

DESIGN, ACCESS & HERITAGE STATEMENT

(incl. Flood Risk Assessment)

22-129-3-DAS-A

Date: Dec-2023

For:

The Olde Ship,
School Lane,
Pilling,
Preston
PR3 6HB

On behalf of the applicant/s:
Mr & Mrs Lambert



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INTRODUCTION

This statement has been written to accompany the application submitted to the Wyre Council Planning Authority and should be read in conjunction with the application drawings and supporting documents.

SITE LOCATION

This application is for an existing dwelling known as the Olde Ship situated on School lane in Pilling. As a former Public House, the dwelling stands centrally within the village and civil parish, situated within the Wyre borough of Lancashire.



Aerial view - Courtesy of Google.com/maps with application dwelling highlighted by red circle

The dwelling is sited centrally within the community and facing on to School Lane, the main road which runs north-south through the village, the existing and Grade II listed building sits with its formal elevation prominently visible as part of the streetscape.

EXISTING BUILDING

The existing building and the adjoining barn that make up this application are atypically vernacular to the area and of their former function.

The formal double winged frontage, which is now majority exposed brick, is well proportioned and notably Georgian in style (having been built in 1782) with a centralised door and classically inspired door frame with Tuscan Columns. The windows have stone cills and dressed lintels. The main elevation is framed by dressed stone quoins, a stone string at the base/plinth height and a dressed and moulded coping with lead lined gutter.



The Georgian Frontage of the Olde Ship, photographed from School Lane Aug.2022

This typically formal frontage then gives way to a far more functional and agricultural side and rear elevations. The main building retains sash style and smaller casement windows to the normal internal rooms, however the adjoining rear portion which creates the L-shaped plan is understood to have been a coach building was part of a rear yard, accessed via an underpass to the immediate north of the existing building with the now long since gone and connecting building being the village blacksmith. It is believed and rational to understand the two businesses together with locals and travellers boarding horses in stables to the rear to be re-shoed whilst their owners enjoyed the hospitality of the former public house.



The north side and adjoining rear barn/coach house of the Olde Ship, photographed Aug.2022

The south (side) elevation faces onto the private road/lane access to St John the Baptist's Church Cemetery and its associated parking. The elevation is in need of repair and restoration being the most exposed to the prevailing weather. Formerly painted with white masonry paint the elevation is subject to some cracking and water ingress and the owners seek approval and consultation on the ability to render the elevation with breathable silica based render system, proposed in an off/lime-white colour.



Exposed and weathered south (side) elevation of the Olde Ship, photographed Aug.2022

Both the main building and the adjoining barn/coach house have natural slate roofs with diminishing courses and lead flashings. The age and weathering of the slates make it difficult to ascertain whether these are majority Westmorland green slates or Burlington grey/blue slates without further investigation but it is believed a mix of slates has been used as repairs have been carried out historically.

As part of the rear portion of the building, linking rooms which up until the change of use of the public house into a residential dwelling were on the ground floor, the commercial kitchen, still in place to today and somewhat impractical for family living, and on the first floor (although accessed from the first half-landing of the main stair), presently is a bedroom and two separate WCs used by patrons of the Olde Ship. Still present and again a highly impractical layout for use as a modern family home, the application seeks permission for the opening up of the space and removal of the stud walls that divide the space for the purpose of the now redundant WCs.



Interior Commercial Style Kitchen of the Olde Ship, photographed Aug.2022

To the rear much original materiality has been covered and or lost. Modern masonry paint and cementitious render cover the brick and sandstone of the former (yet adjoined) outbuildings. The CochHouse section appears to have been single storey at one point with readable stone walls to the lower floor and the paper apparently being added at a later date in brick.



The west (rear) elevation of the Olde Ship and adjoining rear barn/coach house, photographed Aug.2022

Original guttering has been replaced by PVC and some repairs have been carried out simply and as cost efficiently as possible.



Failing fabric and plastic rainwater goods- proposed to be replaced and repaired, photographed Aug.2022

Proposed to be demolished is a small single storey, ground floor lean-to (believed to have been added when the commercial kitchen was moved to its current location) in the mid/late 20th Century. This small lean-to now houses ground floor WC and created the possibility of a cover link between the kitchen and the main building which would have otherwise required stepping outside. The lean-to has rough cut and what appears as simulated stone block facing and natural slate tile roof.



Proposed single Storey Lean-to, proposed to be demolished, photographed Aug.2022

This application seeks to make few alterations to the existing main building, save the reduction of the rear chimney, repair and renovation of existing windows and addition of new roof lights in the rear pitch to allow additional light into the existing attic rooms. A single new window is also proposed in the rear elevation following the removal of the lean-to WC. The fenestration is mainly painted softwood timber with single glazing. The windows and doors are in need of repair and preferably replacement with sensitive modern equivalents.

This application focuses upon the rear portion of the building. Bought by the current owners in some degree of disrepair the barn (likely a former coach house for the public house) and the adjoining and later lean-to garage serve little purpose and are in need of renovation to ensure their longevity. With the Olde Ship now a residential dwelling, the owners seek permission to sympathetically extend their living accommodation into the adjoining barn/coach house, allowing for the these space to become modern open plan living spaces, which situated to the rear of the property will give the owners and their children a desirable space to allow modern style living with access to the privatised garden to the rear.

Along with some noted external works to improve landscaping etc. the application also seeks permission for the conversion and renovation of an existing outbuilding. The proportions and setting of the doors opening lend themselves to be former stabling, perhaps for the public house or the former blacksmith/farriers. It is understood as the need for stabling became less, the outbuilding became the out-house for the public house and the now roofless reminisce on the north side of the outbuilding is understood to have once been the men's urinals. The owners seek as part of this application permission to convert the outbuilding into purposeful ancillary accommodation.

To be used along with the the existing dwelling, the family hope to convert this space first and temporarily reside their whilst he works to be the main building take place, following which it will be used as a annexe, allowing the family to allow friends and family stay and in the long term acknowledging their wish for the applicants parents to be able to move their permanently to be close for future care needs.



The outbuilding/stores within the grounds of the Olde Ship, photographed Aug.2022

DESIGN

DEVELOPMENT

The development of the design was driven by the applicant's brief. The notable request of the applicants was the development of a family-friendly house appropriate to the size and scale of the plot in which it sits. The aim being to propose a sustainable and sensitive conversion of the outbuildings to bring these back into use and give them purpose as part of a modern home. Archihive were asked to explore the creation of a new kitchen dining and living space within the ground floor of the adjoining barn/coach house with connection to the existing dwelling. The use of the space above i.e the first floor of the conversion is proposed a new master bedroom suite and developed as the preferable option the applicant following number of design and development options

The inclusion of the outbuilding is to provide purposeful ancillary accommodation to the main dwelling. At first this space may simply be utilised as a home office/gym however the applicant envisages and therefore would like approval to equip the building as habitable accommodation associated with the main dwelling for guest and family with the eventual plan of this becoming accommodation for elderly parents.

LAYOUT

On the ground floor, the proposals seek to relocate the existing and commercial style kitchen space in the adjoining barn/coach house. The existing space with its limited headroom would then become an entrance cloak/boots room, utility and likely location for utilities and stores. The ground floor of the coach house itself is proposed to connect with the existing lean-to at the far west end of the building, creating a modern and open plan kitchen, dining and sitting space, with direct views and access over the properties gardens. Whilst some new openings are proposed to maximise light and outdoor access, the proposal seeks where possible to minimise the removal of historic fabric, utilising existing openings where possible.



Interior of former barn/coach house, photographed Aug.2022



Photo 'stitch' panoramic Interior of former barn/coach house, photographed from upper level Aug.2022

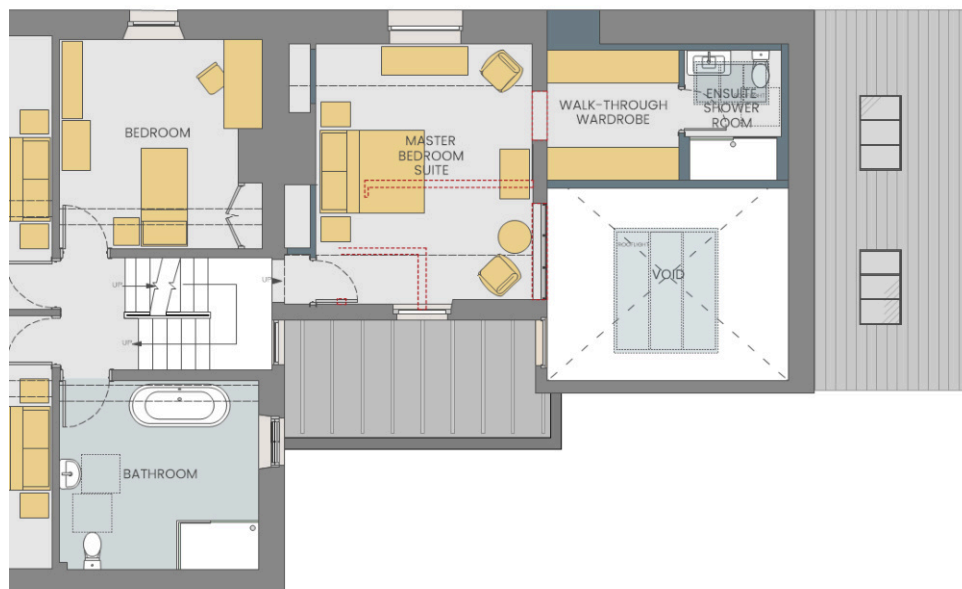
In order to allow the connection of the space and the linking of the outbuilding to the main house, with minimal disruption, and with respect to the existing fabric, the removal of a small lean-to WC is proposed and in its place a purposefully contrasting and contemporary flat roof porch/entrance hall is proposed. This new linking structure will act as both rear (and therefore the main) access to the property and a rear hallway which allows the main building the the existing kitchen space and the proposed conversion to all be accessed. The minimal structure is designed to ensure the clear and readable division of historic and new fabric, and the flat roof, proposed to be finished in simulated metal roofing to replicate a lead roof, allows for a minimal sectional connection to the existing building, whilst avoiding crossing of windows and awkward and potentially damaging flashing details. It is envisaged that this modern and lightweight timber and glass structure could in the future be removed if necessary leaving much of the original fabric intact.



Proposed Ground Floor plan extract with proposed Entrance Hall/Porch providing access to converted spaces

The removal of the existing WC lean-to also provides the opportunity to add a new window in the rear elevation. The room currently used as a gym and home office has restricted natural light with its only window in the side north elevation. The owners request permission to add a new window of the same scale, and type as the existing north facing window in the west facing elevation to enable evening sun and views of the garden from this room. It is currently unclear as to whether a window would have originally existed in the location, perhaps blocked when the lean-to was built and could only be confirmed with the removal of fabric i.e. plaster etc. However the traditional symmetrical plan suggests this could have been a possibility and is believed would not look out of place if introduced to the building now.

On the first floor the proposals simply look to rationalise the existing layout of the adjoining rear accommodation and barn/coach house and convert this into a useable practical space for the owners.



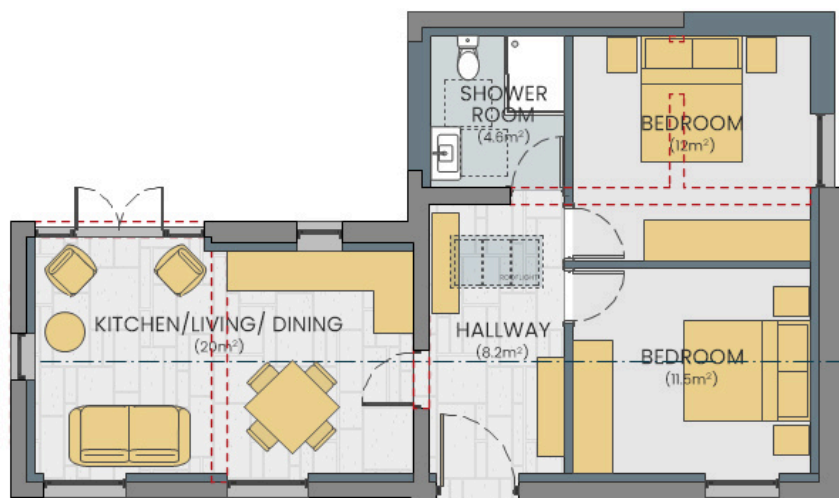
Proposed First Floor plan extract with proposed minimal removals and creation of master suite with the existing height of the coach house space retained and celebrated

The proposal looks to utilise an existing bedroom and with the minimal removal of studwork walls, which currently divide the space and cut across a window to create a small WC and shower room and an additional separate WC.

A doorway opening is suggested to allow access to a walk-through dressing room and ensuite shower room which will be located above the kitchen. The proposal is to use less than half the available floor space, allowing for a large void above the kitchen/dining area on the ground floor. With the addition of a large conservation style and low profile rooflight, the space will retain its current double-height feel and as such and also suggested is an internal glazed screen to allow the master bedroom to look down into the space and additionally benefit from the natural light the rooflight will provide.

Externally and within the detached outbuilding, the long term aim of the space will be to create ancillary accommodation i.e. way 2 bedroomed ancillary/annexe dwelling with a small living space including a kitchenette and a small shower room. As noted previously the applicant is considering carrying out these works in advance of those on the main house to enable the creation of an onsite dwelling/services the family can use whilst the building work progresses, however the space is proposed to eventually become an annexe for elderly parents.

It is here highlighted that the building shows substantial signs of movement and 'bulging' of the walls. It may be beneficial to consider the careful dismantling and then reconstruction of the walls as part of the proposed works. If necessary it is proposed the rebuilt match will be exciting in terms of aesthetic, size and scale.



Proposed Floor plan of outbuilding ancillary accommodation

SCALE & MASSING

The proposed scale and massing are derived from the existing building, with no extensions except the proposed new porch/entrance and the minimal extension to the rear (north side) of the outbuilding to enable this to become a 2 bedroomed ancillary accommodation.

The proposed extensions are small in scale and massing and evidently subservient to the existing building with a sympathetic and yet contrasting high-quality material palette.

AESTHETIC & MATERIALS

The proposed materiality is that of expressing the existing local stone and brick walls and maintaining a purposefully vernacular feeling to retain and represent the former use of the barn/coach house to the rear.

There are no material changes proposed to the fronting principle elevation and where it is proposed to render and therefore cover the brick this approach is steered by the assessment of the existing condition and belief that that breathable and silica based

modern render system will assist in the protection of the exposed and weathered walls and as such increase their longevity. Many areas on the elevation are showing signs of freeze/frost decay and the delamination of stone and brick with failing pointing. It is believed that a breathable render will protect the historic fabric from further weathering and allow the natural evaporation of moisture to prevent further decay.

New and replacement windows to the existing main building are proposed to replicate the appearance of beaded timber the existing timber casements and sashes. Painted hardwood windows with ecoslim heritage double glazing panels.

To the rear portion of the building and the conversion of the barn and adjoining, a more modern and yet still heritage acceptable glazing approach is considered with heritage grey aluminium, crittal style windows, doors and screens.

Along with proposed renewal of rainwater goods with heritage style aluminium and the retention of natural slate roofing, the conversion of the barn and extension of the living accommodation into it, will be sympathetic, maintaining a distinctive vernacular aesthetic.

The proposed outbuilding conversion further embraces the vernacular aesthetic, by retaining a visible slate roof. The walls again are proposed to be rendered, where they are currently painted brick. The rear extension in an effort to be discrete, light weight and purposefully contrasting is proposed as dark grey/black composite timber board-on-board cladding commonly visible in agricultural buildings of the area whilst reducing future maintenance.

The proposed changes will allow the existing dwelling to be modernised making a more practical and accessible home environment for a growing family to enjoy the unique setting of their home.

ACCESS

HIGHWAYS AND PARKING

The proposals represent no impact on the existing vehicular access. The access to the highway is proposed to remain and continue to function as it currently does.

The site offers ample opportunity for the arrival, turning and parking of multiple vehicles away from the public highway. The proposed renovated outbuilding offers the opportunity for matt black and flush PV panels proposed integrated into the south facing pitch and along with the PV tiles on the main building, offers the best opportunity to install EV charging points which would also be incorporated.

During the works, there is sufficient space within the site boundary utilising the informal garden to allow for the safe storage of materials.

In terms of hardstandings the existing and believed historic cobbles are a feature the owner wishes to retain. Previously applied patches of tarmac may be removed and

replaced with permeable weed suppressing membrane, geogrid reinforcement and lightly tamped gravel to improve access to water for roots of surrounding trees and reduce surface water run-off. Any works to the hardstandings will be respectful of both the existing fabric and the nearby tree roots. For further details please refer to the guidance in the Arboricultural Impact Assessment.

INCLUSIVE ACCESS

The proposals seek to improve the existing access through the creation of a new primary covered and sheltered entrance door to the rear which will be more visible on approach. Internally the proposals seek to utilise the existing floor levels and the extension and living areas will remain on relatively the same and existing levels with minimal steps. And level thresholds where possible. The ground floor WC will remain accessible from the proposed new entrance porch/ hallway.

Inclusive design principles have also been considered for the outbuildings where generous and if required expandable doorway widths will be incorporated to allow future adaptability for as of yet unknown ambulant and mobility concerns.

UTILITIES, SERVICES & RENEWABLE/LOW CARBON ENERGY

The existing property is already linked to mains power, water drainage and has telecom and broadband connections. Presently heating is provided via an oil storage tank and oil-fired boiler which are proposed to be renewed with sustainable alternatives as the owner looks to combine solar thermal, PV and a wood chip/pellet biomass boiler within the renovation works.

The property will continue to take advantage of its current mains connections, however, the development will look to make future provisions and reduce the energy demand on the centralised grid and non-renewable services. The proposals include the installation of matt black and natural slate effect Photovoltaic ([GB Sol or equal](#)) Tiles within the south pitch slate roof, above the proposed master bedroom, wardrobe and ensuite and flush/recessed matt black and conservation approved Solar Thermal and PV panels in the south facing pitch of the proposed ancillary accommodation.

It is the applicants' intention is to install a combination system, with PV panels producing electrical energy that can be stored on-site with batteries. Alongside the PV installation, the applicant seeks to install the solar thermal panels to assist in providing the hot water and heating requirements of the property.

A combined system relies mainly on the energy from solar thermal, with hot water stores/cylinders, which can be linked and also 'topped up' by the electrical power from the PV and with the boiler acting as a backup in winter conditions. This is understood to have a significant impact in terms of reducing the associated carbon emissions.

Finally, the proposed thermal lining and upgrading of the existing fabric to (as minimum) meet the u-values outlined in the approved building regulations documents, including the

provision of energy-saving LED lighting and low-demand appliances will all contribute to the further reduction of demand energy.

Waste/foul water is currently connected to the mains and there is no planned proposal to change this situation.. The proposed outbuilding includes some sanitary conveniences, however, as these are not separate living spaces that will introduce a large number of regular persons and therefore very minimal additional load to the existing system.

Surface water is currently connected to drawings and is understood to run into a combined drainage system. Where possible and practical, the updated drainage may be diverted to local soakaway.

There is no increase in surface water run-off as the proposed building retains a footprint equal to the existing building and the associated concrete hardstandings. The proposed removal of non-permeable surfaces will benefit and reduce run-off whilst all new hardstandings will be SuDS approved with permeable sub bases and sand filled joints to flagstone paving or be replaced with gravel.

ECOLOGY & BIODIVERSITY

Due to the proposed development/conversion of a barn and the likely impact this could have on protected species, a bat, barn owl and nest bird survey was advised and Simply Ecology Ltd was appointed to carry out this work.

The findings and recommendations are summarised below, however, please refer to the accompanying report, to read further the findings, conclusions and recommendations of the ecologist.

"A thorough inspection was carried out within the internal spaces. However, roofing membrane and timber cladding posed a constraint when searching for evidence of bat presence or activity as it prevents the underside of the roof from being observed and any bat activity (e.g., droppings) would be stopped from falling to the floors. Internal Potential Roost Features were identified, including cracks in the walls of the garage and gaps on top of the gable wall of the barn building.

Overall levels of bat activity around the site were low (which is typical of the large, open agricultural landscape around Pilling), but a day roost for 1x common pipistrelle was identified on the south facing aspect of the building on 23rd September 2022

Given the known location of the roost and the scale and duration of the proposed renovation works, without mitigation, will result in the disturbance (or possible loss) of a single common pipistrelle day roost.

It is recommended that a Natural England licence will be necessary for the works to go ahead as there will be a small impact upon a known bat roost within the building..."

Mitigation Measures and the means by which bats should be excluded for the site prior to works, the installation of temporary roost and the inclusion of access points and/or

purposeful bat bricks, and roost boxes on walls should be installed have all been acknowledged by the owner/applicant and will be implemented as part of the works with notice given, regarding methodology and guidance given to all contractors to ensure the works comply with the recommended licence to be acquired from Natural England.

Keen to increase biodiversity a number of bird boxes will also be included as per RSPB guidance for nesting boxes that suit a variety of garden birds and also nesting cups for swallows, which will ideally be located under the eaves. Boxes will be fixed at a min. 2m above ground level and sheltered under the eaves and with an approx 7-8m min. distance between boxes/cups as per RSPB Guidance.

The Box type will be similar to the RSPB 'Classic Box', which is preferred by a number of species including Coal Tit, Blue Tit, Great Tit and House Sparrows. A 32mm entry hole means this box can also support tree sparrows, pied flycatchers, house sparrows, nuthatch and lesser spotted woodpeckers, meaning this box offers the greatest flexibility as a feeding roost and nesting box depending upon the time of year.

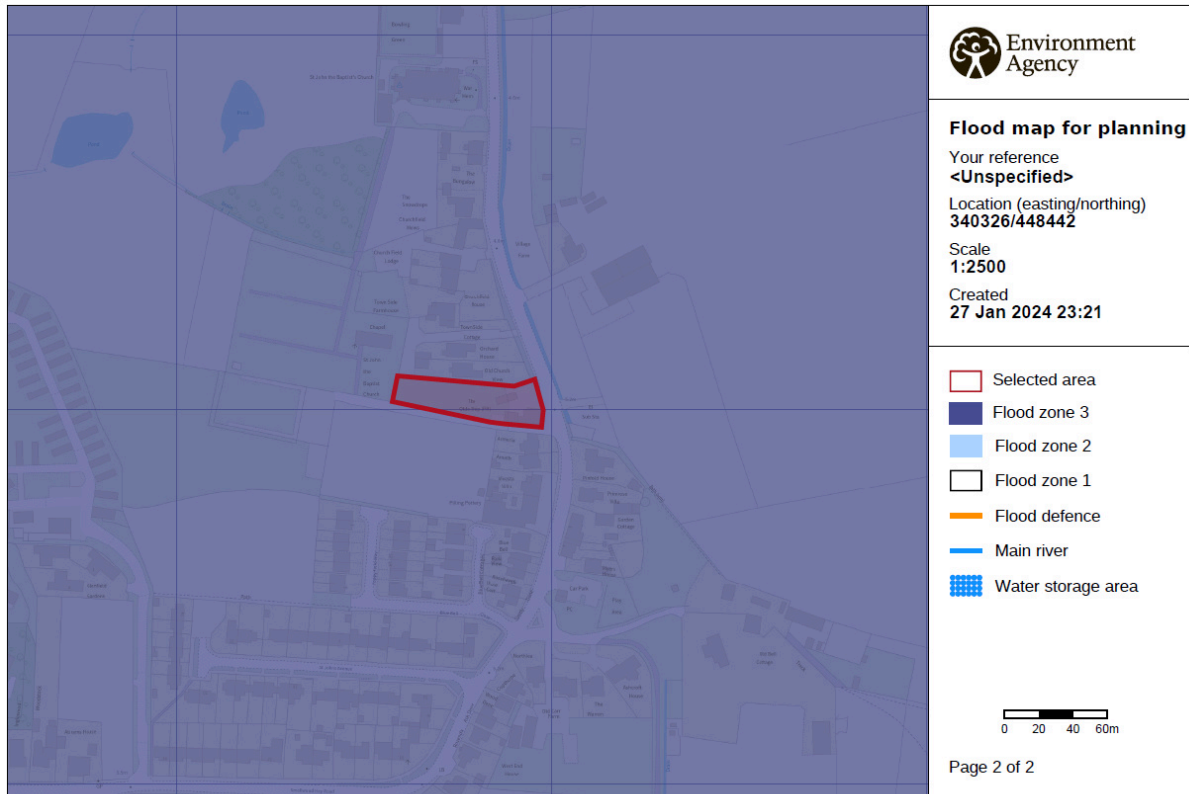
The applicant is keen to establish a varied and supportive environment both as part of the proposed development. Additional planting will be included as part of the works and landscaping of the gardens. New trees, planted borders, pots and tubs which will include a variety of wild and ornamental/garden flowering plants, groundcover plants and shrubs with the aim of supporting and encouraging insects, pollinators and wildlife; forming areas of habitat and encouraging biodiversity as well as helping to bed the extension/conversion of the barn and new outbuilding into the site.

Planting may include species such as ivy, cotoneasters, creeping dogwood, hebe, lavender and buddleia for example and/or may be selected from RHS guidance available from: <https://www.rhs.org.uk/science/pdf/conservation-and-biodiversity/wildlife/plants-for-pollinators-garden-plants.pdf> and <https://www.rhs.org.uk/science/pdf/conservation-and-biodiversity/wildlife/plants-for-pollinators-wildflowers.pdf>

These provisions represent an increase and necessary support of local wildlife species and biodiversity.

FLOOD RISK

As with the entirety of the Pilling Parish, the existing dwelling sits within Flood Zone 3 - As identified on Environment Agency Flood Map (for planning) with a high probability for flooding.



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Environment Agency Flood Map for Planning with application dwelling highlighted

As a result, further information has been provided below and is accessed from the Environment Agency Check of long term flood risk

As an area highlighted as being within Flood Risk Zone 3, the main risk following further investigation is understood to be from tidal sources.

FLOOD RISK ASSESSMENT – RIVER AND SEA

The location of the site is highlighted as being within an area of **very low risk** as per the Extent of Flooding Map as seen below.

“Very low risk means that this area has a chance of flooding of less than 0.1% each year.”

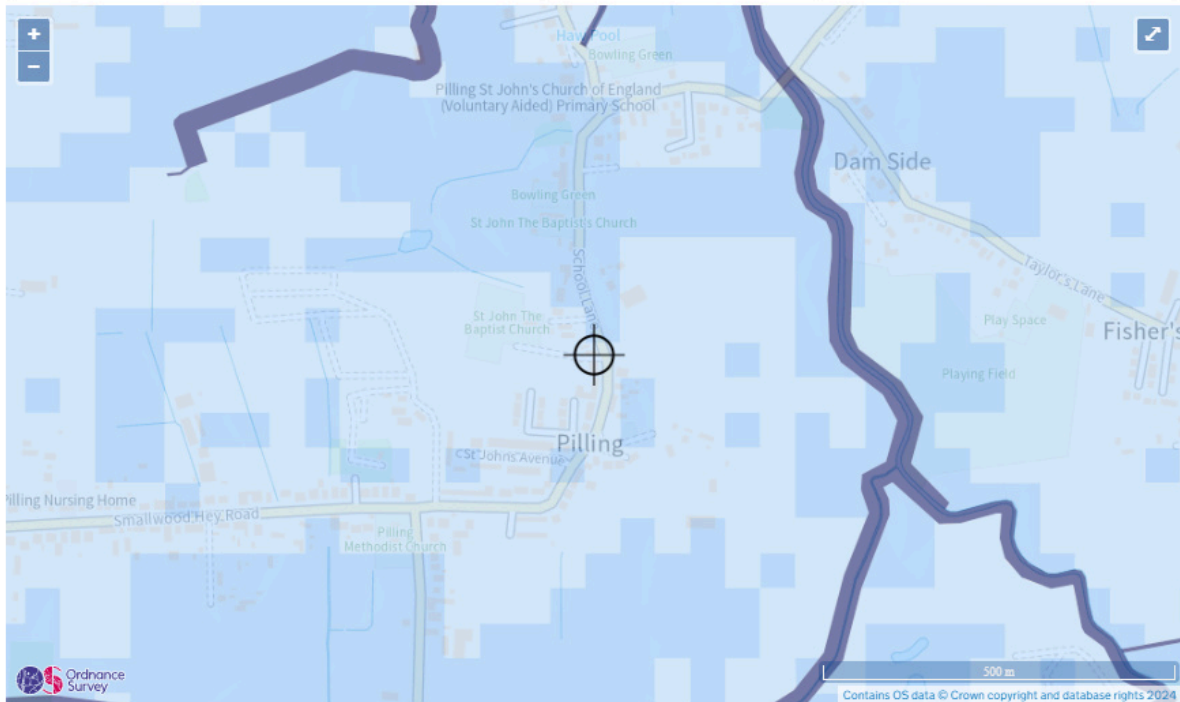
<https://check-long-term-flood-risk.service.gov.uk/>

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

<https://check-long-term-flood-risk.service.gov.uk/>

FLOOD RISK ASSESSMENT – SURFACE WATER

This assessment reports the highest risk from surface water within a 15-metre radius of this property.

Once more this is reported as being **Very Low Risk**.

“Very low risk means that this area has a chance of flooding of less than 0.1% each year.”

<https://check-long-term-flood-risk.service.gov.uk/>

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

<https://check-long-term-flood-risk.service.gov.uk/>

As shown it is believed there is little or no opportunity for localised surface water flooding, around the property itself.



<https://check-long-term-flood-risk.service.gov.uk/>

The consideration here is that the proposed development creates no additional habitable space that would create risk to life or property and no further footprint or area of run-off that would strain the existing drainage situation further.

Despite being within Flood Zone 3, the flooding risk appears to be Very low (i.e. less than 0.1% chance per year) of coastal breach from Pilling Sands, a neighbouring coastal area which at the nearest distance is some approx. 1.15km from the property.

The proposed and converted ground floor spaces are proposed to be set with an internal ground floor level to match the existing.

Where recommended, drains will have non-return valves to prevent wastewater from flowing back into the property during a flood situation.

Electrical switches and sockets are to be installed at appropriate heights and a minimum of 400mm above the interior finished floor level.

ARBORICULTURAL (TREE & HEDGE SURVEY)

The Proposed works require the removal of very few trees/shrubs or hedges. But with removals required, a Tree Survey and Arboricultural Impact Assessment has been carried out by Lakeland Tree Consultancy, which advised on the suggested removals and reported few concerns in regard to arboriculture, given the relatively low value (Category C) of the trees and hedge which are proposed to be removed on site and the proposed replanting proposals. The arboriculturist advised in regard to mitigation, planting of trees and hedging which would also assist with screening.

It should be noted that H1, a hawthorn hedge may need to be removed to facilitate the works given its proximity to the building, however the intention will be to retain and potentially heavily prune rather than remove if at all possible. If removed then the hedge will be replanted to ensure separation from the cemetery road and privacy for the owners.

Given the size of the wider garden then additional planting is planned within the ownership boundary that will suitably offset the proposed loss

Within the AIA are measures for the protection of the existing trees to be retained and the applicant has been advised of these methods of protection and working and that they should be in place and advised to any contractor, should the proposals proceed.

For further details of the findings, recommendations, proposed mitigation and methodology measures, please refer to the accompanying Arboricultural Tree Survey and Impact Assessment.

run by William Armer and his wife Mary, who were landlords for 36 years up until William retired at the age 68²

Dickinson himself was born in Pilling and sailed several times from Liverpool to the Windward Coast of west Africa during the 18th Century. ***“His pursuits granted him considerable wealth, and, upon his retirement, enabled him to purchase Hooles Farm and construct The Old Ship. He married Ann “Nancy” Whiteside, who was also native to Pilling, and there is reference to George and Nancy on site - in the yard is a pump inscribed with their initials. As an elderly yeoman of Pilling, George allowed The Old Ship to be used for local village politics, for instance as a base for the Court Baron and magistrates.”***³

The building's frontage is typically Georgian, being symmetrical in appearance with 3 bays and a central entrance door, with Tuscan columns and a pediment over. The architectural ornament is representative of the wealth accrued by George Dickinson. The adjoining buildings, of which no notable physical trace now remains on the north elevation, are understood to have been the village blacksmith.



Courtesy of <https://thearmerfamilyoflancashire.wordpress.com/2017/05/04/william-armer-mary-bailey/> with caption “Audrey’s photo of the Ship Inn. The inset is my attempt at painting the sign, after spending a fruitless hour trying to find a better image on the web!”

² The Armers of Lancashire, accessed 21st Dec 2023 <https://thearmerfamilyoflancashire.wordpress.com/>

³ Steven Haslington, <https://www.geograph.org.uk/> accessed Nov 2023



1890 First Edition OS Map - Courtesy of <https://lancashirecc.maps.arcgis.com/> (accessed Nov. 2023)

The previous historical photo clearly shows the adjoining blacksmiths and the underpass access to the rear yard which is also notably visible on the 1890s OS map first edition (above).

An attempt to clarify when the village 'smithy' was demolished seems unclear however it appears to have still existed and was used as a private dwelling up until the late 19th/early 20th Century.

Due to no visible shadowing (despite the low resolution), The inn appears to stand alone in the 1940s Aerial Photography



1940s Aerial Photography - Courtesy of <https://lancashirecc.maps.arcgis.com/> (accessed Nov. 2023)

“The Old Ship passed to various persons and families after his death in 1806 - the Whitesides, the Armers, the Lewins, the Ronsons, and Edmonsons - and has been used variously as a hotel, inn, pub, restaurant, and private home. However it was probably best known as an isolated tavern that was strategically located to support smuggling in the early 19th century.”⁴

It is understood the Olde Ship continued as a private hotel and restaurant during the mid to late 20th Century.



1950s Frontage - c.1950s (left), pre-renovation c.2000s (right) Courtesy of british listed buildings.co.uk

Its current frontage is the result of a renovation in c.2011 with paint removed from the stone and brickwork to expose the principal elevation's fabric in its natural colours.

SIGNIFICANCE IN SETTING

There are only three recognised listed structures/buildings within Pilling with the Olde Ship being one of these. The Olde (or Old) Ship indicated below by the red pin, and the nearby listed fabric/buildings by the blue drop pins.

⁴ Steven Haslington, <https://www.geograph.org.uk/> accessed Nov 2023



Historic England Map Search - <https://historicengland.org.uk/listing/the-list/map-search> (accessed Nov. 2023)

Official List Entry for the Olde Ship:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1361882

Date first listed: 16-Apr-1967

List Entry Name: THE OLD SHIP

3/23 The Old Ship (formerly listed as Olde Ship Private Hotel, School Lane) 17.4.1967 - II

Restaurant, late C18th. Brick with stone dressings, painted, with slate roof. Double-pile plan with end chimneys. A symmetrical composition with chamfered quoins and moulded cornice. 2 storeys, 3 bays. Windows sashed with glazing bars, with plain reveals, stone sills, and lintels with false voussoirs and keystones. The door, of 6 raised panels, has a fanlight with semi-circular head and intersecting glazing bars, and is flanked by attached Tuscan columns supporting an open pediment. Inside there is a dogleg stair with open string, fluted rectangular newels, stick balusters, and a ramped handrail.

The next nearest listed buildings are:

OLD CHURCH OF ST JOHN BAPTIST

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1073080

Date first listed: 16-Apr-1967

List Entry Name: OLD CHURCH OF ST JOHN BAPTIST

Statutory Address: OLD CHURCH OF ST JOHN BAPTIST, SCHOOL LANE

The Old Church of St John the Baptist shares a boundary with the Olde Ship at the west end of the applicant's ownership. At its nearest the building is 66m from the proposed development of the out building, however the distance and mature trees reduce visibility between the two building not possible. The below view is taken from the rear, west elevation of the Olde Ship (adjoining outbuilding) and demonstrates that the church is not visible from the site. The building visible is Old Church View, located to the north of the Olde Ship.



View west from the rear and looking down the garden of the Olde Ship, photographed Aug.2022

CHURCH OF ST JOHN THE BAPTIST

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1073081

Date first listed: 16-Apr-1967

List Entry Name: CHURCH OF ST JOHN THE BAPTIST

Statutory Address: CHURCH OF ST JOHN THE BAPTIST, SCHOOL LANE

The Church of St John the Baptist is located approximately 175m north of the Olde Ship. The two buildings have no visual connection and therefore no visual impact upon the setting or significance of one another.

DESCRIPTION OF PROPOSED WORKS

Please refer to the design and access section above for a description of the proposed works and the accompanying drawings:

- 23-100-3-02 Existing Site Plan
- 23-100-3-03 Existing Floor Plans
- 23-100-3-04 Existing Elevations
- 23-100-3-05 Existing Outbuilding
- 23-100-3-12 Proposed Site Plan
- 23-100-3-13 Proposed Floor Plans
- 23-100-3-14 Proposed Elevations
- 23-100-3-55 Proposed Outbuilding

ASSESSMENT OF VISUAL IMPACT

The Olde Ship is a private dwelling set on the public highway. However the proposed works suggest minimal material amendments to the rear elevation and building fabric where views both in and out of the privatised garden are restricted due to limited access surrounding natural features.

No works are proposed to the fronting elevation or major alteration of the listed and higher significance of the main building. The proposals focus upon the rear and less architecturally significant former barn/coach house, and the former stable/s outbuilding with the listed building curtilage.

Considering the scale, materiality and minimal nature of the proposed alterations which for the most part constitute repair and refurbishment, with proposed new fabric and external openings proposed to be sympathetic to the existing building and embracing heritage details and the vernacular aesthetic of the wider context it is felt the proposals will not alter, or significantly affect the visual significance of the surrounding area or the significant listed buildings within the context.

The only proposed extension to the main building is addition of a small and lightweight contemporary structure proposed to be sympathetic in appearance and yet notably contemporary with traditionally inspired details, in order to ensure the readable distinction of historic and modern fabric.

CONCLUSION

We have approached the design for the refurbishment and conversion with respect to the existing building. Developing a design solution that requires a minimal touch to the greater significance of the main body of the Olde Ship beyond the repairs and decoration requested, and the nature of the surrounding context.

As a listed property, the character and locality of the existing building deserve the utmost attention to detail and methodology of design development afforded it. The proposals we feel represent the sensitive conversion, refurbishment, alteration and minimal extension of the existing building.

We believe that a low-impact approach, utilising an appropriate combination of traditional and modern materials, methods and detailing is the most honest and appropriate solution to meet the client's brief. Utilising and converting existing redundant and under-used space of the former barn/coach house and outbuilding is the most sensitive way by which to modernise the dwelling adding functionality appropriate for modern living, thereby ensuring its sustained dwelling for years to come.

With minimal visual alterations to the existing external fabric, we do not consider the proposed alterations and conversions to have a negative visual impact and believe they have been developed with consideration, which will allow the owners take advantage of their homes unique and special setting with consideration for the neighbouring built environment and the wider context and landscape.