

320120055 P

Heritage Statement

Proposed Alterations & Extension

Ash Lea

Whalley Road Pendleton

Clitheroe BB7 1PP

FOR

MR P NELSON

320120055P

INTRODUCTION

The purpose of this Heritage Statement is to look at the history of the Lower Standen complex which includes Lower Standen Farmhouse, a Grade 2 listed building and to show that the proposed alterations of an adjacent property, Ash Lea, will not be detrimental to the setting of that listed building, in either an architectural or historic context.

Reference should also be made to the submitted Design & Access Statement.

LOCATION

The application site is located off Whalley Road Clitheroe. The postal address is Ash Lea, Whalley Road, Pendleton, Clitheroe BB7 1PP – Grid Ref 373858 440520.

To the north of the application site is situated Lower Standen Farmhouse a Grade 2 listed building. The curtilage of Ash Lea and Lower Standen Farmhouse are separated by a private access road along which runs a public right of way.

To the west and north west of Ash Lea are 2no large stone constructed barns which are positioned within the original curtilage of Lower Standen Farm.

Location Plans are attached to this statement: 1960s pre construction of the application property and present day.

PROPOSALS

It is proposed to carry out alterations to Ash Lea comprising of a new roof structure incorporating dormer windows to the rear (west) elevation and install new window and door openings.

The reason for the above alterations is to provide adequate accommodation to serve the genuine family need of the applicant. It is important to note that the property has been within the applicants family ownership since 1986 and that the adjoining 11 acres of farmland are still within the ownership of the applicants parents.

It is also proposed to carry out further works comprising; facing the principle front (east) elevation) with natural limestone, install natural stone quoins and surrounds to openings on the principle front (east) elevation, omit the prominent over sailing barge boards on 4no gables, provide a traditional open exposed rafter foot detail to the eaves, replace the uPVC windows and doors with painted timber, remove the modern uPVC conservatory to the south gable and replace the uPVC rain water goods with painted aluminium.

The reason for the above works is to improve the visual impact of the existing circa 1969 building and to bring the building more into keeping of the surrounding farmhouse and converted barns which make up the Lower Standen Farm complex.

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Lower Standen Farmhouse Statutory Listing:

Description: Lower Standen Farmhouse

Grade: II

Date Listed: 27 April 1984

English Heritage Building ID: 183452

OS Grid Reference: SD7385740551

OS Grid Coordinates: 373857, 440551

Latitude/Longitude: 53.8605, -2.3990

SD 74 SW PENDLETON WHALLEY ROAD

6/133 Lower Standen Farmhouse

-

- II

House, early C19th. Pebbledashed rubble with modern tile roof imitating stone slates. 2 storeys, 2 bays. On each side of the door is a bow window: the one to the left of 2 storeys, the one to the right of one storey. Each has 3 sashes with glazing bars and plain reveals on the ground floor. The 1st floor windows are similar single sashes. The door has a plain stone surround. End chimneys. At the rear are sashed windows with plain reveals.

Listing NGR: SD7385740551

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PLANNING HISTORY

Lower Standen Farmhouse was constructed in the early 19th century. To the west of the farmhouse are situated 2no large stone constructed barns which are within the original curtilage of Lower Standen Farm and formed part of the working farm. To the south of the farmhouse is the application site within which is situated Ash Lea.

Circa 1995 permission was granted by RVBC to convert part of the barn to the north west of the application site into 2no holiday cottages. In 1998 approval (3/1998/0570) was granted to change the use of the holiday cottages into 2no dwellings.

In 1998 approval (3/1998/0571) was granted by RVBC to convert the remaining section of the barn to the north west of the application site into 1no dwelling. Approval (3/2001/0415) was also granted in 2001 to construct a detached garage and parking area to the west of the barn. In 2002 approval (3/2002/0498) was granted to construct a link from the converted barn to the new Garage.

In 2001 permission was granted (3/2001/0502) to construct a detached garage and form a car parking area to the north of Lower Standen Farmhouse within the curtilage of the listed building. In 2005 approval (3/2005/0822) was granted to remove the render and point the stonework on the rear, north and south elevations of Lower Standen Farmhouse

In 2003 approval (3/2002/0624) was granted to convert the barn to the west of the application site into 2no dwellings). In 2004 a further approval (3/2004/1162) relating to a change in design of a section of the barn was granted.

Circa 1969 approval was granted, it is assumed by either Clitheroe Borough or Town Council and there followed the construction of a detached dwelling to the south of Lower Standen Farmhouse. This dwelling, Ash Lea, is the building to which the application relates.

As part of the approvals for conversion of the barns which formed part of the original farmstead and the construction of a detached dwelling (Ash Lea) on the original farmland, domestic curtilages have been established.

PRE APPLICATION ADVICE

There follows references to the pre application advice received from the local authority. **It is important to note that the references are in relation to a far more significant proposal relating to Ash Lea and that although the current application is significantly reduced in mass and scale from that proposal** it is felt that the various comments should be considered against the current proposal.

In the pre-application advice relating to a more significant proposal for development of Ash Lea, the planning officer states that "the curtilage and setting of listed buildings is an integral and indivisible part of the original design" and that "subsequent development of grounds can seriously detract from the architectural or historic character of the building and/or its setting", however, the local authority in granting the approvals in relation to the 2no barns to the west of Lower Standen Farmhouse and which formed part of the "original design and setting" of Lower Standen Farmhouse has fundamentally changed the original use from "agricultural" to "domestic" of that part of the curtilage which is in the direct vicinity of the listed farmhouse. Further by direct nature of the approvals changing the use, the original curtilage of the listed building forming part of Lower Standen Farm has now changed from single to multi ownership. It is contended therefore that as the proposals relate to an existing domestic use within an existing domestic complex and are required to provide for a genuine domestic need, they do not impact on the historic character of the listed farmhouse as this character has already significantly evolved over the years from an agricultural to domestic use.

In the pre application advice the planning officer states that "the existing dwelling detracts from the setting of the traditional group of buildings, which contains the Grade 2 listed farmhouse, due to its modern materials and design". As part of the application it is the applicant's intention to address the design and materials issue, primarily on the principle elevation facing Whalley Road. This elevation is the primary one which can be viewed at distance along with the listed farmhouse.

Prominent features of Ash Lea are the white painted overhanging barge boards (Ref Photo) on the side and front gables. Under the proposals a less intrusive traditional pointed slate / tile detail would be introduced. The overhanging eaves, again finished with a white painted fascia and soffit would be replaced with a traditional exposed rafter foot detail.

The principle elevation of Ash Lea is constructed with roughcast render on blockwork over an artificial stone plinth and with random areas of artificial stone dressing. This construction is not untypical of the period the building was constructed, however with the exception of the render it is totally inconsistent with the group of buildings of which it forms a part. Under the proposals the principle elevation would be faced with reclaimed natural limestone with natural stone quoins to wall corners and sawn natural stone surrounds to the window and door openings. uPVC windows and doors would be replaced in painted hardwood. uPVC rain water goods would be replaced with painted aluminium.

These changes reflect a change to more traditional design details and materials and although not required to provide the accommodation are proposed purely to bring the building more in keeping with those in the Lower Standen complex of which Ash Lea forms part.

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PRE APPLICATION ADVICE cont

In the pre application advice the planning officer also states "Moreover when viewing the group of buildings when travelling down Whalley road in a northerly direction towards the centre of Clitheroe the extended dwelling would obscure views of the listed building and adversely affect its setting within a group of former agricultural buildings by appearing more prominent on the site". Again, it is important to note that this comment relates to a scheme of a far more significant scale and mass. With regard to the current application in relation to the design submitted for pre application advice, the proposed ridge line has been lowered 800mm, the eaves height reduced 1000mm, the ridge height of the existing east facing gable reduced by 1200mm and the new projecting gable to the east elevation has been omitted altogether. At a distance, (Ref Photograph 1) the new roof line obscures part of the gable of Lower Standen, however it does not obscure any of the features; circular bays, windows and chimney stacks more so than the existing building.

In the pre application advice the planning officer also refers to views of Primrose Mill. It is not sure of the relevance of this statement as it is understand that planning approval has been approved or is being considered to demolish this building.

PERMITTED DEVELOPMENT RIGHTS

It has been confirmed by RVBC that attached to the property are statutory permitted development rights. Please refer to the Design and Access Statement re the significant development which it is understood could be undertaken on Ash Lea under these rights, which it is contended could be considered to impact to a far greater degree than the proposals.

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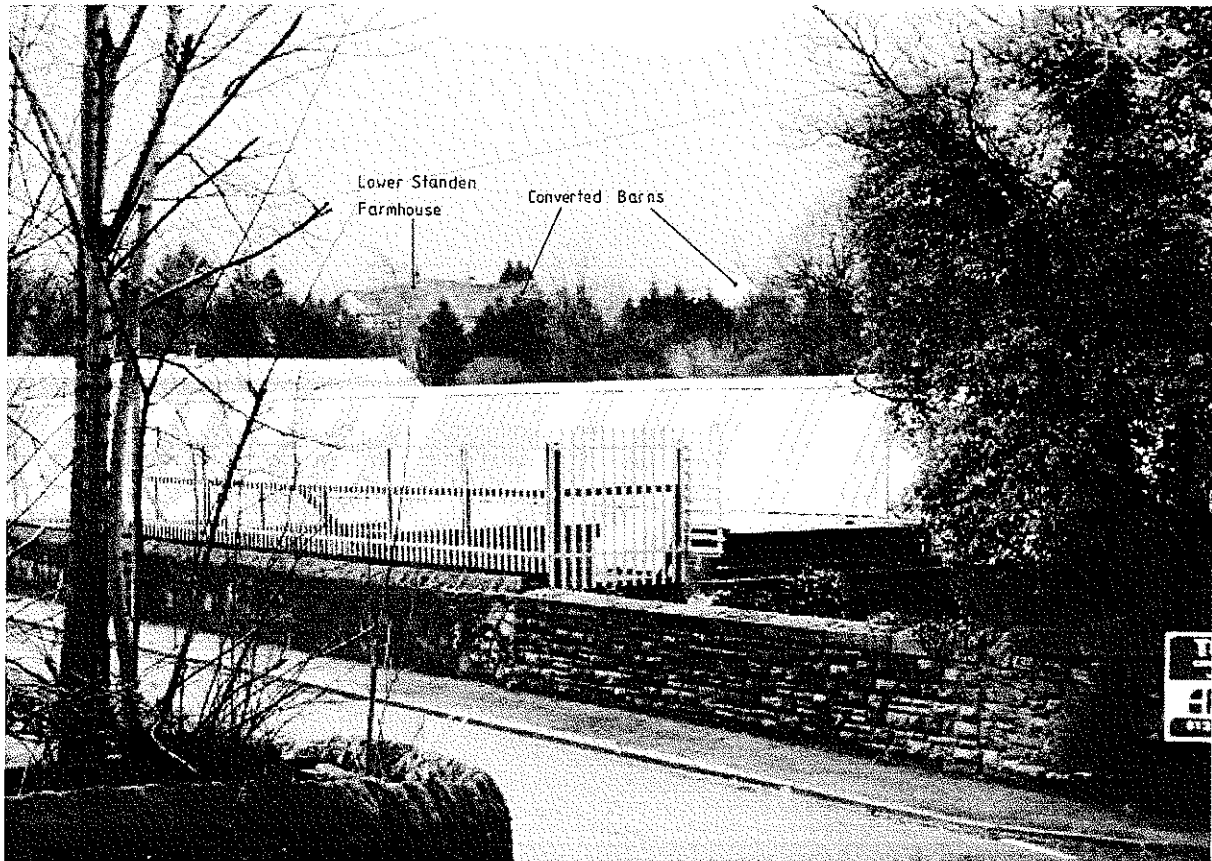


Photograph P1 – View south of the application site looking north towards the Lower Standen complex.

From the pre application design, the proposed ridge height has been reduced by 800mm, the eaves level reduced by 1000mm, the projecting gable to the south of the existing dwelling reduced by 1200mm and the new projecting east gable omitted.

The dominant building within the Lower Standen complex remains the converted barn to the west of Ash Lea. The extended roof does not obscure any of the features noted in the statutory listing and does not further extend the visual parameters of the overall complex.

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Photograph P2 – View north towards the Lower Standen complex taken from Woone Lane.

The extended property of Ash Lea is the only building not visible from this vantage point.

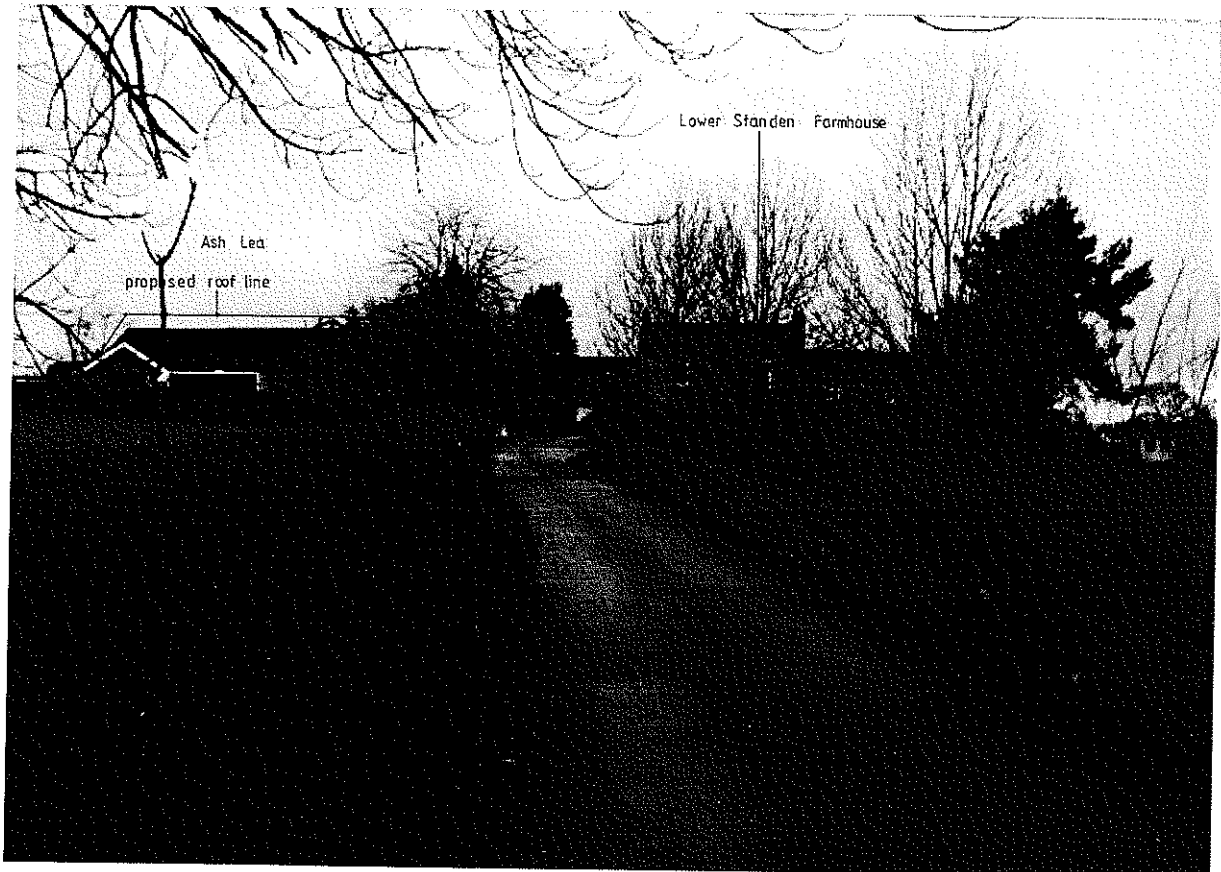
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Photograph P3 – View west towards the Lower Standen complex taken from the Whalley side of Primrose Bridge.

The majority of Ash Lea even in winter months is largely screened by existing tree planting and does not visually detract from Lower Standen Farmhouse.

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Photograph P4 – View west towards the Lower Standen complex taken from the access road onto Whalley Road.

The majority of Lower Standen Farmhouse even in winter months is largely screened by existing tree planting.

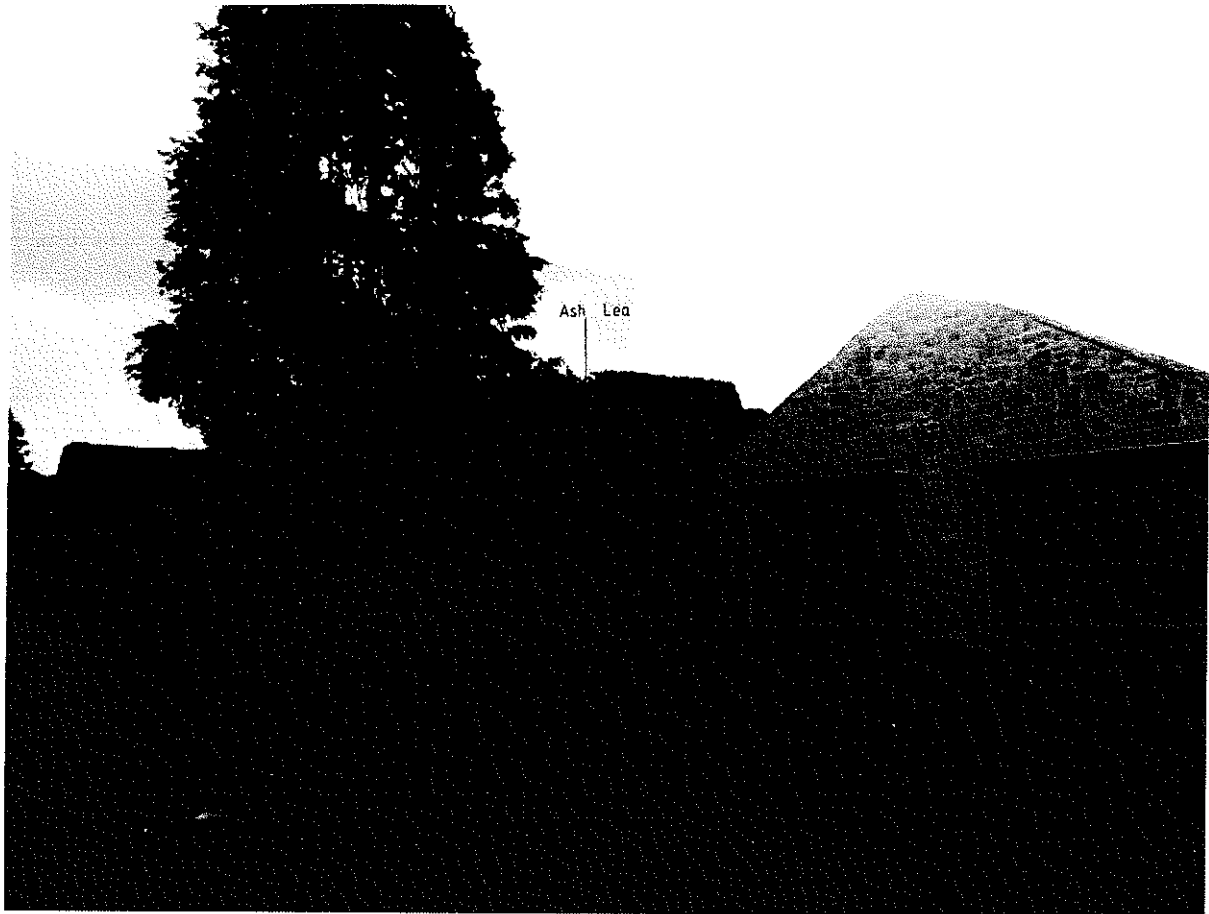
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Photograph P5 – View west towards the Lower Standen complex taken from along the access road onto.

On approaching Lower Standen Farmhouse, Ash Lea, even in winter months is virtually fully screened by existing tree planting and does not visually detract from the Farmhouse.

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Photograph P6 – View south / east from the courtyard along the route of the public footpath to the rear of Lower Standen Farmhouse.

Lower Standen Farmhouse is to the left of the gate opening. From this point in the rear courtyard Ash Lea is screened by existing planting.

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Photograph P7 – View from the track / public footpath looking east.

The rear elevation of Lower Standen Farmhouse is in the centre of the photograph with the 2 barns containing 5no dwellings to the left and right of the gate. For much of the length of the track and public footpath the application site cannot be seen.

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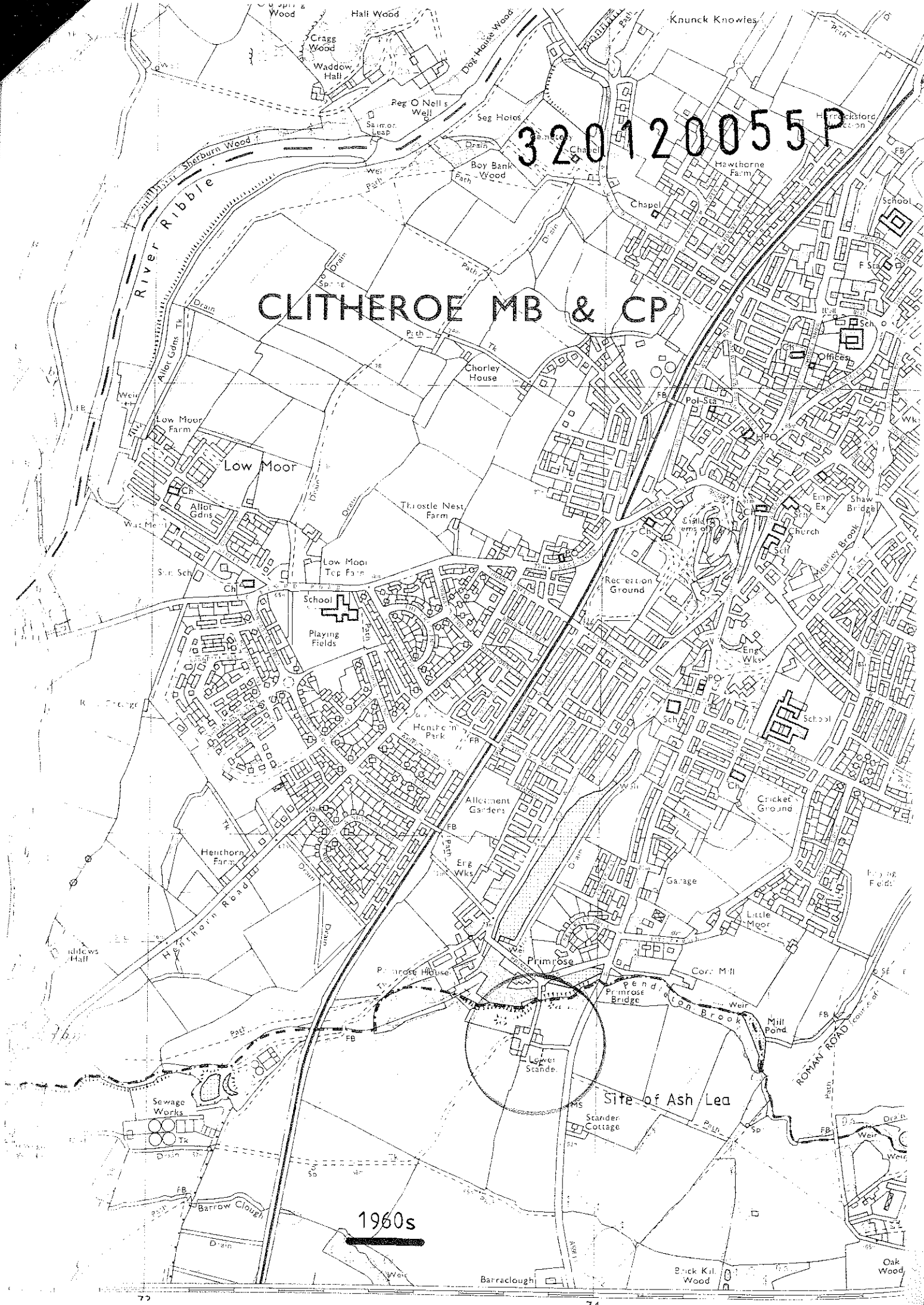
CONCLUSION

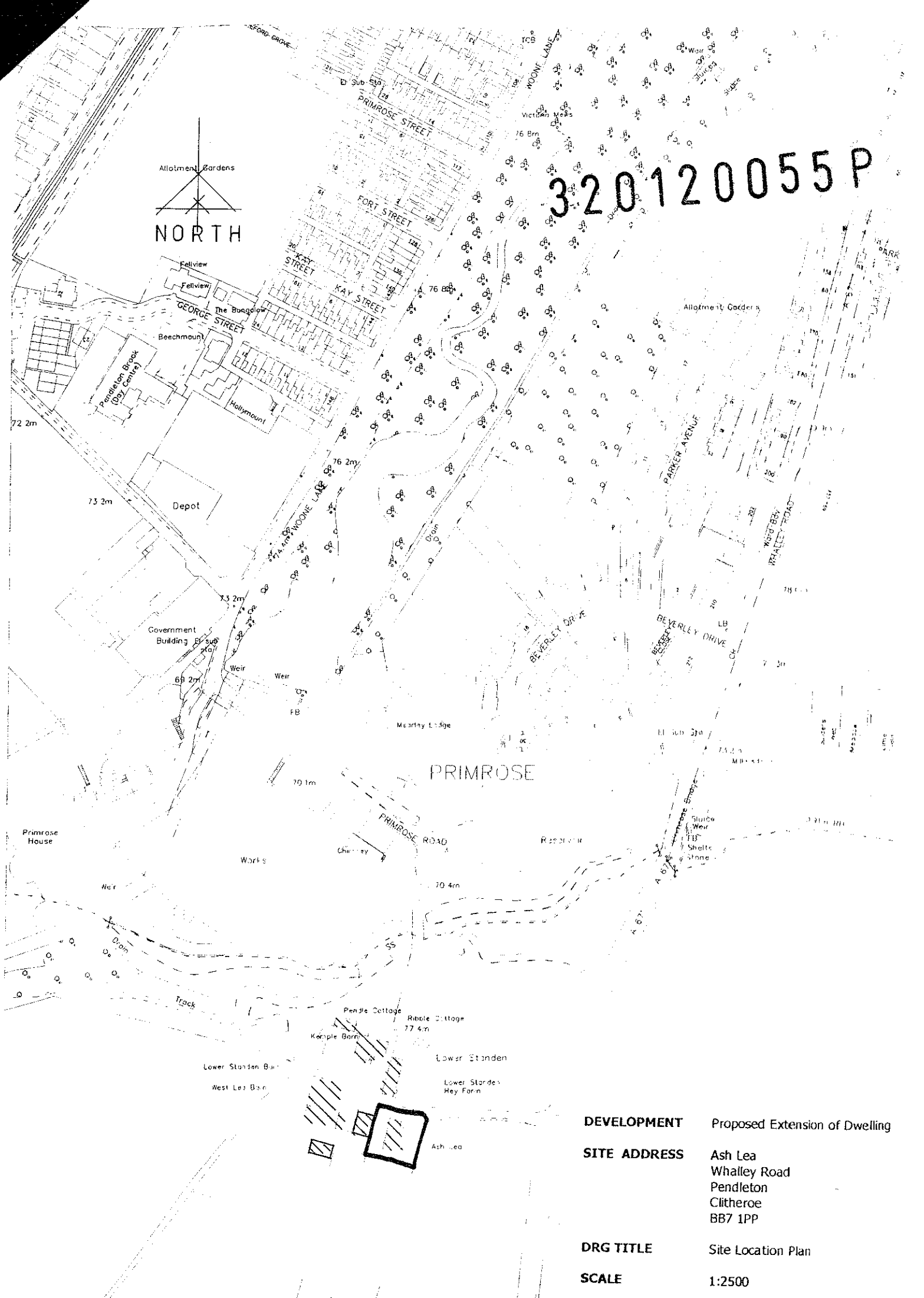
The proposals are to provide adequate accommodation to meet a genuine family need. As part of those proposals it is intended to carry out works replacing modern materials and details with those of a more traditional nature which will reflect the other buildings in the Lower Standen complex of which Ash Lea forms part.

It is contended that far from being a detriment to the setting of Lower Standen Farmhouse, the improvements proposed to the detail and materials which are directly attributed to the extension of the property will enhance the Lower Standen complex of buildings as a whole.

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DEVELOPMENT	Proposed Extension of Dwelling
SITE ADDRESS	Ash Lea Whalley Road Pendleton Clitheroe BB7 1PP
DRG TITLE	Site Location Plan
SCALE	1:2500
DRG NO	ALANDP/2011/01