

Shauning's Cottage,

Heritage Impact Statement

1. Introduction and Background

Planning permission is sought for a garden room located to the south east of the cottage.

The LPA considers Shauning's Cottage to be a non designated heritage asset (NDHA) and has added it to its draft local list of building of architectural or historic interest. Consequently its heritage significance needs to be assessed together with the impact of the proposals on that significance. A statement is required in support of the planning application in line with paragraph 200 of the NPPF 2023. Part of the paragraph states that *"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 and the conservation area. 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."*

The description of significance and the impact assessment below is based primarily on a site visit and photographs.

2. Significance

Shauning's Cottage is thought to have been built around 1820, originally in the form of two cottages on a north/south axis. It was later converted to a single dwelling and was extended to the south with what is now a two storey extension and, since 2018, in the west with a number of single storey extensions. It is built in stone and slate and has an entrance porch to the east. The majority of the property has been extended, altered or rebuilt in fairly recent times. The only original part of the building's exterior is the north gable and the cornerstone returns onto the west and east elevations. Some small areas of original wall appear to exist on the east elevation. There is no indication of a second doorway on the east elevation.



Photo 1

Photo 2

The east elevation (photos above) contains the two storey extension in the south and the main body of the original building in the north. Some of the original cornerstones remain at the meeting of the two. The wall to the extension is in random rubble work and parts of the original elevation, including the porch, have been rebuilt in mixed random and coursed work, and with some concrete lintels. There is evidence of the raising of the roof eaves on this elevation and on the north gable. The original north gable with mullion windows and large cornerstones can be seen on photo 1.



Photo 3



Photo 4



Photo 5



Photo 6

The south and west extension elevations (Photos 3 and 4) are also in rough random work with work currently underway to re-form the ground and first floor window openings in the west elevation. The single storey extensions (Photos 4, 5 and 6) are in an unusual mix of coursed narrow stone courses and large stone blocks, with fine ashlar details. The roofs are slate covered.

The north gable is shown in photo 7. It is built in local coursed sandstone with large cornerstones and a 4 light mullion window on the ground floor and a 3 light mullion window above. The ground floor mullions are in square section and the upper floor are splayed with a double lintel above. The cornerstones stop below the gable verge suggesting that the roof was raised at some point. The ground floor windows are much squarer in shape than would be expected but otherwise the gable appears to be as built. The detail of the walls and the

upper floor window suggest an 18th century date, a little different from the 1820 date of construction suggested.



Photo 7



Photo 8

To the south east of the property the eastern boundary of the site is partly formed by the remains of a stone slab wall (Photo 8).

There are two other properties in the building group. Loe Bank Cottage is a single and two storey property built in square coursed stone block and with a partly stone slab roof, built approximately c1850. It looks like it was at one time a 2 storey farm house with a single storey ancillary building attached, possibly later. It is reasonably well preserved. Loe Bank Farmhouse has an early 18th century date stone though it has been comprehensively remodelled with a rendered exterior and new window openings.

But for the north gable there is little or nothing remaining from the exterior of the original Shauning's Cottage building and due to the scale of addition and alteration it is difficult to say that the building merits its draft local list status. What architectural significance the building may have had at the time it was added to the draft local list has now gone. The LPA's own list of criteria for addition to the list is outlined on its website. When checked, none of the criteria listed apply to Shauning's Cottage. The only possible contender is under the heading Age and Rarity the criteria covering 'buildings constructed before 1840 that survive in anything like their original condition may be included'. The cottage does not meet this criteria. The other two buildings in the group also do not meet the criteria either.'

3. Proposals

The site for the proposed Garden Room currently accommodates a large garden shed which sits behind a close boarded fence separating the site from the access lane and the hard standing outside the cottage. The site slopes steeply from the house towards Bolton Road (Photo 9 view from Bolton Road). The garden room will sit below the hard-standing area to the south east of the cottage. The immediate area around the benefits from a number of mature trees and bushes which screen the site from Bolton Road (Photos 9, 10 and 11). There is a close boarded fence which screens the site from the hard standing (Photos 11 and 12).



Photo 9



Photo 10



Photo 11



Photo 12

It is intended that the building will strongly resemble a typical garden building, with elevations finished in vertical larch cladding. There are two window openings which are intended to take advantage of the views out to the west and partial views south of the garden. The roof will be finished in a dark brown corrugated fibre cement board reflecting the semi-agricultural nature of the setting and will follow the slope of the site.

Following consultation with the LPA the structure has been reduced in volume, and in height adjacent to the cottage, and its location moved further away from Bolton Road. The repositioning of the structure also retains significantly more of the existing landscaping, further obscuring the site from general public view.

The orientation of the footprint has also been reconsidered with the space now being on a east-west axis. The roof scape has also been amended with the introduction of a flat roofed area to two elevations. This reduces the overall height and massing of the roof. In addition, the siting of the garden room has been reviewed and the rear (north) elevation now replaces the low stone wall bounding the hard standing area. In combination with the re-orientating of the floor plan, the structure is 2.0m further away from Bolton Road than the previous proposal.

4. Impact on Significance

The proposed building has the appearance of a traditional temporary garden structure very secondary in dominance to the buildings around. Generally it is well screened from most views. Although the proposal is close to the south gable and the southern part of the east elevation of Shauning's Cottage these parts of the cottage are largely from the early part of the 21st century and of no architectural or historic significance. Indeed the point is made above that only the north gable has any heritage value and overall the building does not meet the LPA's criteria for addition to the draft local list of buildings of special architectural or historic interest. The proposal has little or no impact on the setting of the other two buildings within the group.

5. Policies/Conclusions

The relevant policy is included in the government's National Planning Policy Framework 2023. There are no specific saved policies from Bury's Local Plan.

In relation to the government's advice for building's on the local list it states in paragraph 209

' The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application 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.'

It is submitted that the significance of the building has been fully assessed and understood and a balanced case has been made in this statement that Shauning's Cottage is not of heritage significance. If there is any impact on the character of the building it is on the most recent parts of the building where there is no historic fabric.

M Nightingale Dip TP. Dip Arch. Cons.
November 2024