



# Heritage Statement

January 2024



## Contents

- 1.0 Introduction
- 2.0 Location
- 3.0 Ashfield Terrace Conservation Area
- 4.0 Adjacent Listed Buildings
- 5.0 Past Planning History
- 6.0 Planning policy Context
- 7.0 Statement of Significance
- 8.0 Heritage Impact Assessment & Mitigation



## 1.0 Introduction

- 1.01 14 Ashfield Terrace, Appley Bridge, Wigan, WN6 9AG, is the focus of this heritage statement. The building is not nationally or locally listed but is in the ***Ashfield Terrace Conservation Area***.
- 1.02 The applicant is proposing to change the current detached dwelling back into its intended use as a pair of semidetached houses. Internal modifications and conversion of the roof spaces are proposed to provide a bedroom and en-suite to both dwellings. Low profile, aluminium framed rooflights are proposed to the main rear roof. A small porch to the rear of No.4 is proposed to be demolished and new aluminium framed bi-folding doors are proposed to the rear side wall.



Figure 1 – Front View [Source: Site Photos]



Figure 2 – Rear View [Source: Site Photos]





Figure 4 – Rear view axonometric of existing (left) and proposed (right)

- 1.03 Patrick Wilson | Architects have been commissioned to prepare this document as part of the applications for planning approval and listed building consent to undertake the proposed works. The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposal. It is produced in response to policies set out in Paragraph 194 of the National Planning Policy Framework, 2023, where 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”*

This document has been commissioned by David and Judith Hall, who are the applicants in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

- 1.04 This Heritage Statement should be read in conjunction with the submitted application package, which includes the following documents:

- 23061-XX-DR-A-(GA)-0200-Existing - Ground Floor Plan-P2
- 23061-XX-DR-A-(GA)-0201-Existing - First Floor Plan-P2-
- 23061-XX-DR-A-(GA)-0202-Existing - Roof Plan-P2-
- 23061-XX-DR-A-(GA)-0203-Proposed - Ground Floor Plan-P2-
- 23061-XX-DR-A-(GA)-0204-Proposed - First Floor Plan-P2-



- 23061-XX-DR-A-(GA)-0205-Proposed - Second Floor Plan-P2-
- 23061-XX-DR-A-(GA)-0206-Proposed - Roof Plan-P2-
- 23061-XX-DR-A-(GE)-0220-Existing - Elevations-P2-
- 23061-XX-DR-A-(GE)-0221-Proposed - Elevations-P2-
- 23061-XX-DR-A-(SP)-0100-Site Plan-P4-
- 23061 Design and Access Statement 2-4 Ashfield Terrace



**2.00 Location**

2.01 2-4 Ashfield Terrace stands at NGR: SD 52442 09813, in Appley Bridge, a village that crosses the borders of Greater Manchester and West Lancashire.

2.02 A location plan showing the site is submitted with the application, whilst an aerial image of the site in its wider setting is illustrated in figure 5 below.



Figure 5: Aerial Image showing site location (nts) [Source: Google Maps]

2.03 2-4 Ashfield Terrace, the subject of the application, is a detached coursed stone building that lies at the corner of Ashfield Terrace and Appley Lane North.

2.04 The site comprises a former pair of semi-detached coursed stone houses converted into a single detached dwelling with gardens to the front and side. To the back of the side garden at no.4 stands a concrete block garage and stone wall boundary with gated access onto Apple Lane.

2.05 Ashfield Terrace is a formal residential street, developed around the late 19th and early 20th century. The buildings along this row have natural stone fronts with wide pathways and stone steps leading up to a raised ground floor level and impressive formal doorways.



- 2.06 The following series of maps tracts the history of development of the site and its surrounding context. The 1892 map indicates the first properties of Ashfield Terrace (no. 6-8) being constructed. The rest of Ashfield Terrace developed in the next 30 years, the exact date of no. 2-4's construction has not been found although it does appear on the 1909 map. The properties on this row are mainly stone fronted semi-detached dwellings, the footpath to the front appearing to have by then grown into a track with a strip plantation to the front.
- 2.07 Since the completion of the stone properties, Ashfield Terrace has remained relatively undeveloped. Most properties have built garages to the north/rear of the site just off Apple Lane. No. 2-4 Ashfield Terrace has had a single rear extension constructed in the 1980's and has been converted to function as a single dwelling unit rather than as a pair of semi-detached dwellings.

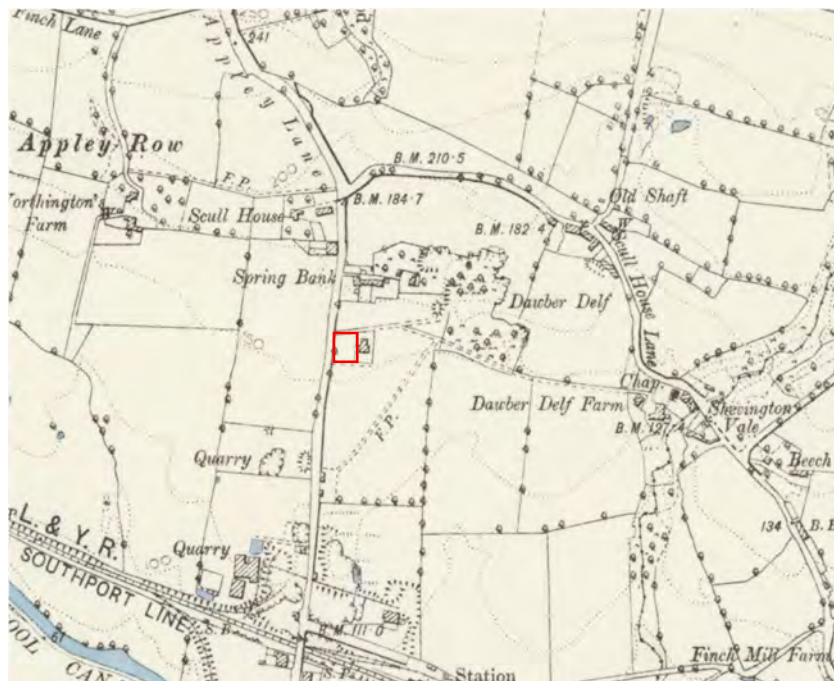


Figure 6 – 1892 Map – Site is undeveloped. Access and layout of roads Apple Lane, Appley Lane North and Ashfield Terrace are established.





Figure 7 – 1909 Map – Site is occupied with dwelling in a layout similar to the neighbouring semi-detached unit.

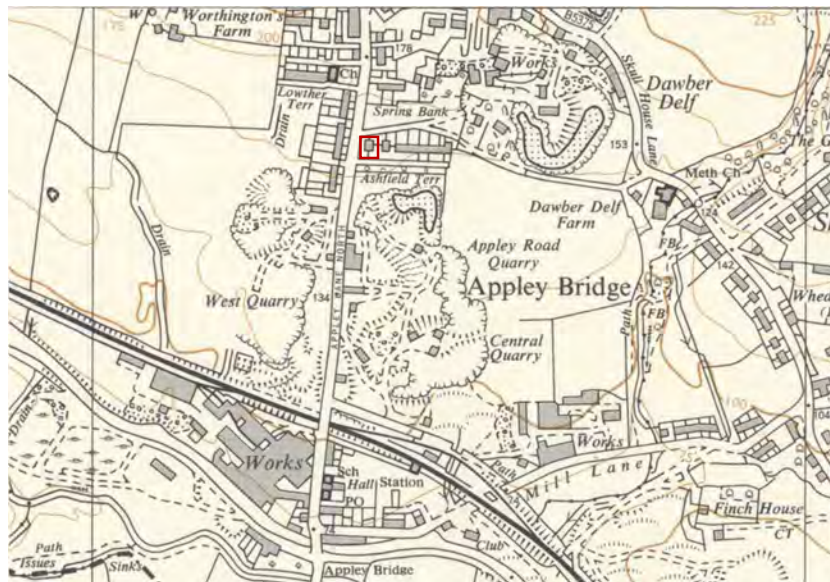


Figure 8 – 1967 Map – Site is occupied with dwellings along Ashfield terrace developed in similar arrangement as present day. Post war housing along Appley Lane North.





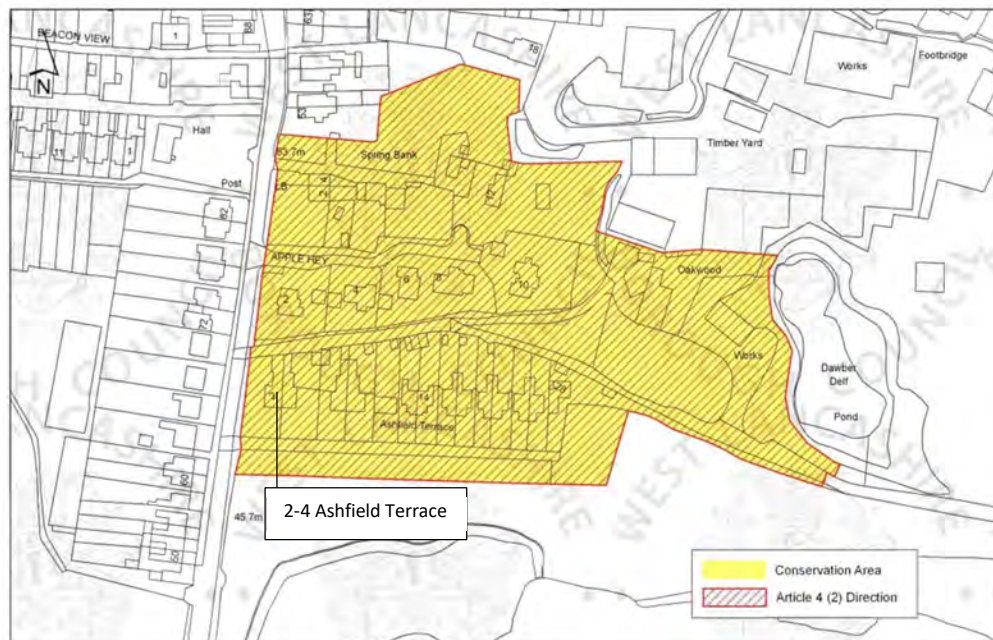
### 3.00 Ashfield Terrace Conservation Area

- 3.01 The Ashfield Terrace Conservation Area lies to the south of the village of Appley Bridge.

*Ashfield Terrace Conservation Area Re-Appraisal (2008)* describes the area as a *Character Area*:

“Ashfield Terrace (ref. section 6 of 1998 appraisal) Formal residential, developed around the end of the nineteenth and during the early twentieth century. Natural stone fronted with wide pathways and formal stone steps leading up to a raised ground floor level and impressive formal doorways. This raising of the front of the terrace to cope with the sloping site leading to an overbearing aspect over the front gardens and track. Stone is natural buff coloured sandstone, coarsed with a fine grain and split faced. Medium / high grained density of development. Generally consistent architectural features and design with a regularisation of orientation, form and mass. Effective streetscene with a good sense of enclosure and visual composition. Good sized front gardens enclosed by low natural sandstone walls to match house façade, stone gateposts with metal railings / gates. Generally, the eastern part of the terrace are ‘L’ shaped in plan, with relatively plain facades and rear extensions, these were likely to have been built later in one development. Those to the west end of terrace more individual but retain the later Victorian / early twentieth century character with similar features but more elaborate in style. The properties have slate roofs with gable chimneys and a variety of replacement doors and windows and a few good examples of replacements / originals. Decorative finials and bargeboards on front gables are mostly lost. Property boundaries are clearly defined.”





© Crown Copyright. All Rights Reserved.  
Licence No. 100024309. West Lancashire District Council. 2009.

1:1,500

Figure 5 – Ashfield Terrace Conservation Area. NTS

In section 1.3.5 of *Ashfield Terrace Conservation Re-Appraisal, 2008*, they highlight the *Important Features* of the area:

- Orchards - (appear to be remnants of two old orchards within the conservation area – connection with naming of Appley Bridge = historical significance). Important open areas
- Track to rear of Ashfield Terrace
- Strip plantation to front of Ashfield Terrace
- Overbearing effect of raised terrace
- Consistent 'feel' and rhythm of Ashfield Terrace – regular symmetry, homogenous architecture
- Tree cover and important groups (now with some gaps compared with previous appraisal: in strip plantation to south of Ashfield Terrace to eastern end; along southern side of path to south of works; to eastern end of Apple Hey and in south-west area of works/industrial site)
- Use of natural buff coloured, fine grained sandstone
- South facing aspect
- Terracing effect of three character areas divided by tracks / roads on a west – east alignment
- Four separate 'character' areas – Ashfield Terrace, Spring Bank, Apple Hey, Works / industrial area



3.02 The applicant site is located off Appley Lane North on the corner of the private residential road of Ashfield Terrace. The site has stepped access to the front of the property and a landscaped gardens to the side. To the rear of the property lies Apple Lane which runs along the back of Ashfield Terrace, behind East Quarry. An area of mature trees runs along Apple Lane.

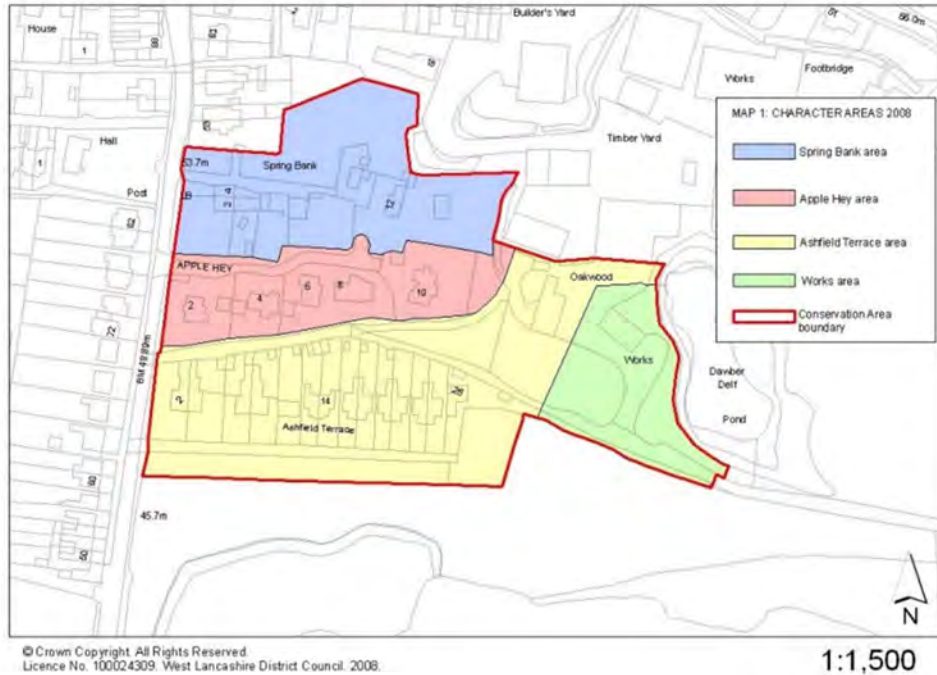


Figure 6 -- Ashfield Terrace Conservation Area Distinct Boundaries. NTS



Figure 7 – Ashfield Terrace Conservation Area. No.2-4 positively contribute. NTS



**4.00 Adjacent Listed Buildings****4.01 Spring Bank,  
Appley Lane North**

Grade II listed.

List Entry Number: 1231058

Date first listed: 22-Feb-1967

Statutory Address:

Spring Bank, Appley Lane North, Lancashire.

The building or site itself may lie within the boundary of more than one authority.

District: West Lancashire (District Authority)

Parish: Wrightington

National Grid Reference: SD 52458 09900

Details:

WRIGHTINGTON APPLEY LANE NORTH (off) SD 50 NW Appley Bridge

10/87 Spring Bank 22-2-1967 II

House. C17 with C19 alterations. Sandstone rubble and timber framing with stone slate roof. West slope of roof covered by felt. 2 storeys. West facade has weathered offset level with 1st floor to right of straight- joint. On the ground floor is a 4-light chamfered mullioned window. Immediately to its left is a horizontal sliding sash window with plain reveals. On the 1st floor are 2 rows of 3 square timber panels. The left-hand upper panel has 2 diagonal braces to the wallplate. To its right is a 5-light window with timber mullions. The right-hand part of the upper storey has been rebuilt in narrow courses of rubble. Beyond the straight-joint to the left the stonework is similar. On the 1st floor is a horizontal sash window with plain reveals. On the ground floor is a door with similar reveals. Chimney on right-hand gable has brick cap. The east wall is similar in appearance. It has a 4-light chamfered window on the ground floor, a straight joint in a similar place, and timber-framing in the centre of the 1st floor. This is in 2 rows of 2 square panels and contains a 4-light window. Interior: not accessible at time of survey (February 1987). Illustrations by Singleton show chamfered ceiling beams, including a firehood bressumer, and a tie-beam truss with king post and raking struts. He discusses the development of the house without reaching firm conclusions. The light scantling of the timbering makes it possible that it is contemporary with the C17 masonry and mullioned windows on the ground floor. It seems certain that the house is the remaining part of a larger building. Singleton, W.A. Old Houses in Lancashire, Trans. Hist. Soc. Lancs. Ches., 109, 1957, pp 47-61.



## 5.0 Past Planning History

### Reference: 2021/0944/FUL

Application Date: 02/08/2021

Decision Date: 19/08/2021

Description: Proposed change of use to 2-4 Ashfield Terrace to convert the existing detached dwelling back into a pair of semi-detached houses. Proposed single storey extension to the side/rear, loft conversion and structural adaptations to No. 4 Ashfield Terrace following the taking down of the existing porch.

Decision Status: **Granted with Conditions**

### Reference: T/2017/0137/TCA

Application Date: 24/11/2017

Decision Date: 19/12/2017

Description: Works at 2 Ashfield Terrace: Hard prune Holly tree in the front garden to make it regrow bushy. Works at 4 Ashfield Terrace: Remove two red trees (Cherries) and prune Laurels in garden and parking bay area. And remove dead tree in neighbouring garden

Decision Status: **Grant Consent for works (TCA)**

### Reference: T/2013/0096/TCA

Application Date: 06/11/2013

Decision Date: 28/11/2013

Description: Remove Birch Tree

Decision Status: **Granted Consent for works (TCA)**

### Reference: 2008/0583/FUL

Application Date: 05/06/2008

Decision Date: 18/08/2008

Description: Replacement stone wall

Decision Status: **Granted with Conditions**

### Reference: 1980/0822

Application Date: 30/06/1980

Decision Date: 12/09/1980

Description: Two storey extension at rear of semi-detached house to provide garage/workshop/w.c./fuel store and construction of canopy/verandah at side

Decision Status: **Granted with Conditions**



## 6.00 Planning Policy Context

### 6.01 Statutory Legislation

The national planning policies regarding the conservation of the historic environment are contained within section 16 of the National Planning Policy Framework (NPPF, 2023) and the relevant policies to proposals affecting heritage assets consist of the following;

200. 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.

203. 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; 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.

205. 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.

206. 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.

208. 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.

209. 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.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

6.02 As well as the protection of the historic environment the NPPF (2021) provides planning policy on design and consists of the following paragraphs;

131. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;



- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## 7.00 Statement of Significance

- 7.01 In this section, the significance the proposal will have on the heritage asset is assessed. Since the applicant building is not listed the heritage asset is the **Ashfield Terrace Conservation Area** as a whole.

The significance is assessed using Historic England's 'Conservation Principles, Policies and Guidance'. The document identifies 4 no. ways to assess the significance of a building:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

## 7.02 Exterior

The exterior of the semi-detached buildings are of coursed stone with a slate, cross gabled roof. The bay fronted windows are timber framed and painted in white. All windows have smooth stone surrounds. The Conservation Area Appraisal identifies that the important features *'Building styles and features in terms of the sandstone building materials, slate roofs, windows and chimneys. In the case of Ashfield Terrace, the regular symmetry of these features is particularly important.'* The proposal is considerate of this symmetry with the proposed low-profile conservation rooflights placed in a symmetrical and discrete arrangement to allow for the retention of chimneys. Several neighbouring properties along Ashfield Terrace have converted their loft space with the addition of rooflights. Analysing local historic maps, it is assumed the property was built between 1892 and 1910. The frontage of no.2-4 retains a strong







aesthetic value which would not be impacted by the proposal and the reversion back into a pair of semi-detached dwellings would promote the regular plot layout and formation which is a defining feature of the Conservation Area.

7.03 Context

The building sits on the corner of Ashfield Terrace and Appley Lane North within the Conservation Area, in the south of the village of Appley Bridge. A large sandstone boundary wall screens much of the side elevation to no.2 Ashfield Terrace, the addition of screen planting further shields the privacy of the property from public view. Mature tree cover and the continuation of the boundary wall along the rear of the properties offers further seclusion and contributes to the special character of the Conservation Area.



Figure 8 – Planting and sandstone boundary wall provide seclusion and privacy from public view [Source: Site Photo].



Figure 9 – View to neighbouring no.6 Ashfield Terrace is obscured due to mature tree coverage and shrubs. [Source: Site Photo].





**8.00 Heritage Impact Assessment and Mitigation**

- 8.01 A heritage asset is, “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” [Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2021.
- 8.02 As stated previously, 2-4 Ashfield Terrace is not listed.
- 8.03 The following impact assessment in section 9.00 will judge the impact of the proposals on 2-4 Ashfield Terrace as a Conservation Area asset. Proposals will be assessed against the following magnitudes:

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance.
Moderate Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance.
Low Beneficial Impact	The proposed development will provide minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance.
Neutral Impact	The proposed development will neither cause harm, nor benefit or enhance the heritage asset, its values or significance.
Low Harmful Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Suitable positive mitigation to be provided to justify proposals.
Moderate Harmful Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Harmful Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.





### 9.00 Proposal

The proposal concerns a change of use reverting the single detached dwelling back into a pair of semi-detached dwellings. Reordering of the internals allows for the property to function as two separate dwellings and the existing gardens and groundworks facilitate this separation. In addition to the ground and first floor reordering works, the roof space conversion allows for an additional bedroom with en-suite within both the properties, forming 2no. semi-detached 4no. bedroom properties. To allow for daylight into the converted roof space, the rear section of the main roof hosts 4no. low profile conservation style rooflights on both properties discretely positioned in between existing chimneys in a symmetrical arrangement. They have purposefully been positioned on the rear of the main roof such as not to detract from the front. There are no extensions to the ground or first floor, a small lean-to porch - which was a later addition - is proposed to be demolished from no.4 Ashfield Terrace to allow for the proposed aluminium framed glazed bi-folding doors. The bi-folding doors are positioned on the side of no.4 Ashfield Terrace; therefore, they are not visible from the public view due to the recessed nature of the rear wall on which they are positioned and the steep garden. The lintel and cill choice are to match the existing material palette of the existing windows and doors.



Figure 10 – Proposed Elevations.



## 9.01 Exterior

The proposal reverts the property back into a pair of semi-detached houses. Parking and outdoor amenity spaces are already in place with mature gardens already divided by the rear extension and parking bays to the front of no.2 Ashfield Terrace and on the strip in front of no.4, the total area of land occupied by the applicant is 0.111 hectares. There are to be no reduction in the present parking provision, both properties when converted are to be 4no. bedrooms, therefore, the parking provision is aligned with the council's standards. The present detached garage to no.4 will remain unaltered.

There are a number of mature trees set on the edges of garden to the front of the property, all construction work in the demolition of the porch and roof conversion are restricted to the rear of the property and it is considered unlikely that any of the existing trees within the site boundaries will be affected by the proposed works. None of the trees within the boundary are within falling distance of the proposed works.

The proposed new rooflights to the rear main roof are installed to serve the new bedroom and en-suite. There are to be no rooflights to the front of the house and no dormer roof additions. The existing roof may require sections to be refixed with new slates, in which case the existing damaged slates are to be removed and matching natural slated are to be refixed to match the existing. The rooflights proposed are low-profile conservation style rooflights and are discretely positioned. The outlook of the new rooflights would not impact the privacy of the neighbouring no.6 Ashfield Terrace as the view from no.4 is obscured by the existing chimney, which is to remain in position.

In West Lancashire District Council's *Ashfield Terrace Conservation Area Re-Appraisal (2008)*, they identify the following as an important feature: "*Consistent 'feel' and rhythm of Ashfield Terrace – regular symmetry, homogenous architecture*". All of the proposed works are to be carried out to the rear of the building, the front of Ashfield Terrace will not be affected, leaving the rhythm and symmetry of the main front façade untouched.

9.02 Overall, the external proposals are assessed as having a **low harmful impact** to the conservation area.

## 9.03 Interior

The applicants wish to separate the existing house and revert back to the intended usage as a pair of semi-detached houses. Currently, the property is accessed via no.4, there are to be no alterations to the front of the property to enable the reversion as the existing entrance door to no.2



remains in place. In order to implement the reversion internally, the earlier adaptations carried out internally to form a single dwelling will be removed and wall openings between the two houses will be closed up once more to form a division. The existing staircases remain in place and will once again come into use forming two 4no. bedroom houses with the provision of additional en-suites to the first and second floor.

- 9.04 It is assessed that the internal proposals have a **low beneficial impact** on the overall building as a heritage asset.
- 9.05 In conclusion, with the impact of both the external and internal proposals considered, the overall impact of the proposals is assessed as **neutral impact** on the Conservation Area, the works are focussed on the rear of the property and the reversion into a semi-detached house reinstates the status quo of the property without the need for any external alteration to the front. The proposed elements are modest and in keeping with the developments carried out on other houses in the area, and their result will have limited impact on the adjacent houses.

