

Heritage Statement

Proposed Rebuilding of Annex

Davenport Farm

Ainsworth

Bolton

BL2 5PW

On Behalf of

Toni Hankins

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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

This is to identify what impact this proposal has on the setting of a listed building irrespective of the argument as to whether this is technically within the curtilage of a listed building which will be assessed later.

1.3 Sources & Information Relied Upon

Historic England the Setting of Heritage Assets

Historic Environment Good Practice Advice Planning Note 3 (2nd Edition)

Historic England Listed Buildings and Curtilage Historic England Advice Note 10

Jenkins Design Services Drawings

B2-XX-DR-A-0801 Existing Building Plans and Elevations

B2-XX-DR-A-2001 Proposed Building Plans and Elevations

SI-XX-DR-A-0800 Site Location Plan

SI-88-DR-A-0801 Existing Site Plan and Elevations

SI-88-DR-A-101 Proposed Site Plan and Elevations

SI-XX-RP-A-0002 Design & Access Statement

2 Proposals

2.1 The Proposal

Brief Description

There is an existing double garage which was converted to an annex with a lean to conservatory in 1996. We understand from the local authority for the garage and there is some debate as to whether this is or was within the curtilage of the listed building as defined prior to 1948 from the historic maps, which show that the actual site of the garage is probably outside the immediate rear curtilage area of the barn and cottage, by way of the photographs in Appendix A.

We understand that the existing building was constructed by the previous owners builders Renolds in 1989 and then converted by the present owners into a domestic annex in 1994.

The intention is to rebuild this annex, but exclude the conservatory lean to and rebuild the approximate size of the double garage but in traditional materials utilised with natural stone together with an extension moving east of the site and abutting up to the boundary to 12 Davenport Mews.

The annex and the reconstructed building will have a traditional vent type openings which would be on the boundary making the form and shape of the building look similar to that of an annexed agricultural building associated with the listed barn and cottage.

Therefore, it is considered that certainly in terms of volume there may be a slight increase in the existing building, but its vernacular form and materials used are more commensurate to the barn itself.

Brief Historical Development

Looking at historic maps, it appears that the current barn, the barn which was non residential covered approximately three quarters of the length of the building and the last quarter, certainly from photographic evidence is likely to have been a small cottage. That block in itself represents a reasonable example of a pennine type barn with small residents and large barn area.

It appears that certainly in the 1960's, the barn was in its present format, but was surrounded by a number of temporary agricultural buildings, and there appears a large block of buildings opposite the barn from 1870 up to the 1960's.

We understand that in the late 1980's, that the building became vacant and was in poor condition and the proposal was to convert the barn element of the building to residential by Reynolds Builders. We also understand that because of the very poor condition of the element to the right of the large barn opening, that was reconstructed. Unfortunately, the vernacular style of it is very domesticated and is unlikely to have replicated the original cottage.

In that respect, the building has lost some of its significance in terms of architectural merit, and in effect the small cottage/Pennine barn concept has been lost by the reconstruction in a more domesticated fashion.

Although there is no detailed description on the listing, I consider that there would be some doubt as to whether it would be currently listed, and I suspect that the reason being is that it has some association with Ainsworth history with the date stone.

3 Assessment of Impact on Setting of a Listed Building

Step 1 - Identifying the heritage assets affected by their setting.

The proposed reconstruction of the annex in its form of original size plus small extension is within the setting of the heritage asset.

The area of search in terms of how the asset is seen is really only within the confines of the enclosed domestic curtilage which has been formed by the creation of the garden space. Outside areas are limited due to the status of boundaries and well established vegetation.

So it is considered that the visual zone is really stood in the garden looking back at the property to a limited extent but looking from the adopted highway into the site, and along the driveway to the rear of the property where there is limited views of the heritage asset.

It is not considered that the proposed is necessarily prominent, in fact is no more prominent than the existing building and does not detract from the visual impact and the setting of the existing heritage asset.

The building is not particularly tall in terms of its relationship, and is sufficient distance away for an enjoyment and understanding of the heritage asset in terms of the barn and associated farmhouse.

Step 2 - Assessing whether, how and what degree the settings make a contribution to the significance of the asset.

The way that the heritage asset is positioned is typical in terms of its historic setting, although this has changed dramatically now so the immediate area is very much domesticated and looking at the pre 1948 plan, as with most agricultural buildings there was limited amount of what could even be described as curtilage and just small areas behind the barn which would have lead to probably an enclosed area going through the large barn opening to the rear distributing hay and there probably would have been a holding yard at the back of this which is still there in the sense that there is a distance between the boundary of the rear of the barn to the back driveway.

The asset to the front is seen more clearly due to the depth of the garden to the public footpath. There is a good view of the relationship between the barn and what was the original cottage to the right hand side.

The asset is previously stated as diminishing terms as its integral historic connection in a long barn with more of the cottage element has been rebuilt to the original barn opening in a very domesticated way taking away some of its significance.

So, the immediate area behind the barn is protected in terms of no intrusion and understanding of the building, but the site now is very much domesticated with well established landscape gardens with no agricultural reference.

So in conclusion, the topography has not changed in terms of land rising up, there are no structures outside the original barn that remain, but the land use has dramatically changed from what would have been a working farm area to a residential curtilage.

Also, the surrounding landscape has changed quite dramatically in terms of residential developments with no particular reference point to open fields, except slightly north of the site.

Step 3 - Assessing the effect of the proposed development on the significance.

The existing garage has been built at some stage in the early 1990's and there is some debate still open as to whether this was within the historic curtilage or outside it. In any event, what is to replace this is a building with much more authentic agricultural vernacular style and less of a domesticated double garage associated with modern residential developments.

Its siting is the same, although its extension is in fact away from the barn, whereas the current lean to and conservatory imposes onto the barn more than the proposal.

The view of the barn from any particular point is unaltered by this proposal compared with the existing, and there is no view from public footpaths of the site with the exception of the brick gable of the rebuilt farmhouse.

The proposal therefore cannot be seen outside the site.

We consider therefore the former appearance of the development is no more prominent than the existing building in terms of dimension, scale and massing.

It is visually more interesting in terms of its vernacular style and is more agricultural than domestic and the materials used are more in keeping with stone and simple timber boarding giving it a subservient feel and does not dominate the view of the barn.

There are no changes in the built surroundings or changes in the skyline, and no changes to public access use of amenity.

Step 4 -Maximising enhancement and minimising harm.

It is felt that the barn and the farmhouse stand alone in terms of visibility and are not encroached upon by the proposal. The use of materials and the size and volume of the proposed building is not particularly excessive, and does not diminish the appreciation of the house and barn and the reason for it being listed.

4 Cultural Heritage Impact Methodology

Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site's heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person's personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity.

Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

4.2 Summary of the Significance of Heritage Assets

Table 4.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

Other Criteria Used

Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective) and English Heritage Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Table 4.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality.

	Grade I Registered Parks and Gardens and historic landscapes and townscape of international sensitivity, or extremely well-preserved historic landscapes and townscape with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscape of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscape with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscape with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are compromised due to the demolition of the main hospital complex.

Evidential Value

The evidential value is low in terms of there is no knowledge of any previous past human activity prior to the 1723, but no in depth investigations have been made.

Historical Value

The barn section of the building does have a substantial historical interest being that it has a date stone and it part of the history of Ainsworth, but it has lost some of its historical value because of the fact that at least one third of the building has been completely reconstructed and therefore historic fabric has been lost.

Aesthetic Value

We consider that there is a reasonable aesthetic value relating to the barn but not into the element where the barn steps back. In fact, even the original barn opening has been reconstructed in a domestic fashion as has the window openings and stonework, and the gable end is in fact in common brickwork. So, in that respect the aesthetic value has been lost.

Communal Value

There is some communal value, but little in terms of it was a farm, public footpaths do not run through the yard and therefore there would be limited amount of communal value.

In relationship now to assessing this with regard to table 4.2, I consider that the asset has important elements of evidential, historic, aesthetic or communal value, but only some. And in that respect from that table we consider it to be of **LOW** value.

On table 4.2, it is a designated asset of reasonable quality, but it has lost some of that by the reconstruction of the cottage not following any particular vernacular style.

We should consider therefore **MEDIUM**, purely by the fact that it is still a designated asset.

In conclusion, we consider the heritage significance to be **MEDIUM to LOW**.

Table 4.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the

	setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)

We consider that the impact is negligible/no change and that there is a very minor change to the setting context at the site. The site is already very much domesticated with the construction of the orangery and the landscaping details with very little evidence of stone walls and enclosures that would signify its past historical development.

Table 4.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible/No Change
Cultural Heritage Value				
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral

Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral

As the cultural heritage value of the building is medium with some question as to moving towards low, and the fact that it has negligible or no change, we consider that the proposal in terms of affecting the setting of the building is neutral.

The building, even though it increases its bulk, is actually moving away from what is currently there, there are no views that are altered to the building by the construction of this, and the roofline is in fact subservient to the main building.

Furthermore, even from public access points such as the road or the public footpath, there is no view of this particular building.

There is uninterrupted views from out of the building towards the various elements of the site except for the view from the rebuilt brick gable wall, which in my view, whilst attached to the building and it is listed, as a building itself has little significance in terms of heritage value.

5 Local Plan Policy

Unitarian Development Plan Part 2 Chapter 6 Environment

Policy EN2 Conservation and Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;

- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;*

There is no proposed extension.

- the need to protect the setting of the Listed Building;*

The proposed rebuilding of the annex is in a form which creates no particular negative effect on the setting of the listed building. The views of the listed building in the context of the farmhouse connection to the barn are unaltered by this particular building, and in any event, consent has been given in the past for the erection of an orangery which in some respects has a more adverse effect on the setting of the listed building and this proposal.

- the impact of associated ancillary facilities and infrastructure works.*

Justification

Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance.

New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings.

The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings.

In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

The setting of the building is still preserved by the proposed annex building, and the redesign is still subservient and the change in the design together with the materials is better than the existing building.

There is also a further argument as previously stated as the existing and the proposed one is within the historical curtilage of a listed building.

6 National Planning Policy Framework

6.1 194

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.

We have in this report described the significance of the heritage asset including its contribution made by the setting, the level of detail is proportionate to the building.

6.2 202

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.

We do not feel that there is any even less than substantial harm to the heritage asset in terms of its setting.

7 Conclusion

The site has been substantially altered and domesticated over a number of years with features which are not commensurate with the agricultural theme.

The fact that the large orangery has been granted planning permission in 2010 which does affect the setting in terms of the site as a building. We feel that the proposal to rebuild the annex, is no greater or worse than the current building, and the height of the proposed building in its position away from the barn does not affect the setting.

We would also point out that there is some doubt as to whether the building is within the curtilage, although its effect on the setting of the listed building should still not be detrimental.

8 Appendix A – Photographs

Photograph 1



Front elevation of garage converted to annex with lean to summer house.

Photograph 2



This is the gable end of the rebuilt section of the barn, formally small cottage, now all part of the same dwelling.

Photograph 3



Orangery previously approved, application 52743 August 2010.

Photograph 4



Orangery previously approved, application 52743 August 2010.
Photograph 5



Original barn which is forward of the house building line is original, the remainder has been rebuilt we understand in 1989 by Reynold Builders.

Photograph 6



Date stone in gable end of barn, possibly not original to the building but dated 1723.
Photograph 7



The square dressed quoin stones to the left of the front elevation of the barn are not in the same architectural period as the date stone, and are of a later construction indicating some possible rebuilding at some stage.

Photograph 8



View looking up to the drive of 12 Davenport Mews with existing partial rear elevation of the rebuilt farmhouse to the right and in the centre of the frame is the current garage building.

Photograph 9



Rear elevation of current annex building on driveway to 12 Davenport Mews.

Photograph 10



Relationship between existing building and the barn/farmhouse.
Photograph 11



Relationship in terms of distance and height from existing farmhouse.

Photograph 12



View from public footpath to the front building line of Belmont House established hedge obscuring any view of the site.

Photograph 13



View of the site from the rear boundary of Craigside on the public footpath.

Photograph 14



Zoomed in view from previous photograph indicating only the roofline of the farmhouse can be seen and not the annex.

Photograph 15



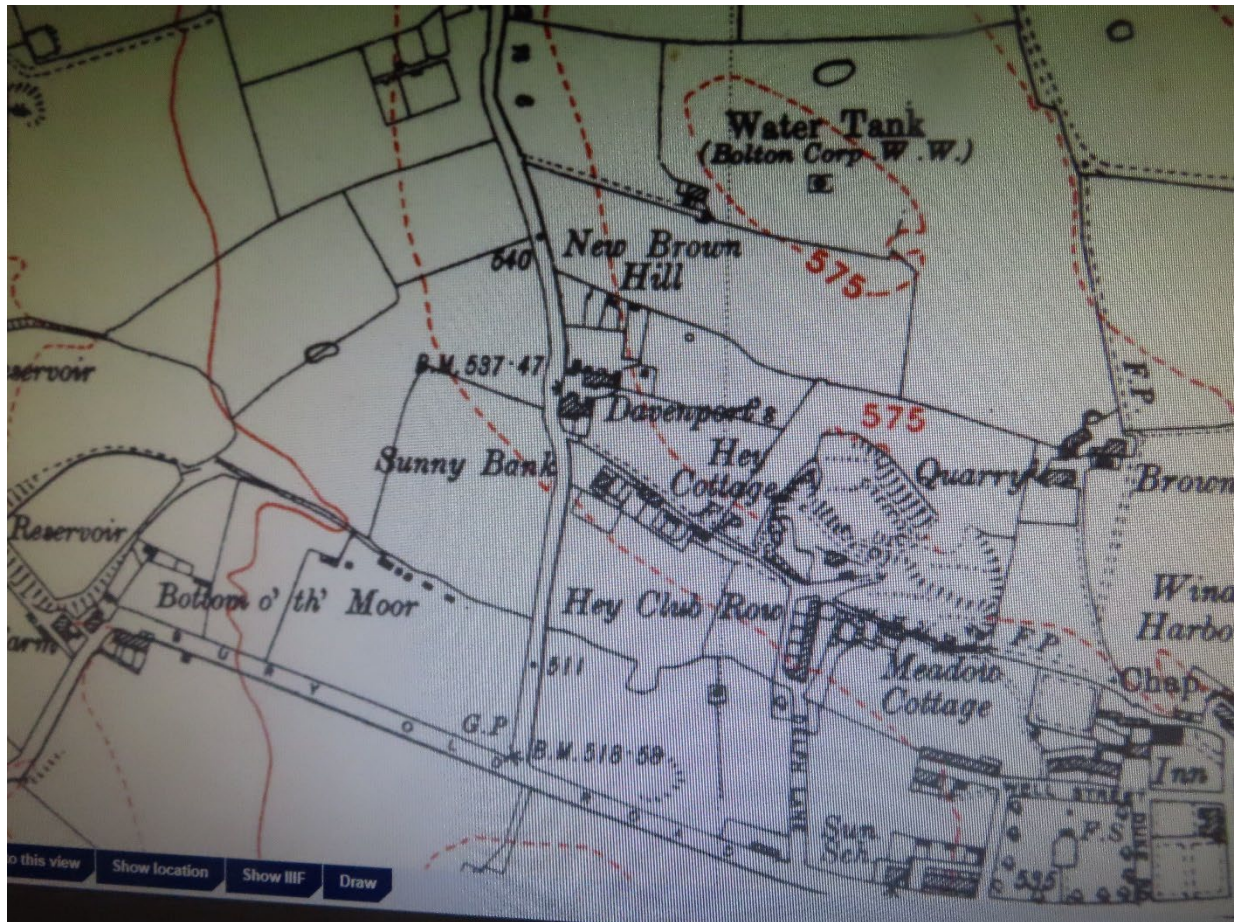
View of farmhouse from the main road.

Photograph 16



Aerial photograph of barn appears to be a cottage at the far end and a series of agricultural buildings. The date of the photograph is not known, but looking at the type of cars within the photograph such as the Ford Anglia to the left of the picture, we would assume this to be around about the mid 1960's.

9 Appendix B – Historic Maps



Extract from 6 inch OS map dated 1937, published 1948.

10 Appendix C – Official Listing of Barn

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1067278

Date first listed: 29-Jan-1985

List Entry Name: BARN AT DAVENPORT FARM

Statutory Address 1: BARN AT DAVENPORT FARM, ARTHUR LANE

Location

Statutory Address: BARN AT DAVENPORT FARM, ARTHUR LANE

The building or site itself may lie within the boundary of more than one authority.

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD7591510550

Details

SD 71 SE 5/88

ARTHUR LANE

Barn at Davenport Farm II

Dated on shield bordered with foliage on gable end 'H/DE/1723'. Former barn. Rubble with dressed angles. North wall partly rebuilt in brick. Re-slatted roof on 3 original hewn King-post trusses. 3 doorways with flush surrounds below tablet. (Muschamp, History ... of Ainsworth).

Listing NGR: SD 75915 10550

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 210583

Legacy System: LBS

Sources

Books and journals

Muschamp, , History of Ainsworth

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.