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HERITAGE STATEMENT

**IN SUPPORT OF AN
OUTLINE PLANNING APPLICATION FOR**

RESIDENTIAL DEVELOPEMENT

AT

LAND TO THE REAR OF PENDLE STREET EAST

SABDEN

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HERITAGE STATEMENT IN SUPPORT OF AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND TO THE REAR OF PENDLE STREET EAST SABDEN.

INTRODUCTION

- 1.1 The application site comprises a field and the site of a domestic garage to the south and rear of the terraced houses on Pendle Street East. A track passes along the eastern and southern boundary which is also a bridleway. To the east of the site are two storey semi-detached houses that were constructed in the later part of the twentieth century and a single storey football pavilion with the football field beyond. To the west of the site are smallholdings with various timber structures on them beyond which is St Mary's RC primary School also and playing field.
- 1.2 The purpose of this Heritage Statement is to identify the heritage asset. Following identification of the heritage asset it is necessary to assess the significance of the heritage asset. Finally it is necessary to assess the impact of the development on the significance of the heritage asset.
- 1.3 The NPPF requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

2 Identifying the Heritage Asset.

- 2.1 The site is outside but adjoining the Sabden Conservation Area Boundary. The Conservation Area appraisal lists the following special interest that justifies the designation of the Conservation Area:

- *The village's industrial past and links with cotton weaving and printing;*
- *The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill;*
- *Forest of Bowland Area of Outstanding Natural Beauty;*
- *The picturesque ensemble of St Nicholas's Church, Sunday School and former parsonage (Sabden House);*

- The tranquil character of Heyhouses;
- *The diversity of mill workers' terraced houses ranging from the late 18th to the late 19th centuries;*
- The Baptist, Methodist, Anglican and Roman Catholic churches;
- Sabden Brook and its tributary, Badger Well Water;
- *Prevalent use of local stone as a building material;*
- Architectural and historic interest of the conservation area's buildings, including 2 listed buildings;
- Trees, particularly beside Sabden Brook and in the churchyard of St Nicholas's Church;
- Historical association with Richard Cobden (1804 -1865), a politician noted for his role in the repeal of the Corn Laws;
- Areas of historic stone floorscape;
- *Views of Pendle Hill;*

Those items within the list which are in italics are considered to be relevant to this application.

- 2.2 The location and setting of the conservation includes the panoramic views from road from Padiham Heights of the village at the bottom of the valley. The landscape setting of Sabden is given by its location in a steep sided valley in lowland fringe farmland besides Sabden Brook. The village when seen from elevated views is between the tall spire of St Nicholas's and the two tall mill chimneys of Union Mill and Victoria Mill. In general there is an abrupt boundary between the settlement and the surrounding countryside. Whalley Road and Padiham Road have an urban character but the frequent views of the surrounding rural landscape give the village a semi-rural atmosphere.

3 **Assessment of Significance**

- 3.1 The significance of the conservation area is expressed in the Sabden Conservation Area Appraisal. The activities and uses in the area are primarily residential, the architectural and historic character is characterised by the late 18th and 19th century terraced mill workers houses with a few single dwellings on large plots. The construction dates of the terraced houses follow the fortunes of the village's mills.

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Much of the mill buildings have been lost with only Union Mill and to a lesser extent Victoria Mill remaining (now being redeveloped for housing). The townscape is dominated by rows and terraces of mill worker's houses and is undistinguished and low key. Two storey development is the norm.

4 Impact on the Significance of the Heritage Asset

- 4.1 The proposed development is outside the conservation area. Whilst the application is in outline and indication of the layout of the scheme and the scale of the development and materials to be used has been indicated. The development is for two storey houses and single storey true bungalows this reflects the scale of the buildings within the conservation area. The location of the site is within the valley bottom so that the new housing will not significantly interfere with views of the village from the surrounding hillsides.
- 4.2 The materials proposed have been chosen to reflect the palette of materials within the conservation area. The houses and bungalows are to be constructed of natural coursed stone with blue slate roofs. It is interesting to note that the conservation area appraisal lists late 20th century development insensitive to historic townscape as a weakness of the conservation area and gives the new vicarage as an example. This building is a dormer bungalow constructed out of buff brick with a red tiled roof. The proposed development avoids these insensitivities. In form it is either single storey or two storeys, and does not include dormer windows on the bungalows. The roof pitch is similar to the roof pitches of the terraced houses within the conservation area. The windows have a vertical or square emphasis rather than a horizontal emphasis which again reflects the window styles within the conservation area.
- 4.3 The form of the development is mainly semi-detached properties. This reflects the nearby 20th century housing development outside the conservation area and also assists the transition from village to open countryside. It enables views into and out of the development between the houses. The development does not directly impact on any built development within the conservation area. The only demolition proposed is of single storey domestic garages to the rear of Pendle Street East and outside the conservation area boundary.

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- 4.4 The proposed development does not interfere with any important views identified within the conservation area appraisal map. It does not interfere with or affect the setting of any listed buildings. The proposed development will not have an adverse impact on the significance of the conservation area.
- 4.5 The proposed development enhances the setting of the conservation by using building materials which reflect the main historic building material in the area. The development includes the removal of domestic garages at the rear of Pendle Street East which presently detract from the setting of the conservation due to the style of the buildings and the material used in their construction.

5 CONCLUSION

- 5.1 The proposed housing development will not adversely affect the significance, character, appearance, setting or function of Sabden Conservation Area.

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