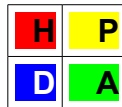


PPS 5 Heritage Statement
Proposed development at the Boars Head, Church Lane, Newchurch,
Rossendale



Hartley Planning and Development Associates Ltd



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Application Site and its Surroundings

This statement is to accompany a planning application for the erection of eight houses with associated gardens and car parking on the car park and bowling green associated with the Boars Head public house, Church Lane, Newchurch. The site is within an area of mixed use but which is essentially residential. St Nicholas's church is directly opposite.

The Site in its Context

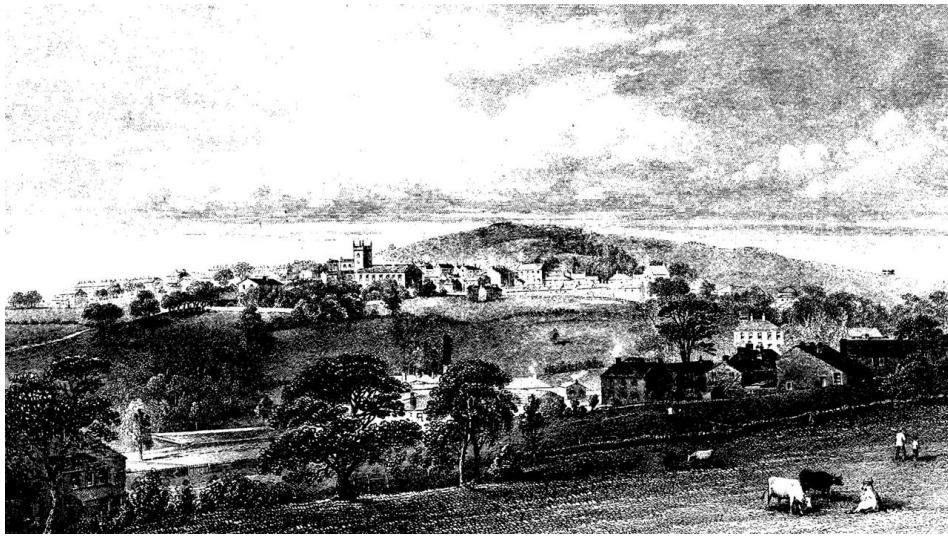
Much of Newchurch village was demolished and redeveloped by the Council in the 1960's for social housing.



The area around St Nicholas's church and the two public houses has survived as a tightly knit area along Church Lane and the top end of Old Street.

It occupies a location on the slopes of Seat Naze (where stone was available to construct the first church here in 1511 so that parishioners would have somewhere nearer than the Abbey at Whalley). The location would have provided a somewhat healthier living environment at that time than the valley bottoms. The village predates

the more modern Waterfoot in the valley below where most development awaited the Industrial revolution and the coming of the railway.

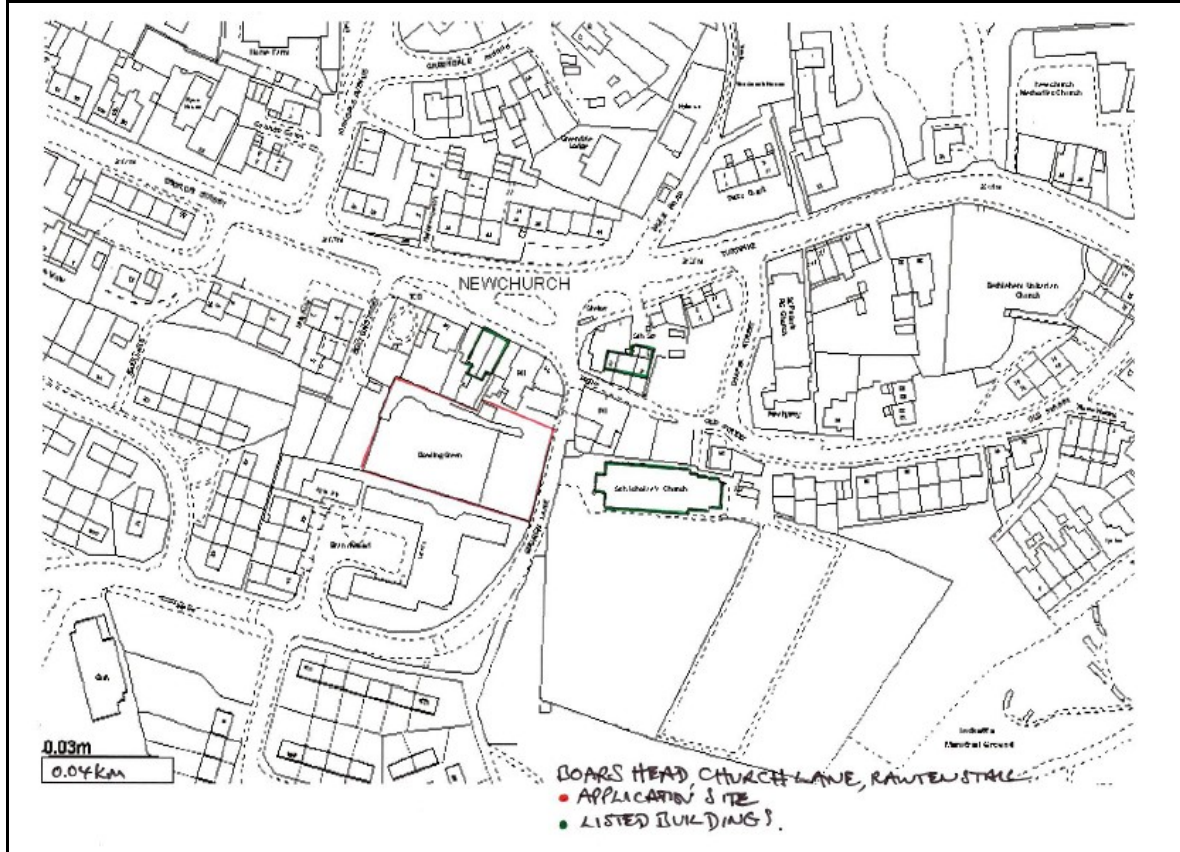


Newchurch. An Old drawing

The present church dates from 1826 and the original Boars Head from 1674. While there are some ancient remaining buildings in Newchurch (such as at 2-6 Old Street) most date from the nineteenth and twentieth centuries. Common factors are the use of stone, pitched roofs, terraces and tightly knit streets. Buildings (except the church) tend to be generally of two or three stories in height. Buildings do have space both to their front and to the rear – even though all the front spaces may not be within private ownerships (Eg 63-65 Church Lane and adjoining properties and 2-6 Old Lane). From many directions buildings are seen against rising ground and on bends in the roads which heighten the anticipation of what is round the corner.

The impact of the proposed development on the Listed Buildings

There are a number of Listed buildings in the vicinity as the following map indicates



1. No's 2-6 Old street

These attractive dwellings are not visible from the application site and will be unaffected. While they are quite low buildings they are in fact two storeys high and abut buildings which are higher still. Their terraced form – along with the general terraced form of other premises in the near vicinity - has been a factor in determining the general layout of the proposed development



2. No's 63-65 Church Street

The attraction of these buildings is their frontages when seen from church Lane/
Newchurch road



They are not nearly as impressive when viewed from the rear and the application site



Their rear curtilages, however, are clearly defined by walling, topography and evergreen planting.

There are garages on the intervening land between the houses and the application site

Their setting can only be enhanced by the proposed development

St Nicholas Church and also the sundial

The church and the sundial are separately Listed

The church and the churchyard are bounded by a stone wall and railings which largely define its setting. For those passing along Church Lane the view of the church tends to be obliquely; it is perhaps best seen when approaching from up the hill from Staghills Road



The view *from* the church access is not an inspiring one and one which the proposed development can only improve



Statement of Significance

The application site itself does not enhance the surrounding buildings, being a tar macadam car park and a bowling green with peripheral temporary structures



It is an open area, contrasting with the tightly knit urban form of the village core. Moreover, it gives unsatisfactory views of the rear of the Boars Head and adjoining properties and also to the red brick Care Home.

Impact of Development on Character and Appearance of Area

PPS 5 Policy HE10 states *“when considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval”*

In this case the proposal would improve a rather unsatisfactory situation.

- It will hide the backs of the Boars Head and adjoining houses.
- It will help to mask the red brick of the adjoining Care home when seen from the Listed church and from Church Lane
- It will add to the essential characteristic of the village core which is one of a tightly knit urban development
- It will remove the unsympathetic tar macadam car park
- Its massing, layout and style will be sympathetic to existing buildings
- The submitted cross sections show that the proposed housing will be of an intermediate height between the red brick care home and The Boars Head and adjoining properties. They will not be of a height to compete with the church and its tower.

For all these reasons the proposal would suitably chime with Policy HE7.5 that states that *“Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment”*.