the street scene. Their collective positioning centrally to Churchtown in proximity to the village cross is aesthetically significant.

The aesthetic value of Hamilton Cottage is mostly associated with the perimeter views. Hamilton Cottage & Tudor Cottage can be viewed from within the realm of the street. Views to the front (Church Street) principal elevation and side have a relatively higher aesthetic value than that of the rear (garden) and side elevations.

#### COMMUNAL VALUE

English Heritage (2008) suggests that: “Communal value derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

Linked to the evidential and historical value discussed above, as the building stands today, it offers both insight into the past occupants of the building and how they would have perceived the building and their insight into examples of rural village architecture.

Hamilton Cottage is primarily viewed from the public realm,



Fig 11—Elevations as Existing



Fig 12—Elevations as Proposed



therefore general public awareness of its presence is very high. This is of high importance because the buildings will be viewed as a symbol of shared historic pride and identity in the context of Churchtown.

The proximity of St Helen's Church is of particularly high significance. Principally the view of the church and the approach along Church Street is highly significant when considering past, present and future public and civic events, be it, church events or village occasions through me.

To summarise, in terms of communal interest, Hamilton Cottage of great importance as a significant contributor to the local historic environment and as such possesses notable communal heritage value. Its presence in the public realm of Churchtown and its contribution to the street scene in the context of St Helen's Church are highly significant.

#### SUMMARY OF SIGNIFICANCE

Having assessed the heritage values associated with Hamilton Cottage, it is possible to take a more informed approach to the assessment of the buildings significance, giving specific consideration and conservation priorities in light of proposed change.

An exploration of the heritage values associated with the building, conducted through visual inspection and desktop research, has revealed a diverse range of heritage values which relate to the buildings evidential, historic, communal and aesthetic qualities. The significance of these values varies, however the greater significance being the communal and aesthetic value.

Of primary importance is the presence of Hamilton Cottage in the public realm of Churchtown and its central position in close proximity to the village cross and flanking grade II listed Manor House & Manor Cottages to the north and Cottages 10 & 12 Church Street to the South. The building is a major contributor to the historic and irregular continuity of the street scene. The significance of this is extremely high and should be preserved. Any disruption to this external continuity could severely harm the significance of Church Street and immediate listed buildings.

In order to conserve the building's value and significance it is important that adaptation does not unnecessarily harm the principle significant attributes of the building. Instead it should seek to safeguard significance through preservation and sensitively managed change for the future use of the building.

In summary, and mindful of the direction given by policies in the NPPF, conserving the significance of the building as a heritage asset can be readily achieved by adopting the following design principles:

Priorise the conservation of significant elements of architecture. A sensitive scheme of repair and decoration should be adopted in accordance with policy. Contemporary principles of building conservation should also be observed. These are outlined in BS7913 (2013) 'Guide to the Conservation of Historic Buildings.

Conserve the principle elevation to maintain continuity and preserve the primary views of the building in the public realm. Fully consider any proposed external alterations. Weight should be given to preserving the significance and appearance of older aesthetic elements.

Significant external alteration should be justified against any proposed function and future uses. Creative designs should not be deterred, however it must be mindful of the values and significance attributed to the building and the public realm of Churchtown.

In addition to these priorities it should be noted that interpretation of the building's evolution may alter as elements are exposed and repair works proceed.

#### 4.0 | ANALYSIS OF PROPOSALS

In accordance with the National Planning Policy Framework here follows an objective review of the proposed scheme to verify to what extent conservation of significance has either been secured or compromised.

It is proposed to preserve and decorate the existing principal elevation of Hamilton Cottage and extend it to the rear. This would include a minor adaptation of the existing which includes changing the existing kitchen to a boot room, shower room and utility and the introduction of a pitched slate roof to the current flat outrigger.

Decoration of the principle elevation would be a collaborative exercise with neighbouring Tudor Cottage. This to avoid a visual disparity and maintain harmony of the semi-detached pair.

The demolition of the existing garage, would facilitate space for a rear extension forming open living, kitchen and garden room. The desire for this has come out of a necessity to adapt the house in a way that is more suited to modern living with better connections to the garden at the rear. It sees the existing kitchen, which currently suffers from poor natural lighting handed over to utility uses and new kitchen accommodation strategically positioned outward over the existing garage footprint, ensuring the new space would benefit from natural light throughout the day. Externally, the single storey extension would be of simple form with a dual pitch roof. The ridge has been carefully positioned to the corner of the ex-

existing rear out rigger, this is to give the extension a more pitched appearance from the public realm of Church Street. The mass would be of subservient appearance by maintaining a low ridge and eave levels below that of the existing. A large opening with French doors and sidelights would be introduced to the rear/west elevation. This would give more connectivity to the rear garden and provide more natural light to living spaces, further aided by rooflight windows positioned in a vaulted roof construction.

The front elevation would be built with a half-brick faced frame construction with infill render to match & maintain a continuity with the existing principal elevation. Side elevations would be blockwork, faced with plain white render. The rear elevation would be constructed of coursed rubble sandstone with dressed ashlar cills, heads and jambs to all proposed window and door openings. The roof is to be constructed of natural blue/grey slate to match the existing roof. The roof would be interrupted with flush fit 'conservation type' roof lights.

External hardstanding would be altered to accommodate a new path along the southern boundary of the proposed.

## 5.0 | SUMMARY & CONCLUSION

This heritage statement has explored the significance of Hamilton Cottage and has assessed the likely impact of the proposed adaptation works upon that significance. The overall findings of the statement are that proposals would be mostly beneficial and a re-arculation existing internal space with sympathetic extension will enhance and preserve significance of the principal frontage and the view in the context of Church Street.

The alterations have an informed rationale and will not have a detrimental impact or cause harm to the more significant attributes of the building. The minor adaptation of the existing building at the rear to facilitate a new extension doesn't interfere with historically sensitive fabric and intervention is justified due to the diminished significance of the rear of the building.

The positioning of the proposed rear extension would be set at a generous distance from the street. Its mass would be subservient, lowered in relation to the existing ridge and eaves heights. The construction would be complementary to the existing principal frontage of Hamilton Cottage. This should ensure the proposals are discreet and correspond to the existing when viewed from the public realm and preserve the external view of both Tudor Cottage & Hamilton Cottage which contribute to the significance of the street frontage.

Considering the contribution Hamilton Cottage makes within the context of Churchtown and its presence in the public realm in terms of communal value, external connectivity and

primary significance is safeguarded.

The proposals have taken into consideration all of the above advice provided including other guidance supplied.

In summary, the proposals appear fully supportable and in accordance with the requirements of the National Planning Policy Framework.

