

Old Sunday School, Chapel Lane, Hoghton

Heritage Statement

February 2021

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Appendix

Appendix 1: Building Recording and Analysis Report

1. Introduction

The Heritage Statement has been written to support an application for listed building consent for the proposed extension at the Old Sunday School Chapel Lane Hoghton.

The site is not listed but as the Sunday School falls within the curtilage of the Former Methodist Chapel (now Pearson House), following guidance from Historic England listed building consent is required for: *buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building*¹

This heritage statement should be read in conjunction with the drawings and planning statement submitted as part of the planning application.

2. Site Location

The Sunday School is located on the north side of Chapel Lane to the east of the railway bridge in the Hoghton Parish. The site lies at 110m above sea level the area is predominantly rural although there are a number of dwellings in the vicinity.

3. Heritage Status

The Old Sunday school is not listed in its own right but is within the curtilage of Methodist Chapel, a Grade II listed building² which is also being converted to residential use. The Sunday School is not mentioned in the listing for the Chapel.

Fig 1 Location of Site³

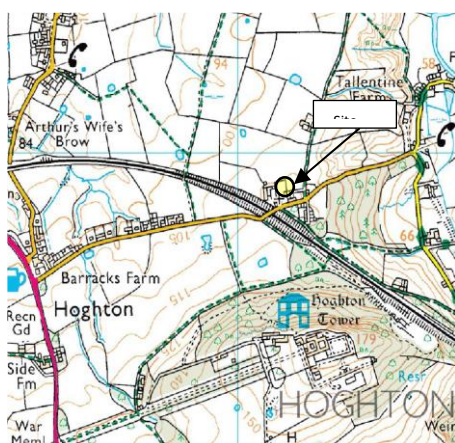
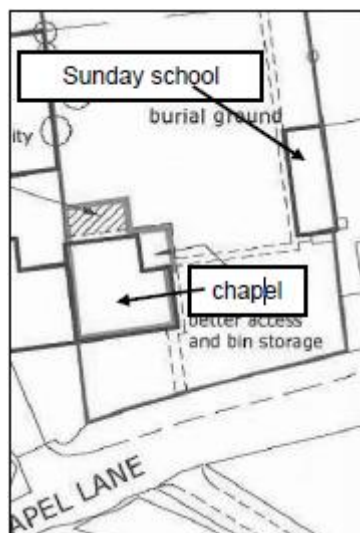


Fig 2 Location of the site in relation to listed building.

¹ Listed Buildings and Curtilage Historic England Advice Note 10 – Historic England February 2018

² National Heritage List no. 1376532

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3. Planning History

Listed building consent and planning permission were granted for the conversion in 2008 and then subsequently renewed with the current planning permission and Listed Building Consent being granted in 2013 (PP 11/00088FUL) and again in 2014 (14/00650/FUL).

4. Description of the Building

The Old Sunday School building was built in 1809 and had been unused since the mid-1970s in a deteriorating state until the conversion to residential property in 2015. The application site is situated adjacent to the former Methodist Chapel graveyard, the application site is owned outright by the applicant and the adjacent graveyard is leased by the applicant for outdoor amenity space for a further period of 94 years.

The Sunday school is not listed in its own right but within the curtilage of the chapel and that it was assessed as having few distinctive features apart from the bell tower, which was restored as part of the conversion to a residential property in 2015.

The Sunday school has been disused for many years and its interior bears few features of interest, though its former character as a place of learning for children, and probably social events for the chapel community, is still apparent.

The Sunday school, principally of 1809, is a plainer building orientated perpendicularly to the chapel. It was originally only three bays long, but was extended to the north between 1892 and 1909, a dichotomy which is readily seen. The earlier part is of two storeys and stone built though almost entirely rendered, the rusticated quoins and projecting windows sills remaining exposed. The roof is blue slate and incorporates a prominent bell-cote at the south gable, with moulded corbels, engaged Tuscan columns at the corners, and moulded string course and cornice. The entrance to the school is a plain doorway in the south gable, next to which are stone steps leading to a covered first floor doorway. The windows in the

west front are of equal size but the bay divisions are unequal, the south end being slightly longer than the other two; all have twentieth century frames. The northern extension is brick built with ashlar dressings and render; it contains a second entrance and large mullioned window to the west, as well as unequal windows to the north gable.⁴

5. The Proposal

The applicant is proposing to extend the building to the northern elevation to add an additional family room and bedroom.

6. Assessing Significance

The historic building report, included in Appendix 1, states that the Sunday school had very few interesting features and is not mentioned in the listing.

The extension has been designed sympathetically to complement the setting whilst remaining distinctly different to the original building. Aside from the new slate roof the materials proposed will contrast with the existing house. This design approach has been adopted in order that the extension can be read as an additional structure, rather than trying to mimic it.

The proposal will sit discreetly at the northern end of the site, location away from Chapel Lane and the Chapel. There are several trees and hedges between the Chapel and the Sunday school which provide a visual buffer between the two buildings and further reduces the significance of the listed building status of the site. The main elevation and views of the house from Chapel Lane will remain unchanged due to the location of the site.

The location of the proposed extension was the previously location of an outbuilding which was used for an outside toilet.

7. Archaeological Impact

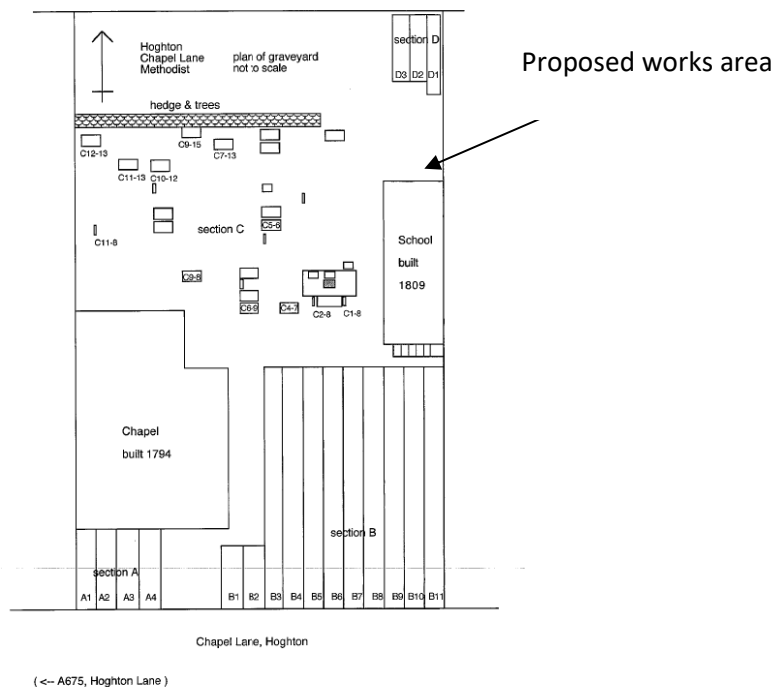
The application site does not form part of the main graveyard area and had previously been the location of an outbuilding used for toilets. The graveyard plan and burial register, taken from the Methodist Chapel, Chapel Lane Hoghton – Monumental Inscriptions 2006 (revised 2015) Compiled by Bill Worthington, fig 3. Shows the proposed area for the extension to have no evidence of burials.

Although there is not expected to be any risk to archaeological features during the works a watching brief will be implemented to ensure this is the case. If any evidence of burial are discovered then works will stop until the relevant authorities have been notified and further advice sought before proceeding. A written scheme for the investigation for the archaeological watching brief will be submitted for approval. The watching brief will include the presence of

⁴ Extract from Methodist Chapel & Sunday School, Chapel Lane, Hoghton, Lancashire: Historic Building Record – Stephen Haigh 2014 (See Appendix 1)

an approved archaeologist on site to monitor the groundworks phase of the development. A report of the works will be submitted to meet the Local Planning Authority requirements.

Fig 3 Graveyard Plan⁵



8. Design

The new proposal is for a small extension to the northern elevation of current building. The proposal has been designed to meet the requirements of a home whilst preserving the appearance of the building and meeting current building regulations.

The extension has been designed sympathetically to complement the rural setting whilst remaining distinctly different to the original building. Aside from the new slate roof the materials proposed will contrast with the existing house. This design approach has been adopted in order that the extension can be read as an additional structure, rather than trying to mimic it.

9. Conclusion

⁵ Methodist Chapel, Chapel Lane Hoghton – Monumental Inscriptions 2006 (revised 2015) Compiled by Bill Worthington

It is concluded that the proposed extension will not have any impact on the overall heritage of the site. The building only contributes to the overall heritage of the site due to the virtue of its location near the Chapel and has minimal significance as a heritage asset.

The Old Sunday School has been sympathetically converted by the current owners to a residential property. The proposed extension has been designed carefully to fit in with the existing building and its surroundings. The location, at the northern elevation, is visually screened by the building, trees, and hedges.

Historic data indicates that risk to any below ground archaeological features is unlikely, however any risk can be mitigated by an agreed scheme for the archaeological investigation watching brief for the works.