
BOWLAND SURVEYORS LTD.

24 New Road, Rufford. L40 1SR.

Heritage appraisal and heritage impact assessment for refurbishment and restoration.

For Paul Anthony Farrell

Produced by Daniel L Noblett B.Sc. (hons) M.Sc. (Bldg.Cons) AssocRICS.

20 April 2024

Reference: 2024-24 | Version 1.0

1.0 INTRODUCTION

1.1 In accordance with your instructions, I provide below an analysis of the proposals for change to 24 New Road Rufford. The proposed alterations have been assessed to determine to what extent they may affect the heritage interest of the Rufford Park Conservation Area within which the building is situated upon its western boundary. The proposed alterations comprise a loft conversion with the addition of two Velux roof lights and a dormer.

1.3 This statement has been prepared with reference to guidance published by English Heritage and Historic England. 'Conservation Principles, Policies and Guidance (2008) provides the fundamental principles with regards to conservation philosophy and general guidance in which to best manage change in the historic environment. 'Statements of Heritage Significance' (2019) published by Historic England provides practical guidance on the analysis of significance and of proposals affecting heritage assets. Considerations regarding setting were undertaken with reference to 'GPA 3: The setting of heritage assets', Historic England (2017).

1.4 The Author is a historic building consultant with a B.Sc. (hons) in building surveying and an M.Sc. in building conservation and adaptation from the University of Central Lancashire as well as professional membership of RICS. Prior to specialising in historic building surveying, Daniel owned a construction company working on all types of historic buildings throughout the Northwest.

1.5 Inspections were undertaken in April 2024 to gain an understanding of the building, the surrounding area and the likely impacts of the proposals upon them. In accordance with the NPPF this document and the research that informs it is proportionate to the asset's importance.

2.0 GENERAL DESCRIPTIONS & HISTORICAL BACKGROUND

2.1 The property is a typical 1930's era detached house built from coursed red brickwork with a pitched slate roof. It has a central chimney stack with four pots and to the front elevation is a slate canopy over a single-storey bay. There are other similar buildings on New Road, however, the majority of development is of late C19th. To the rear of the property is a modern housing estate.

2.2 Historic OS mapping does not show the building with the 1926 edition map showing the site as undeveloped.

2.3 The conservation area appraisal produced by West Lancashire Borough Council in 2001 provides a description of Rufford as follows; *West Lancashire District Council originally designated the Rufford Park Conservation Area in June 1975 because of the historic Rufford Park Estates, which included the impressive grounds of Rufford Old Hall and part of Rufford New Hall's Park which incorporated the site of part of the medieval village (Crosby, 1994). The Old Hall and its 11 acres of garden and adjacent land was presented to the National Trust and continues to be run for the benefit of the wider public. Rufford village contains many buildings that contribute significantly to the quality of West Lancashire's environment...The Rufford Park Estates are the major land uses in the existing Conservation Area. The New Hall Park covers the western section of the Conservation area and extends northwards. The village and arable farmland occupy the central and southern sections of the Conservation Area respectively. Rufford Old Hall is separated from the majority of the Rufford Park Estate by the A59 and is bounded by the Rufford Branch of the Leeds and Liverpool Canal on the east...An important characteristic of the Conservation Area are the local sandstone boundary walls. Liverpool Road runs through the centre of the village. Within the village centre in a prominent position are the Hesketh Arms (a late 18th Century Inn) and the Church of St. Mary. The village centre has a variety of historic dwellings and converted coach houses.*

3.0 HERITAGE ASSET DESIGNATIONS

3.1 The building is not listed (as a listed building) under the Planning (Listed Buildings and Conservation Areas Act 1990) but does reside within Rufford Park Conservation Area which was designated for its special historic and architectural interest in 1975. The property is not described as a 'building that makes a positive contribution to the character of the conservation area' in the conservation area appraisal - please see appendix 1.

4.0 HERITAGE APPRAISAL

4.1 This section of the report responds to the requirements as set out in paragraph 200 of the National Planning Policy Framework (NPPF). Under the heading "Proposals Affecting Heritage Assets" is stated the following:

4.2 *"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".*

4.3 Historic England (2019) describes how *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*

4.4 The house was built on seemingly virgin ground in the 1930s. In the context of the proposals, no further investigation is required.

4.5 Historic England (2019) describes historic interest to be *"An interest in past lives and events. Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity"*

4.6 The building is illustrative of early/mid C20th building practices however such buildings are widespread throughout the region with heritage interest in this regard accordingly negligible. There is no evidence of associative interest that is readily available.

4.7 Historic England (2019) describes how architectural interests *"are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*

4.8 The building is typical of the era and is built from red brick with a slate-covered roof. There is little interest derived from the building in terms of architectural merit or architectural rarity.

4.9 Whilst the building does contribute to a small degree to the aesthetics of New Road, the modern development directly across, either side and to the rear detracts significantly from the heritage interest of the conservation area in this regard.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 The proposal to convert the loft into a habitable living space necessitates the need for a dormer to the rear roof slope and two Velux-style roof lights to the front roof slope. See below.



Figure 1: Existing elevations. From left to right; front, rear, left, right (if facing the front elevation)

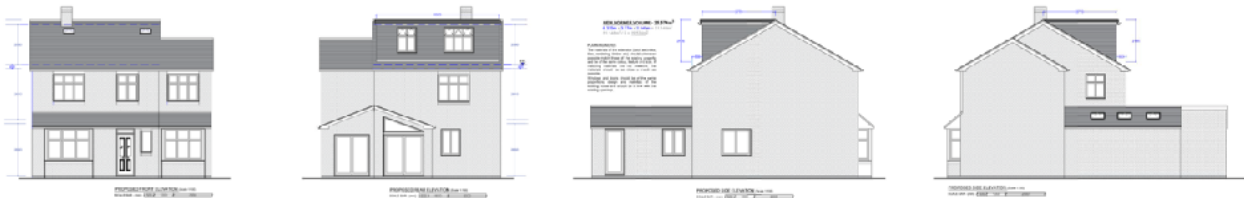
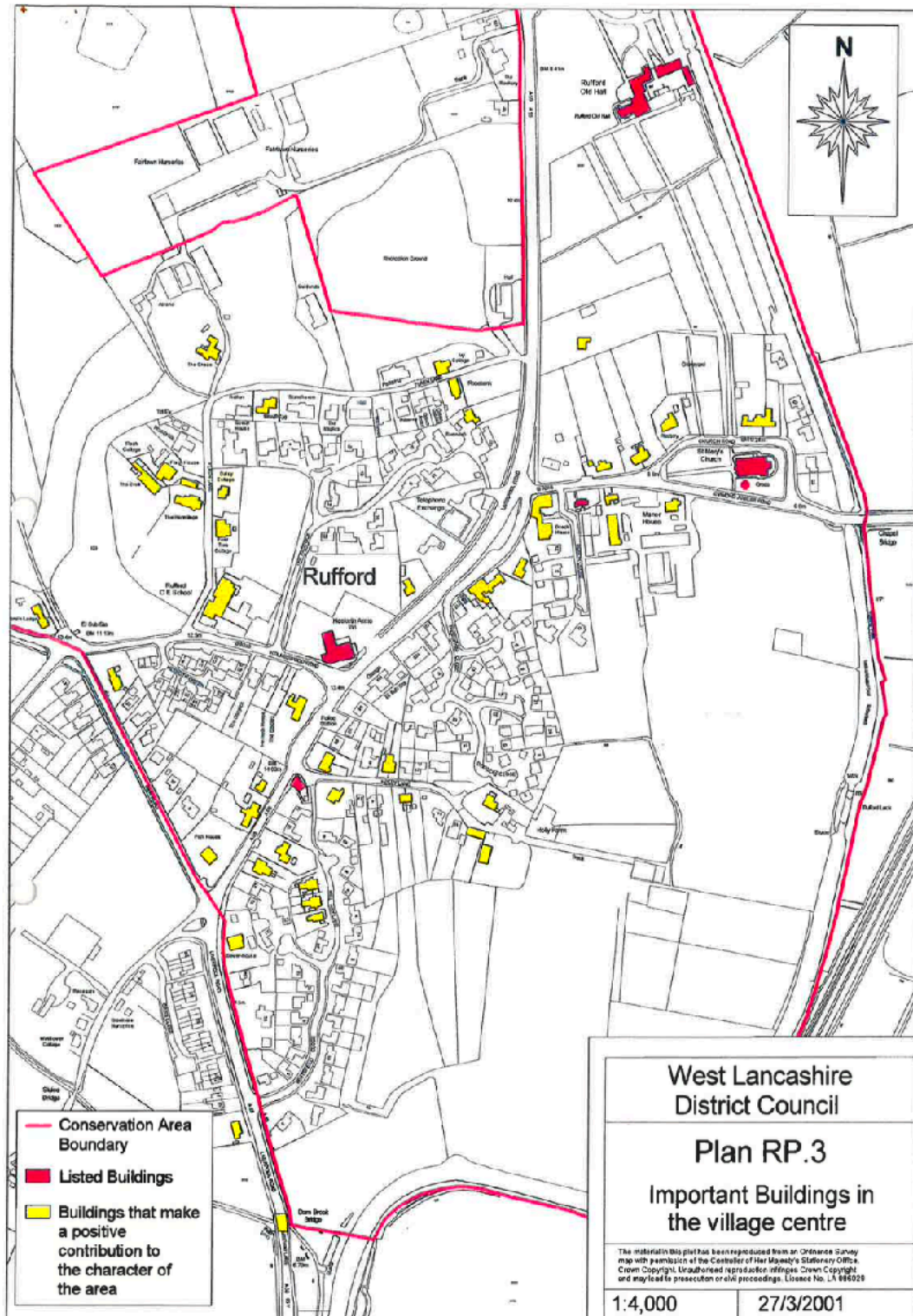


Figure 2: Proposed elevations. From left to right; front, rear, left, right (if facing the front elevation).

6.2 The issue for consideration is whether the proposed alterations to the exterior of the building will detract from the heritage significance of the conservation area. In the appended images it is clear that when viewing the property from Hesketh Green from the rear the rear roof slope is largely obscured behind a large tree. What is visible of the rear of the property is visible alongside late C20th residential development including houses and other alterations such as dormers to the neighbouring buildings. As such no harm will arise in this regard. When viewed from New Road, the front roof slope does not feature in any major views of heritage interest. The building is located directly upon the boundary of the conservation area facing non-designated land, therefore the roof lights will not be visible from a viewpoint within the conservation area and thus no harm will arise.

6.3 Paragraph 208 of the NPPF states: *“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”*. Given the location of the building and its siting within modern development, it occupies a place within the conservation that is much less sensitive to change. As discussed, no harm to the significance of a designated heritage asset will arise by virtue of the proposals.

APPENDIX 1 - Extract from the Rufford Park Conservation Area appraisal 2001.



ILLUSTRATIVE PHOTOGRAPHS



Plate 1: Front elevation.



Plate 2: Rear elevation.



Plate 3: Modern houses to rear, with dormer.



Plate 4: View of house (centre frame) from Hesketh Green.