HERITAGE STATEMENT

FOR PROPOSED INTERNAL ALTERATIONS TO THE WHITE BULL HOTEL, CHURCH STREET, RIBCHESTER, LANCASHIRE PR3 3XP

REF: 5553 VERSION 1.02 DATE: JANUARY 2019
The White Bull, Ribchester: Heritage Statement

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1.0   INTRODUCTION

1.1   Overview

The White Bull Public House is the focus of this Heritage Statement, which is currently vacant since being purchased by the applicant. The building is a grade II listed building and is located within the Ribchester Conservation Area, both of which are designated heritage assets.

The applicant proposes to carry out a series of internal alterations to provide enhanced functioning and use of the existing internal spaces for use as living accommodation by the applicant.

1.2   Purpose

Sunderland Peacock and Associates Ltd have been commissioned to produce this document as part of a listed building application for the proposals.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications on the affected heritage assets.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2018 as it states;

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the 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.” ¹

This document has been commissioned by Mr. Jones, who is the applicant in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

1.3 Author

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master’s Degree in Building Conservation and Regeneration and is an Affiliate Member of the Institute of Historic Building Conservation (IHBC) and is currently working towards full membership of the institute and has experience in the surveying, analysis and recording of historic buildings.

2.0 LOCATION AND DESCRIPTIONS

2.1 Site Location

The White Bull stands at NGR: SD 65048 35208, within the south section of the village of Ribchester, on the north side of the River Ribble and within the borough of the Ribble Valley. The building is located at the intersection between Church Street and Water Street.

2.2 Site Description

The White Bull is orientated in a north to south direction with the front and principal elevation of the building facing west onto a triangular area of land formed by the intersection of Church Street and Water Street. This area is now used for patrons parking for visitors of the White Bull but it has been suggested that it was once the site of the village’s historic marketplace. An adjoining former stable building is situated to the north of the White Bull and now forms part of the White Bull itself. Located opposite the White Bull to the west is a row of terraced dwellings, formerly handloom weaver’s cottages, some with loom shops, and date from the late 18th century. Adjoining the south end of the White Bull is a row of late 19th century terraced dwellings. To the rear of the White Bull is a rear yard and grassed area used formerly as an outdoor seating area. Beyond this are the remains of the ancient Roman bath house.

2.3 Building Description

This two storey building is of masonry construction with coursed stone to the front west facing elevation and to all elevations of the former stable. The west facing elevation is of 4 bays with
a porch / footway constructed to the front of the building to between the second and 3rd bays. The porch is held up with two pairs of stone Doric columns which are suggested to have Roman origins. The porch has prominent stone kneelers and copings to its front facing gable end and gutter corbels which also run along the eaves of the front elevation of the building. A flat segmental cill band is located to below the first floor windows to the front with a moulded drip course located above, however this is absent from the projecting porch. The roof coverings to the main building and the formers table are of natural slate with concrete coping stones present to the north and south gable ends. Terracotta ridge tiles cap the top of these roof coverings. 3no brick built chimney stacks with chimney pots are present a ridge level with one to each gable end and a further over an intermediate fireplace.

7no. replacement timber sliding sash windows which fixed sidelights comprising of four lights to each side, with 4no. to the ground floor and 3no to the first floor. A further timber sliding sash windows are present to each elevation of the projecting porch at first floor level. A 6 panel timber door is present to the south side of the front elevation (now blocked off behind) and a timber door with metal surface studding is present to the ground floor within the footway. The door and flanking windows to the south end of the front elevation are not original with the area having been remodeled, including the complete removal of an external door below the 1707 datestone. This area is delineated by areas of walling dichotomy and had been carried out in the early 20th century.

A circular pitching hole (potentially inserted, now window) is present to the west elevation of the former stable with a closed off door opening below now incorporating a 9 light fixed window. An inserted door is situated adjacent to the closed off door opening with a timber door with metal surface studs, along with stone jambs and head.

The rear of the building is more modest with a modern render wall finish and consists mostly of an extension / annex constructed during the second half of the 19th century.

Within the roof void a number of differing structures are visible. The main roof void and the roof void to the rear 19th century extension are connected and accessible. Access is gained from a timber staircase at first floor level. The void is partly boarded with timber boards with areas of plastering noted to party walls, chimney stacks and partitions. This suggests that this area may have once been habitable space and is now used as an informal storage space.

The two trusses within the front left void consist of curved upper crucks connected at ridge level and turn vertical before becoming concealed within the external walls. The presence of crucks may suggest that the building predates the accepted build date of 1707, however the presence of upper crucks is still consistent with the 1707 date of origin. Three timber purlins
are present to each roof pitch and have been packed in order to raise the existing roof coverings. The LUAU report of 1994 suggests that the roof has been raised a minimum of three times. The timber rafters consist of modern sawn timbers. Areas of dowelled hardwood box framing is noted within this area of roof void with woven hazel wattle daubed with lime plaster.

The roof void to the rear extension has a chamfered king post roof truss constructed from sawn hardwood and is wall bearing to the north and south. Two purlins are present to each roof pitch which are embedded into the masonry walls. The truss to the south bay of the building contains an A-frame wall bearing roof truss with two collars.

A brief description of the White Bull has been given within The Buildings of England – Lancashire: North by Nikolaus Pevsner and is as follows;

“Nice village centre with the White Bull, Church Street, dated 1707. Its square off-centre projection is carried by pairs of Doric Columns, supposedly Roman. Coped gable with prominent kneelers, blocked attic windows, below which is a quaintly crude (?timber) representation of a white bull. Bold bracketed cornice, actually gutter corbels, flat sill band. Another datestone of 1777 would be right for the large windows beneath the flat head. A former stable in line with the main building (N) has a circular pitching eye. Inside the main building has been opened out, but the roof structure is reported to incorporate upper crucks, indicating pre-C18 origins, unless they are re-used."²

PL01: Existing newel post, balustrade and balusters to the main staircase.

PL02: View west of the modern glazed partition to the first-floor landing.
PL03: View east of the modern glazed partition to the first-floor landing.

PL04: View south within the first-floor rear south unit.
PL05: View west within the first-floor rear south unit.

PL06: View south within the first-floor front south bedroom.
PL07: View west within the first-floor front south bedroom.

PL08: View north of the timber paneled enclosure to the chimney breast within the first-floor front south bedroom.
PL09: View west within the first-floor kitchen.

PL10: View east within the first-floor kitchen.
PL11: View of the historic floorboarding to the first-floor kitchen.

PL12: View west of the first-floor landing (Wall shown is location of proposed wall opening).
PL13: View of the attic staircase and enclosure to the first-floor landing.

PL14: View of historic floorboarding to the first-floor landing.
PL15: View west within the first-floor front central unit.

PL16: View east within the first-floor front central unit (wall shown is location of proposed wall opening).
PL17: View west within the first-floor front north unit.

PL17: View east within the first-floor front north unit.
PL18: Views north and south within the first-floor bathroom.

PL19: View of base of upper cruck blade and supporting post contained within the wall to the kitchen and landing.
PL20: View of supporting post to base of upper cruck blade.
PL21: View of top of ceiling above existing kitchen. Existing internal wall up to ceiling height only and does not impact roof structure.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Historic Environment Record Consultation

An enquiry was issued to the Lancashire Historic Environment Record on the 4th April 2018 and the following response was received.

“Ribchester is quite complex archaeologically and there are a significant number of records. Which ones will be relevant to you will depend upon the location and scope of the proposals. The site falls into the area of the Roman civilian settlement at Ribchester and is adjacent to the Scheduled bath house remains.

Within 50m of the centre of the building we have 24 HER monument records, and 23 event records (there is some overlap between these). Expanding this to 100m gives 56 monuments
and 45 events. There are five specific records for the White Bull itself, which includes three event records. “

Given the nature of the proposals, it was not considered necessary to take any further action regarding the HER enquiry.

A search of the Historic England Archive has also been conducted however no results were returned.

3.2 Designations

The White Bull is a grade II listed Building under the Planning (Listed Buildings and Conservation Areas) Act 1990 and is designated as such for its special historical and architectural interest. The building was listed on the 25th July 1952 and the listing was updated on the 22nd November 1983 and the description is as follows;

“Public house, probably early C18th. Squared sandstone rubble with slate roof. 2 storeys, 4 bays, with string course, flat floor drip course, shaped stone gutter brackets and 2-storey porch to the 2nd bay. The windows are modern on the ground floor and sashed on the 1st floor, except for the 1st floor porch windows which are also modern. The windows now have plain reveals with fragments of old surrounds. The right-hand ground-floor bay has been reconstructed, with a door and 2 modern shop windows. To their left is a blocked opening with a lintel dated ‘1707’, possibly re-set. The porch is gabled with coping and kneelers and carried on 4 Tuscan columns said to be Roman. Its 1st floor windows, on the front and return walls, have plain stone surrounds. The blocked attic window has an architrave. The door has a moulded surround. There are brick chimney caps on the gables and between the 3rd and 4th bays. The former stable adjoining to the north has a door with plain stone surround to the right. To its left is a door now blocked to form a window with chamfered surround dated ‘1777’ on the lintel. On the 1st floor to the left is a circular pitching hole with plain stone surround.”

The White Bull is also located within the defined boundary of the Ribchester Conservation Area. The Conservation Area is designated as such under the provisions of Section 69 of the Planning (listed Buildings and Conservation Areas) Act 1990. The special interest of the conservation area is as follows; 

- Remains of Roman fort and associated outbuildings of settlement (vicus), including granaries and bath house, much of which is protected by Scheduled Monument status;

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The architectural and historic interest of the area’s buildings, 21 of which are listed;

- Two grade I churches: Church of St Wilfred and Church of St Saviour, Stydd;
- Church of St Peter and St Paul (grade II), a ‘barn church’ and one of the earliest Catholic churches in Lancashire;
- Stydd Almshouses, listed grade II*;
- Narrow, closely developed streets of former handloom weavers’ settlement;
- Ensemble of St Wilfrid’s Church, Rectory, Museum and Churchgates;
- Handloom weaver’s cottages, including two with cellar loomshops, particularly in Church Street and Water Street;
- Good examples of late 19th century terraced houses along Church Street and Blackburn Road;
- River Ribble;
- The prevalent use of local building stone;
- Stydd, a tiny rural hamlet containing two historic churches and 18th century almshouses;
- Open space in front of White Bull;
- Views of River Ribble and surrounding landscape;
- Individual trees and groups of trees.

Ribchester is the location of the site of a former Roman Fort which is located in close proximity to the White Bull. Ribchester Roman Fort is an Ancient Scheduled Monument and is scheduled as such under the Ancient Monuments and Archaeological Areas Act 1979 for its national importance.  

4.0 PAST INVESTIGATIONS

4.1 List of Past Investigations


5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

5.1 Background

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4.1 Little appears to be known about the White Bull Hotel and its construction and development does not appear to be well documented amongst both published and unpublished documentary evidence. The origins of the building are suggested by a date stone of 1707 which is present over a blocked doorway to the front west facing elevation of the building, however there is no evidence that can substantiate this. A further date of 1777 is noted to the stone lintel above the former stable door to the front west facing elevation of the stable and is suggestive of the time of which the stable was constructed.

4.2 An extract from ‘History of the Parish of Ribchester’ provides further dating that was present to the building.

“This house, formerly used as the Court House of Ribchester, has a very ancient look…The four pillars supporting the porch are said to be of Roman date, and to have been dug out of the Ribble. On the spouting is cut: I.A.I, 1747 (James and Jane Alston); and on the face of the stone step: J.H.A, 1750 (John and Ann Hall).”

The above indicates mid-18th century dates to the mentioned elements of the building and may indicate the times when the people mentioned became associated with the building either through ownership or tenancy. It is unknown as to the location of the inscribed elements of the building or if they are even still present to the building. The above extract also mentions that the building was formerly used as a court house however no further evidence has been found to support this fact.

4.3 A brief description of the building’s development is provided within the Historic Town Assessment Report for Ribchester and is as follows;

“The White Bull, built around 1707 (Openshaw and Ford 1994, 2-5; LUAU 1994), was extended southwards, and a porch extension was built in the mid-eighteenth century, reusing Roman columns (NMR 43636). Part of the roof was of upper cruck construction. A blocked doorway under the roof possibly led to a lost extension to the rear of the building.”

4.4 The building is expected to be of four phases of construction (not including the stable and barn to the north) the first of which is the northern section of the building expected to be early 18th century in date. The following phase is that present to the south end of the building and is expected to be early to mid-18th century. The construction of the front elevation porch and

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ante room followed next around the mid-18th century with the rear extension being a 19th
century addition that could have incorporated parts of an earlier pre-existing structure.

4.5 The development of the building is likely to have occurred in order to suit the demands placed
on the building as well as the needs of the occupiers. The physical fabric of the building
provides evidence of the enlargement of the building which undoubtedly would have been in
order to cope with the growth of the public house, which also provides an indication as to the
economic circumstances of the business, of which growth indicates success.

The White Bull Hotel first appears on the Tithe Map of 1838 as the ‘White Bull Inn’ and is
shown at this time to be a substantial building. The map shows the early front section of the
building with a rear extension. The rear extension is considered to be 19thc century, but its
exact age cannot be determined but a rear extension is extant at the time of the production of
the tithe map. It cannot be confirmed if the rear extension of the building illustrated on the
map is the extant building or an earlier phase of the building’s development.

The White Bull next appears on the historic OS scale 1:10560 map of 1844, again as the
White Bull Inn. The quality and scale of the 1:10560 map is poor and was not produced in
sufficient detail to identify separate building outlines and plots and does little to provide
evidence of plan form and development of the building.

The White Bull is next seen on the historic OS scale 1:2500 map of 1892. The map provides
no further discernable evidence regarding the development of the plan of the building.

PL01: Extract of Ribchester Tithe Map dated 1838

8 Ribchester Tithe Map, 1838, Lancashire Record Office (LRO DRB 1/164)
The maps of 1910 and 1930 show no discernable significant changes to the building other than alterations and demolition to the outbuildings located to the land to the rear (east) of the building.

Past planning applications indicate that the stable to the north was converted and incorporated into the White Bull in 1994 with the forming of 3no bedrooms having been given permission for to the first floor of the building in 1998.

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9 Ordnance Survey, 6 Inch, 1:10560 scale map, Edition of 1844, Lancashire Sheet LIV
10 Ordnance Survey, 25 Inch, 1:2500 scale map, Edition of 1892, Lancashire Sheet LIV.14
PL04: Extract of historic OS Map of 1910.\textsuperscript{11}

PL05: Extract of Historic OS Map of 1930.\textsuperscript{12}

\textsuperscript{11} Ordnance Survey, 25 Inch, 1:2500 scale map, Edition of 1910, Lancashire Sheet LIV.14
\textsuperscript{12} Ordnance Survey, 25 Inch, 1:2500 scale map, Edition of 1930, Lancashire Sheet LIV.14
PL06: Early 20th century floor Plan of the White Bull Hotel ground floor made prior to 1948 

13 Plans of the White Bull Hotel, Ribchester, belonging to Mssrs Blackburn Brewery Co. Ltd, Blackburn, by James Birtwistle, Lancashire Record Office (PSBL/20/281)
6.0 PLANNING HISTORY

6.1 Past Planning Applications

A search using the Ribble Valley Borough Council online planning database has provided the past following planning applications:

Application No: 3/1998/0310 (Planning Approval)
Proposal: Change of use from first floor storage to 3no. letting bedrooms.
Decision Date: 10/09/1998
Decision: Approved with conditions.

Application No: 3/1998/0311 (Listed Building Consent)
Proposal: Change of use from first floor storage to 3no. letting bedrooms.
Decision Date: 10/09/1998

14 Plans of the White Bull Hotel, Ribchester, belonging to Mssrs Blackburn Brewery Co. Ltd, Blackburn, by James Birtwistle, Lancashire Record Office (PSBL/20/281)
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Decision: Approved with conditions.

Application No: 3/1998/0119 (Planning Approval)
Proposal: Conversion of existing disused barn to new games / locals room to side of existing public house.
Decision Date: 23/04/1998
Decision: Approved with conditions.

Application No: 3/1998/0119 (Listed Building Consent)
Proposal: Conversion of existing disused barn to new games / locals room to side of existing public house.
Decision Date: 23/04/1998
Decision: Approved with conditions.

Application No: 3/1994/0335 (Listed Building Consent)
Proposal: Removal of existing signs and replace with new.
Decision Date: 16/08/1994
Decision: Approved with conditions.

Application No: 3/2018/0335 (Listed Building Consent)
Proposal: Repair application.
Decision Date: 15/10/2018
Decision: Approved with conditions.

Application No: 3/2018/0978 (Listed Building Consent)
Proposal: Proposed internal alterations including three openings to create an open plan living space, reconfiguration of staircase, installation of new floors, new en-suite and dressing room all to first floor apartment of the White Bull.
Decision Date: 20/12/2018
Decision: Refused.

Application No: 3/2018/1070 (Listed Building Consent)
Proposal: Application for the discharge of condition 3 (roof), 5 (materials), 6 (materials and methods) of any repair works), 9 (stone dressing), 10 (installation of perforated grates), 11 (programme of building recording work) and 12 (method statement for the removal of the ground slab, foundations and any services) from planning permission 3/2018/0335.
Decision Date: 18/01/2019
Decision: Approved – no conditions.
7.0 PLANNING POLICY CONTEXT

7.1 Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area … special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

7.2 National Planning Policies

The National Planning Policy Framework (NPPF) is the overarching planning policy within England and describes how to implement the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant policies are contained within chapter 12 of the NPPF – “Conserving and Enhancing the Historic Environment” and consist of the following:

128. 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.
131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

134. 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 securing its optimum viable use.

7.3 Local Planning Policies

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage
Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”

**Policy DME4 – Protecting Heritage Assets**

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

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2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

a) Monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of
legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.

b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.

c) Production of design guidance.

d) Keeping conservation area management guidance under review.

e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.

f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”

8.0 ASSESSMENT OF SIGNIFICANCE

8.1 Evidential Value


The evidential value of the White Bull Hotel is derived from the complex historical development which has occurred in numerous phases which is expected to be from the 18th century through to the 19th century, however there is potential that elements of the building could have earlier origins. The development of the building is likely to have been dictated by its function and socio-economic circumstances and subsequently provided the plan form of the building that is present today which contributes to the understanding of the building’s historical development.

The presence of the historic, and internal box framed partitions indicates the earliest phase of the building’s construction with a number of subsequent phases following, all of which are of value.

8.2 Historical Value

The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present”.

In terms of associative historic value, the building will have been strongly linked with the generations of local handloom weavers and their families as well as visitors, customers and landlords throughout the centuries. However, there is no physical evidence of such associations and will therefore remain unharmed as a result of the proposals. No notable people or events have been found to be associated with the White Bull Hotel.

In terms of Illustrative historical value, the White Bull Hotel, is illustrative of a public house within a historic village setting that would have traditionally served as an inn suggested by the adjoining former stables (now converted).

8.3 
Communal Value

The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that “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.”

The communal value of the White Bull Hotel is high and has served as a popular village public house for many years and has also been designated as an asset of community value as a result. There is strongly support from within the village for the re-opening of the business suggesting that this is a focal building that plays a significant role within the village. This is a value that will only increase following the successful re-opening of the business. The building is a source of communal enjoyment through its positive contribution to the street scene and character of the Ribchester Conservation Area.

8.4 
Aesthetic Value


The White Bull Hotel is a building of vernacular construction and would have been built using local materials and craftsmen and displays a simple appearance. The aesthetic appeal of the building is limited to the front west facing elevation of the building. Although a building of vernacular appearance, there are a number of interesting features which add further appeal to
the appearance of the building, including the four Tuscan columns to the buildings entrance, the bracketed cornicing to the eaves and the prominent kneelers to the ante room / porch gable. The appearance of the building contributes positively to the character and appearance of the conservation area and village streetscape.

8.5 Statement of Significance

The White Bull Hotel is a grade II listed public house with associated accommodation. The date of the building’s construction is accepted as 1707, however evidence suggests that there could be earlier origins. The earliest section of the building is known to be early 18th century with subsequent 18th century development which appears to be completed in the early 19th century (the rear two storey extension is expected to be 19th century and is shown on the tithe map of 1838 but could incorporate earlier fabric). As a result, the building possesses a level of significance which is acknowledged by its status as a grade II listed building.

The proposals consist of a number of internal alterations in which to the first floor of the building in order to provide a self-contained domestic dwelling.

As discussed, the White Bull Hotel, possesses high communal and aesthetic heritage values, however these are not expected to be harmed as a result of the proposed works. The majority of the building’s significance derives from its high evidential and historic values, which are derived from the building’s historic fabric and plan form all of which provide evidence of the building’s complex historical development. It is these values which will be harmed as result of the proposed works.

9.0 PROPOSED DEVELOPMENT

9.1 Previous Application

An application for internal alterations to the first floor of the White Bull Hotel has previously been refused in December 2018 for the following reason (s).

“The proposed works are harmful to the special architectural and historic interest of the listed building because of the loss and alteration of important historic fabric and planform (enclosure and part dismantling of stairs with separation of ground and first floors; removal of walling; en-suite impact to room shape and proportions).”

There were no formal objections raised against this application.
9.2 Application Discussions and Council Meeting

A meeting took place on 18th January 2019 at the Council Offices, attendees; John Macholc (RVBC), Adrian Dowd (RVBC), Ian Sayers (Ward Councilor and Chairman on Ribchester Parish Council) Richard Maudsley (Sunderland Peacock & Associates), Mr and Mrs Jones (Client).

The refused application and each design item were discussed in detail. The below list summaries the discussions as well as the design alterations which have been made as part of this application in order to further justify and respond to Council comments for the proposal. SPA Drawing 5553-P01-A focus of discussion.

1. Create opening between proposed first floor kitchen and entrance area.
   The structural and design implications were discussed and how this would be an important design intervention to necessitate a modern living space. It was noted that this would impact historic value and fabric loss.
   Response: Although this forms an important design item, this item has been removed from this application in order offset against alternative design proposals.

2. Expose existing timber columns and beams between proposed hallway / breakfast bar and central dining space.
   The structural and design implications were discussed and how this would be an important design intervention to necessitate a modern living space which is an important part of the design scheme to the central living space. The existing wall proposed to be removed is a lath and plaster wall with timber structure located within this. The applicants wish to expose this structure and make it an integral feature of the space. It proposed that the original loss of wall width has been previously removed and no longer part of the original historic fabric.
   Response: This item has now been omitted all associated fabric is to remain in-situ.

3. Create opening between the proposed first floor central dining space and adjoining living space to be 2.0m wide.
   The structural and design implications were discussed and how this would be an important design intervention to necessitate a modern living space. The opening would retain existing ceiling detail and would be a recognisable intervention once installed. This is an important part of the design scheme to connect the central living spaces. The Council requested further research as to the historical nature of this section of wall. However, no further evidence can be offered at this time other that what has been updated as part of this application and
included in the plan form analysis. Further consideration of the impact has been considered and proposed as part of the response.

Response: This item is retained as an integral part of the proposal however the opening of the proposed with has been reduced by 0.5m to 1.5m wide reducing historical loss.

4. **Reinstatement of existing chimney breast by removing internal cupboard within master bedroom.**

   This item was discussed and viewed as a positive removal of a non-original item.

   Response: This item is retained as previously proposed and agreed as acceptable by the Council.

5. **Create new En-suite and Dressing Room to the prepared master bedroom.**

   This item was discussed and how this would be an important design intervention to necessitate a modern living space. The space which this inhabits is a natural position within a very large internal room and is a modern intervention which can be removed at a later date if required with no impact to the historical elements of the building.

   Response: This item is retained as previously proposed and agreed as acceptable by the Council.

6. **Installation of new section of flooring to the proposed dining room space to provide level flooring / access between the proposed kitchen and dining area.**

   This item was discussed and how this would be an important design intervention to necessitate a modern living space. It is a modern intervention which can be removed at a later date if required with no impact to the historical elements of the building.

   Response: This item is retained as previously proposed and agreed as acceptable by the Council.

7. **New internal floor to create kitchen.**

   This item was discussed and how this would be an important design intervention to necessitate a modern living space and utilize a redundant first floor space. It is also essential to facilitate a physical separation for noise, access and vision between the ground and first floor. This reason was accepted by the Council and facilitated a design alteration which was agreed with the Council.

   It was explained that the staircase will remain in-situ with the handrail dismantled and stored for future reinstating should it be required therefore limiting any impact to the historical elements of the building.

   Response: This item is retained. However, the design has been altered to retain and expose the existing staircase which can be viewed at ground floor which is indicated in the proposed section which was agreed with the Council.
8. **Installation of new stud wall at ground floor.**

   This item was discussed simultaneously with item 8 with the revised detail discussed and approved.

   **Response:** This item has been removed and proposed to retain and expose the existing staircase which can be viewed at ground floor which is indicated in the proposed section which was agreed with the Council.

9.3  **Description of Listed Building Application Proposals – Ref SPA Drawing 5553-P01-B**

   1.0 New section of floor construction to create kitchen at first floor with existing stairs to remain in-situ. Area to be in-filled as illustrated on floor plan and to maintain first floor level. Build up to consist of client chosen floor finish, 22mm chipboard, timber joists and underside of plasterboard, skim and paint to be left exposed to the underside and visible from ground floor. New small section of wall on landing to underside of floor to provide separation. Existing handrail and balustrade to be carefully dismantled and stored. Refer to sections and floor plans for further details.

   2.0 Installation of new timber floor structure over existing floor to the first-floor landing.

   3.0 Removal of doorway and section of stud wall as well as 1m section of internal wall at first floor only. Note that there is not impact to roof structure.

   4.0 Erection of a timber stud partition wall to the within the existing first floor kitchen to form new entrance hallway and utility room.

   5.0 Form opening between proposed first floor central dining space and adjoining space to the front, width to be 1.5m.

   6.0 Form en-suite and dressing room within the first-floor front south bedroom unit.

   7.0 Reinstatement of existing chimney breast through removal of internal cupboard within proposed bedroom.

   8.0 Removal of non-original asbestos ceiling to first floor bedroom 1. New ceiling to be lime plastered at original height.

9.4  **Public Benefits**

   This application is less than substantial harm to the significance of the building and should be evaluated against the public benefits which this application will necessitate.

   It cannot be underestimated how significant this application is in order to allow the public house to be re-opened and reinstated as part of the village’s identity and use. It will contrast with the ever growing trend of pub closures which result in community and economic implications.
The opening of this pub will reinstate a pivotal building within the village whilst creating:

- Community value and use of a central building
- Investment in the village
- Create local employment
- Create tourism through the building use and amenities offered such as accommodation.
- Heritage value through the maintenance and use of the listed building.
- Enhance vibrancy of the village and of other local businesses.
- Creation and extension of a Rural business.

As part of this application, there is a supporting letter from the applicant which sets out the background, support, project positives and time constraints as to the future intent of the building and the associated impact a positive decision will have on this building in order to reinstate it for public use as an integral part of the village.
10.0 HERITAGE IMPACT ASSESSMENT

10.1 Heritage Impact Assessment and Mitigation

The following impact assessment will judge the impact of the proposals on the White Bull Hotel as a designated heritage asset. The proposals will be assessed against the following magnitudes.

<table>
<thead>
<tr>
<th>Magnitude of Impact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Beneficial Impact</td>
<td>The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.</td>
</tr>
<tr>
<td>Medium Beneficial Impact</td>
<td>The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.</td>
</tr>
<tr>
<td>Low Beneficial Impact</td>
<td>The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.</td>
</tr>
<tr>
<td>Neutral Impact</td>
<td>The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.</td>
</tr>
<tr>
<td>Low Adverse Impact</td>
<td>The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.</td>
</tr>
<tr>
<td>Medium Adverse Impact</td>
<td>The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.</td>
</tr>
<tr>
<td>High Adverse Impact</td>
<td>The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.</td>
</tr>
<tr>
<td>Proposal</td>
<td>Description</td>
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<tr>
<td>------------------------------------------------------------------------</td>
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<tr>
<td>Removal of existing balustrade and balusters at first floor level and</td>
<td>Existing staircase to the rear of the 19th century extension is a late 19th century closed string staircase of timber construction, with side paneling at ground floor level and newel posts at ground level and at the level of the half landing indicating a 17th century revival style. This is likely to have been a former secondary staircase given that there would have been a primary staircase within the earliest phase of the building’s construction, but this is now lost. The existing staircase is currently the primary means of circulation between the ground floor and first floor of the building.</td>
</tr>
<tr>
<td>existing newel post at to the half landing.</td>
<td></td>
</tr>
<tr>
<td>New section of infill flooring to close off the existing stairwell at</td>
<td>A new section of suspended timber floor will be constructed over the existing stairwell in order to close of the stairwell and use the space as the proposed kitchen area.</td>
</tr>
<tr>
<td>first floor level.</td>
<td></td>
</tr>
<tr>
<td>Installation of new timber floor structure over existing floor to the</td>
<td>A new floor is to be installed to the first-floor landing area in order to create a level floor with no steps between the proposed kitchen and dining room. The existing floor will</td>
</tr>
<tr>
<td>first-floor landing.</td>
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</tbody>
</table>
The White Bull, Ribchester: Heritage Statement

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
<th>Details / method statement to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erection of a timber stud partition wall to the within the existing first floor kitchen to form new entrance hallway and utility room.</td>
<td>A new timber stud partition would be constructed to divide in half the existing kitchen. The wall would impact on the proportions and size of the existing unit but is a relatively minor impact on historic fabric and would be reversible in the future. Some historic fabric is to be removed as part of the works and the impact of the loss of fabric is lessened by the retention of the existing door and door opening and even though the door opening will become redundant it remains to serve as an indicator of past plan form through the retention of the door fabric. It is proposed that a steel beam is inserted and supported on the remainder of the wall to be retained. The beam will carry the loads of the walling above as well as the timber structures located directly above this location.</td>
<td>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details / method statement to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</td>
</tr>
<tr>
<td>Form 1.5m wall opening between the first-floor landing and the adjoining unit to the front of the property.</td>
<td>The affected internal wall is supported at ground floor ceiling / first floor level and appears to be of solid construction indicating masonry materials. Two timber ceiling beams can be seen at the top of this wall, one of which is likely to be a timber cross tie fixed to the upper cruck frame located directly above, all of which suggest that this wall is load-bearing. The exact construction of this particular wall cannot be determined due to the presence of internal wall decorations and further investigation is required in order to determine this and its contribution to significance. It cannot be confirmed if this particular wall forms part of the original plan form.</td>
<td>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details / method statement to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</td>
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<tr>
<td></td>
<td>Some historic fabric is to be retained below the proposed floor structure with a step down into the proposed living room. The floorboards to this area appear historic in nature and their 300mm (approx.) wide profile is consistent with early 18th century flooring, but some modern floor boards are dispersed amongst the older board suggesting replacement. expected and would have been concealed in recent years through floor finishes i.e. Carpet. Expected and would have been concealed in recent years through floor finishes i.e. Carpet.</td>
<td>Details / method statement to be submitted to Local Planning Authority to ensure control through a suitable planning condition.</td>
</tr>
<tr>
<td><strong>Form en-suite and dressing room within the first-floor front south bedroom unit.</strong></td>
<td><strong>The affected room is the largest of the first-floor spaces and forms part of the 2nd phase of the buildings 18th century development. The presence of chimney breasts denotes the rooms past domestic use as a bedroom. An en-suite shower room and en-suite is proposed to the east side of the room. The room contains a simple ogee type cornice with simple torus style skirting.</strong></td>
<td><strong>The proposal will result in the subdivision of the existing room therefore affecting the proportions and form of the room and the plan form at first floor level. However, the en-suite / dressing room will only be accessible from within the main bedroom and not accessible from the first-floor landing therefore minimising the impact on plan from essentially by creating a room within a room. This will ensure that the plan form of the building can still be interpreted. The walls are to be constructed in lightweight timber studwork with wall finished being carefully scribed around the existing skirting boards and cornices. The construction allows for an element of reversibility. All services are to be directed through the floor structures and underneath the proposed raised floor to the first-floor landing reducing the need for wall penetrations. No significant structural implications are expected as part of this proposal.</strong></td>
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<tr>
<td><strong>Removal of existing timber boarding / partition around the existing chimney breast to the first-floor front south bedroom unit.</strong></td>
<td><strong>The glazed partition between the staircase and the landing is a late 20th century intervention and does not contribute to the special interest of the building also therefore its</strong></td>
<td><strong>The removal of the modern glazed partition would result in the removal of a modern intervention that currently subdivides the stairwell from the existing landing and would</strong></td>
</tr>
</tbody>
</table>
### Removal of 1m length of internal Walling and internal doorway at first floor level between the existing kitchen and stairwell.

The section of walling is assumed to be of masonry construction and forms part of what is expected to be a rear 19th century extension. However, there is a possibility that the extension incorporated fabric from an earlier phase of the building’s historical development. This wall does not appear to be load bearing and is not visible within the attic roof void of the building.

Some historic fabric is to be removed as part of the works resulting in the loss of a small amount of historic fabric as well as a small impact on the plan form of the first floor of the building at this location.

Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

Details / method statement to be submitted to Local Planning Authority to ensure control through a suitable planning condition.

Note there will be no impact on the roof structure above.

### Removal of asbestos ceiling to the first floor south bedroom 01.

The existing ceiling is expected to be a later ceiling and appears slightly lower when compared to other ceilings at first floor level. The ceiling is finished in aertex plaster which has been tested and contains Chrysotile (white) asbestos.

The removal of the asbestos ceiling removes a potential health hazard from the building. The removal of the modern ceiling also reinstates earlier room proportions. Following the removal of the ceiling lining and investigations of what the conditions are above the ceiling, it is presumed that the present ceiling will be inspected and re-plastered in lime if necessary.

Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

Details / method statement to be submitted to Local Planning Authority to ensure control through a suitable planning condition.

### NOTE:
Given the nature of the proposed internal alterations, proposed structures and the proposed landscaping works it may be prudent to implement a programme of historic building recording and analysis and / or photographic recording prior to the commencement of works on site. This will allow for a record of the building whilst in its current state which should then be deposited with both the local planning authority and also the Lancashire Historic Environment Record (LHER) for permanent archiving and public access. The works should be carried out in accordance with the following documents:

- Chartered Institute for Archaeologists (2014) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*
- Chartered Institute for Archaeologists (2014) *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.*

This can all be imposed via a suitably worded planning condition should approval be forthcoming and should focus particularly on the locations of the proposed works.
11.0 CONCLUSION

11.1 Conclusion and Recommendations

The proposed works will form a self contained dwelling to the first floor of the building and will be occupied by the applicant as the current owner of the building. The proposed works are indeed harmful but are considered to be less than substantial harm in accordance with paragraph 196 of the National Planning Policy Framework (2018), which 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.”

The National Planning Policy Guidance (2018) provides clarity on what is meant by public benefits.

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

The white Bull Hotel is a substantial building located in a prominent location and is a well known public house that has established itself as a popular and well revered location by the local and wider community and plays a pivotal role in the life of the village inhabitants.

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The building has been vacant for some time and the owner has already commenced a programme of conservative repair regarding the roof of the building as a part of their plans to have it re-opened and occupied. However this cannot occur until the proposed works to the first floor have been carried out.

The proposals aim to secure the optimum viable use of the first floor building as a dwelling which will allow for the re-opening of the public house and its associated accommodation. These uses are consistent with and support the conservation of the building and will secure its long term viability. This therefore ensures that the building will be maintained and continue to positively contribute to the character and appearance of the street scene and conservation area.

Other than the employment of a building contractor to carry out the proposed works, there will be a number of other economic benefits such as the re-opening of the public house and the re-use of the existing bedrooms for accommodation purposes, both of which would also serve as tourism benefits.

The re-opening of the public house would also have a great social public benefit for the local and wider communities to which the building has served in the past and has served as an important social meeting place for locals as well as being a place that people from the wider surrounding area specifically come to Ribchester to visit.