

HERITAGE STATEMENT

**LAND ADJACENT TO IVY COTTAGE
BALDINGSTONE
BL9 6RX**

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1. INTRODUCTION

- 1.1. My name is David Hornsby and I would confirm that I'm a specialist Chartered Surveyor accredited by RICS (Royal Institution of Chartered Surveyors) as an accredited Building Conservation Chartered Surveyor**
- 1.2 My particular area of conservation specialism relates to historic houses built in the period 1450 – 1950. I undertake detailed building surveys on historic houses throughout the UK together with providing historic building analysis on a range of conservation matters associated with houses built in that date range.**
- 1.3. I've been instructed in this particular matter to provide a heritage statement in relation to a proposal to erect a dwelling within the curtilage of Ivy Cottage.**
- 1.4. The proposals are close to a Grade 2 listed building and reference has been made to indicate that Ivy Cottage may be under consideration as a property listed on a draft document relating to buildings of local architectural and historic interest.**
- 1.5. The proposals do not impact upon the evidential, historical, aesthetic and communal values associated with the Grade 2 Listed Building. Although the application site is located close to the listed building, there are a variety of factors, including natural and manmade features which demonstrate that the setting of the listed building is unaffected by the proposals.**
- 1.6 This heritage statement is intended to satisfy the requirements of Paragraph 189 National Planning Policy Framework (2019) with the detail being proportionate to the assets importance and no more than is sufficient to understand the impact of the proposal on its significance. The applicants have instructed me to provide specialist advice in respect of conservation and heritage matters.**
- 1.7. It has not been possible to inspect Baldingstone House, but where possible, information including photographs have been used from a variety of sources such as Rightmove, where the information is freely available. I have made a number of interpretations based on those photographs using my professional expertise in making detailed analysis of heritage assets comprising of a wide range and number of houses inspected throughout the UK.**

2. BALDINGSTONE HOUSE

2.1. Baldingstone House is a Grade 2 listed building with the following detail taken from Historic England's listing description.

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1356839

Date first listed:

27-Jan-1975

Statutory Address:

BALDINGSTONE HOUSE, WALMERSLEY OLD ROAD

Location

Statutory Address:

BALDINGSTONE HOUSE, WALMERSLEY OLD ROAD

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:

SD8077914269

Details

SD 81 SW 6/81 27.1.75

WALMERSLEY OLD ROAD Baldingstone House

II

Said to date from c.1615. Stone. 2 storey. Probably original 5 stone mullioned windows (4 on first floor) with leaded lights and drip moulds; 2 of them are grouped with the doorway and have round-headed lights; the right-hand window is a bay with renewed mullions and other parts. Stone gutter cornice. Stone slab roof. Restored and new extensions added, probably in late C19.

Listing NGR: SD8077914269

Legacy

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

Legacy System number:

210754

Legacy System:

LBS

Legal

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

- 2.2. The aerial photograph below (Figure No 1) shows Baldingstone House circled edged red and Ivy Cottage edged blue. Whilst it would appear that the properties are located fairly closely near to one another, the sloping nature of the land and tree screening indicates that Baldingstone House cannot be seen from Ivy Cottage**
- 2.3. An important point to note with regard to the aerial photograph is the sloping nature of the land falling away to the south and west of Ivy Cottage and Baldingstone House. Also there is significant tree covering in the sloping land between the two properties.**

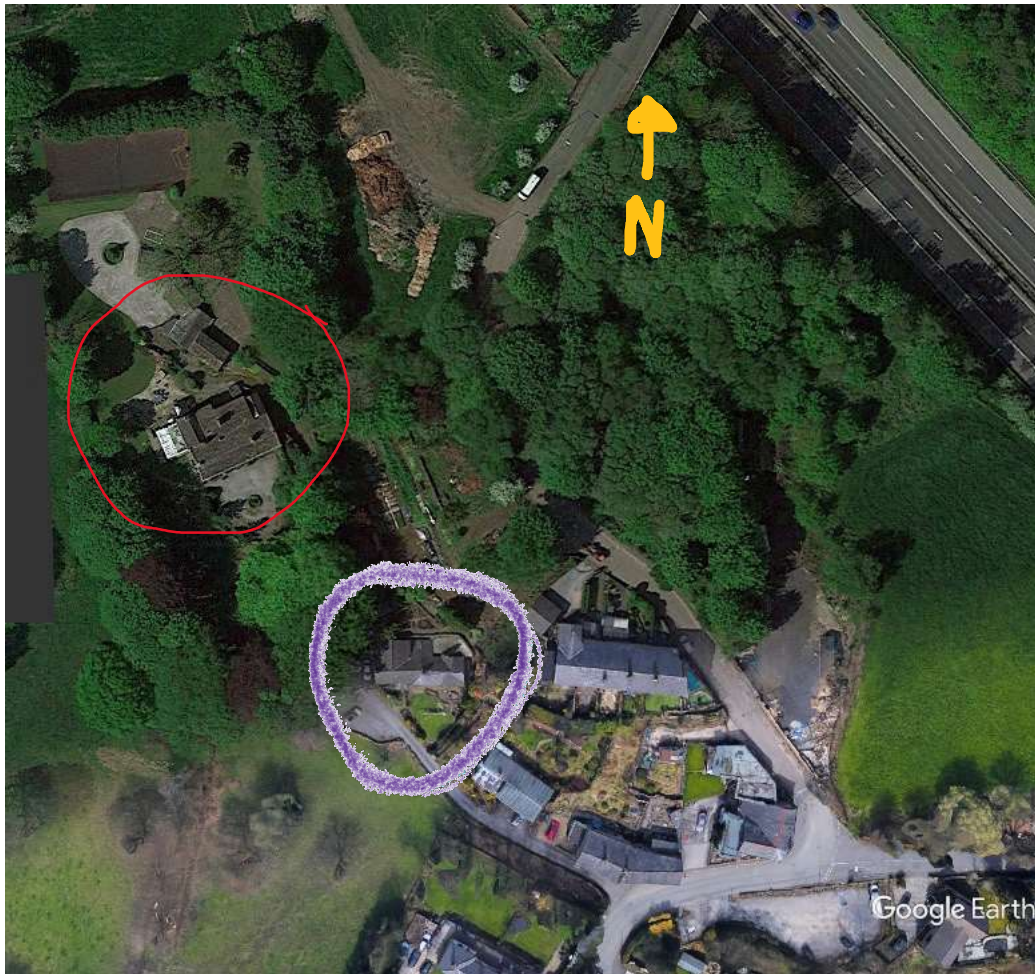


Figure No 1

Baldingstone House is circled red and Ivy Cottage is circled in blue.

2.4. From the listed building description parts of the property are thought to date from circa 1615 with other parts being 19th century extensions. However, looking at photographs of Baldingstone House on Rightmove (taken in 1995 when the property was last marketed), it does appear to be a property which has undergone significant change and alteration. This is indicated in the following photographs taken from Rightmove and I provide some indication of the extent of changes which have occurred. I have provided this so that the level of Significance can be more readily appreciated and to understand the impact of the proposals on the designated heritage asset.



Figure No 2

This is the front south facing elevation and it appears to me that the property has undergone extensions and alterations. The right-hand side part of the property between the 2 chimney stacks appears to be an extension and also the left hand having regard to internal photographs (See figure No 4). The fenestration details appear to be of 19th century origin. It would not be uncommon for the entire front range to have been refaced although I'm unable to confirm this from the photographs.



Figure No 3

This is the rear elevation. The conservatory which can be seen on the right, is just visible on the left of the photograph in Figure No 2. The trees to the left give some indication how the surrounding land topography is naturally orientated. The

architectural features of the property in this view of the rear are clearly of 19th century origin.



Figure No 4

The door to the right appears to be the main door in the front elevation (See Figure No 2). There appears to have been historic alteration to the front elevation wall to suggest that the door and the 2 arched windows to the left of the door are part of a later extension. The very large beam that goes from left to right at the top of the photograph appears to be timber boards covering over possible steelwork supporting the upper part of what was previously an external wall. The timber coming out of the fireplace/chimney breast appears to be historic and this would accord with my analysis provided in Figure No 2



Figure No 5

This is the opposite view shown in Figure No 4. The staircase beyond the large beam above the opening appears to be of 19th century origin.



Figure No 6

This is a further view of the rear of the property but ground levels beyond the front of the property fall rapidly from left to right. The tree covering to the side and front of the house indicate that it has been carefully planted to screen the property from activities and buildings which otherwise would have had a detrimental impact on its setting. Therefore the setting of the house has been deliberately altered to shield it from the quarry and other housing to include Ivy Cottage.

2.5. The photographs shown in Figure No's 2- 6 indicate a property that has been much altered and whilst there are areas where the assumed 17th century structure remains, the bulk of the property is clearly of 19th century origin. The grounds and setting of the property have been carefully managed to shield the property from the land to the east and south east. Consequently there is an emphasis on enjoyment of the views towards the south and west of the main elevation of the house.

2.6. In considering the setting around Baldingstone House it is clear from Figure No's 1 – 6 that the setting has changed over time particularly to the east of the house. To explain the reasons why this has occurred it is best achieved by looking at the OS map for 1888 (See Figure No 7).

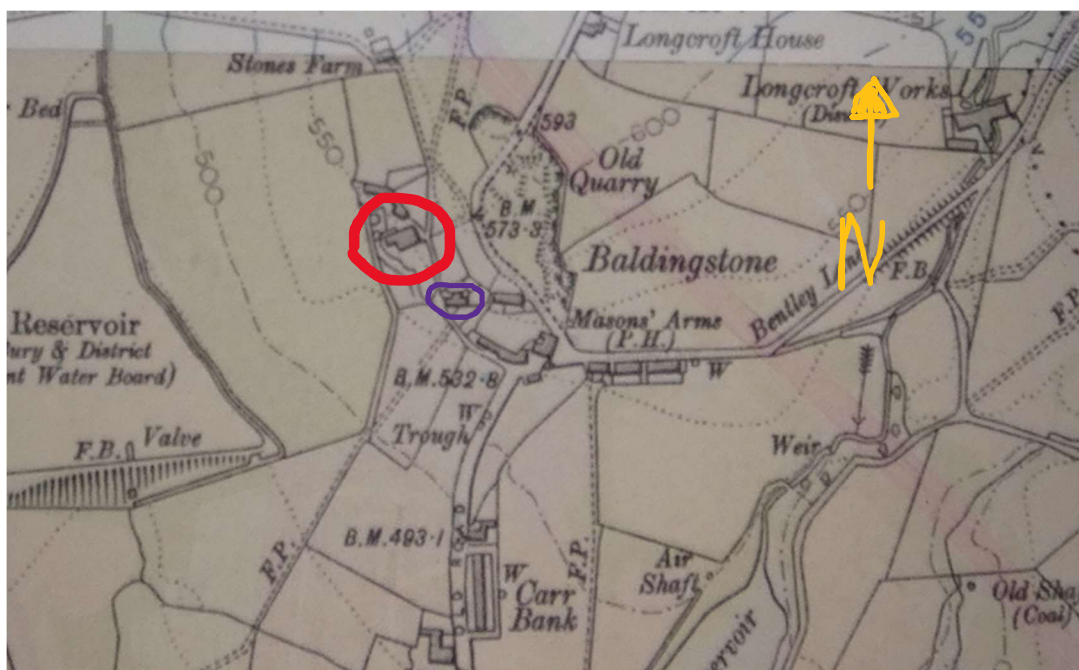


Figure No 7

This map is based on ordnance survey data which is crown Copyright and should not be reproduced without permission. The map is provided here under licence (licence no 100061857)

Baldingstone House is shown circled red and Ivy Cottage circled blue. To the east of Baldingstone House is the site of an old quarry clearly marked. It is therefore highly likely that the focus of attention from the house would be directly to the south and to the west. The contour lines on the plan also show how the land falls away sharply to the south and west of the house. The main access to Baldingstone House is to the west of Ivy Cottage and this goes to the west side of Baldingstone House. Of greater interest is a further access road which goes from Ivy Cottage to the east side of Baldingstone House and this can be seen to go further north beyond the house. It would therefore appear that this access track to the east of the house, combined with the quarry and natural topography of the land, made the setting to the east of the house less attractive compared with the commanding views gained looking towards the south and the west. It appears that the kitchen garden to the house was located to the east of this eastern track /access road and therefore the main access for the house would have been the access that led to the west side of the house. The kitchen garden to Baldingstone House was located near to the eastern track and clearly it would have been far from ideal for the main access to the house (after the 19th century additions and alterations) to go past the service end of the house. This also accounts for the historic tree planting which has occurred between Ivy cottage and Baldingstone House to necessary provide shielding.

2.7 Having regard to the historic context of the development through time of Baldingstone House it can be seen that the land to the east and to the south east had significantly less impact on the setting of Baldingstone House. Indeed, it would appear that with tree planting over a long period of time, the land to the east and to the south east, to include Ivy Cottage, have been shielded from having any impact on the setting of the House.

3. IVY COTTAGE

- 3.1 Ivy Cottage is a property that has developed and evolved over time. It has no particular historic or architectural features that warrant listing and whilst it may possibly have been included on a draft local list, it is difficult to understand the reasoning and the justification for consideration.**
- 3.2 The property is one which has adapted to its sloping plot and in this respect it is probably the natural sloping site and topography of the surrounding area which is of more interest than any particular historical or architectural detail. (See Figure No 8).**



Figure No 8

This is the front elevation of Ivy Cottage. There are no standout architectural or historic features which provides specific local interest in relation to the building. However, it can be seen that it is located on a sloping site and it is the natural topography of the plot and its surrounding area which provides special or distinctive character not just to Ivy cottage but to other neighbouring properties including Robins Bank which is a modern constructed house.

3.3 The property is located within this natural sloping topography and it is the relationship with other properties within this landscape which provides the special interest rather than any particular local historical or architectural feature associated with individual houses. This is further demonstrated by looking at the detail in Figure No 9 below.



Figure No 9

This shows the gap between Robins Bank on the left (a modern construction designed to take maximum advantage of the sloping site) and the property to the right located on Baldingstone. The elevated terraced housing in the background fronting onto Walmersley Old Road. Can clearly be seen and it is the sloping nature of the land which is the important feature



Figure No 10

This shows the gap between Ivy Cottage on the left and the modern Robins Bank on the right. Again, the sloping nature of the surrounding land and its relationship of views roof lines is the dominant feature. This of course is a natural feature rather than being a manmade architectural feature associated with a building.

4 IMPACT OF PROPOSALS

- 4.1 It can be seen from my analysis that the impact of the proposals on Baldingstone Hall is completely neutral in that the proposals cause no harm whatsoever to the heritage values (evidential, historical, aesthetic or communal) associated with the Grade2 listed building. Furthermore, the proposals cause no harm to the setting of the listed building, as historically the listed building has adapted to shield it from the quarry to the east and other properties to the south east.**
- 4.2 In terms of the heritage values associated with Ivy Cottage, it is difficult to identify any particular stand out qualities which add to the historical or architectural local interest. The building has evolved and has been altered over the years but there is no particular heritage feature that makes it different from other houses in the immediate area.**
- 4.3 Any special feature which exist and creates local distinctiveness is the inter relationship with properties (old and modern) in this area having regard to natural topographical details of the ground.**
- 4.4. The proposals therefore highlight this localised special or distinctive natural character by indicating roof lines at different levels within the sloping topography. It is therefore the natural landscape which is the important feature rather than the characteristics of the buildings.**
- 4.5. The proposals relating to the proposed dwelling have been carefully planned so that the dwelling highlights the distinctive character of the site and surroundings and at the same time not impinging on the enjoyment of adjoining property owners.**

5. CONCLUSIONS

- 5.1 Having regard to the entirely neutral impact on the heritage features and values together with the setting of Baldingstone House, a Grade 2 listed building, the proposals should be regarded as being acceptable from the point of view of Conservation considerations.
- 5.2 In terms of Ivy Cottage it is difficult to discern any standout historical or architectural features which are likely to be affected by the proposed development. Even if Ivy Cottage was to be regarded by the local planning authority, as a building of local historical and or architectural interest, it is difficult to understand how the proposals would cause harm to the significance of the property. Paragraph 197 of the National Planning Policy Framework would be relevant if the property was regarded as being a locally listed building. The wording of Paragraph No 197 is given below,

“ The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss of significance of the heritage asset.”

- 5.3 Taking a balanced view, the lack of discernible heritage values associated with Ivy Cottage contributing to significance, would suggest that in a conservation context, the proposals cause no harm.
- 5.4 I consider that it is more appropriate to look further than any perceived heritage features and values associated with Ivy Cottage and, in my view, it is the natural characteristics of the topography of the area which are important. Whilst not located in a Conservation Area, this locality does have a local distinctive character which specifically relates buildings, old and modern, to the natural surroundings. By providing a new dwelling at a different level within the natural topography this reinforces the local distinctiveness of the site. A balanced view would therefore be on the basis that the natural topographical influence of the surroundings is far more important than any perceived heritage values associated with Ivy Cottage. The proposed scheme is a well and thoughtful design which takes into account the natural topography and highlights this special local distinctive natural character without impinging on the enjoyment of other nearby properties.

David Hornsby B.Sc.,FRICS BCAS

23 March 2020