



Client: Mr and Mrs Crosby

Date: 20/10/21

Job: Woodlands, Lodge Lane, Widnes, WA8 4QB

Job No: 1704

Heritage Statement

This document should be read in conjunction with the Archaeological assessment carried out by D. Garner for L-P Archaeology.

This statement is prepared to assess the historical and archaeological significance of the site and buildings at 'Woodlands', Lodge Lane and the impact of proposals for the demolition of the existing dwelling and construction of new replacement dwelling with associated parking and landscaping.



Assessment of Significance.

The site relating to the proposed application has been identified as an archaeological site and therefore an archaeological assessment has been carried out to determine the significance of this and the non-designated heritage asset. The building which is known as 'Woodlands' and the adjacent garage building were likely to have been constructed in part around 1849 although there have been significant modifications to both buildings between then and now. It is thought that at some point the buildings may have been separated from being one building and an additional floor added to the garage block.

The building has been used as a private dwelling with garage/store and although it is currently uninhabited, the building is now under new ownership. The brick-built structures have been rendered within the last 20 years and additions to the frontage by means of a porch and bay windows have been added. Additionally, windows have been replaced at some point with new uPVC white windows which is not reflective of the original period of the house.

RIBA 

Wake Morley Architects Limited

1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com

The internal arrangement of the house is fairly typical of a property of this type and age, with small cellular rooms and low floor to ceiling heights which are not necessarily fitting for a modern dwelling. There are few original features of interest internally and fire places have been replaced with modern equivalents probably in the 1950s-60s.

The site is accessed off a fairly rough track and cannot be easily seen from outside of the site or the local area. Until this application was submitted, there has been very little to no archaeological interest in the property or the site which has meant that various alterations, additions and modifications to the site and buildings has been implemented meaning that any historical significance has been diminished.

Outbuildings within the site are either of a fairly modern construction or in a dilapidated state and would not contribute to the archaeological significance of the site. It is believed that the only significance of the site and its built form is in the original age of the buildings, dating from around the mid 1800s. However, the various changes which the buildings have undergone would make their retention or restoration insignificant. Additionally, the dwelling is of little architectural merit and its retention would not provide great historical insight to building methodology of this period.

Heritage Impact Assessment.

The proposals set forth in this application would see the entirety of the existing building demolished and replaced with a more suitable family home, which reflects local character and context. Therefore, the impact on the non-designated heritage asset would be significant. However, the asset itself is not particularly notable or worthy of maintaining at the expense of achieving a better-quality family home. The location of the building is a major factor in replacing the building as it does not allow for easy, safe manoeuvring of vehicles outside of the property. The proposed dwelling will remedy this.

Although it is unfortunate that the building would be fully demolished, the age of the property is the only significant aspect which has called into question its archaeological significance. The building itself is not of particular value in terms of design or historical content and therefore age should not be the overriding factor in establishing a property's worth. Indeed, what is currently seen on the site is not a true reflection of the building which was on the site in the 19th century.

Justification.

It is believed that the proposals within this application would not cause any detrimental impact on the overall area, the local vernacular or the Green Belt. Any historical aspect of the current building would be lost with the demolition of the property, however because of the historical improvements, alterations and additions to the building, the value of any historical merit within the building has been severely depleted.

By allowing the demolition and construction of the new dwelling, the site will be better suited to modern living and although an old building will be lost, it possesses little archaeological value so would not be a significant loss. The archaeological assessment already carried out for this property records the historical and archaeological value of the site for future records which is at a level that is appropriate to its importance.



Wake Morley Architects Limited

1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com