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HERITAGE ASSET STATEMENT

IN RESPECT OF:

A HOUSEHOLDER APPLICATION FOR PLANNING
PERMISSION FOR THE CONSTRUCTION OF A PART
TWO STOREY, PART SINGLE STOREY SIDE EXTENSION
FOR RESIDENTIAL ACCOMMODATION

AT

70a DOWNHAM ROAD
CHATBURN
CLITHEROE
BB7 4AU

Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates
Our Ref: Wood/633/1702/GH
Our Client: Mr & Mrs H Wood
Date: December 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents:
Valuers ■■■ Property Agency ■■■ Property Management



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1. Introduction

- 1.1 Gary Hoerty Associates have been instructed by Mr and Mrs H Wood, of 42 Downham Road, Chatburn, to submit a planning application on their behalf for the construction of a two storey domestic extension to the side of 70a Downham Road. A property they will be moving to once it has been made suitable for their requirements.
- 1.1 This Heritage Asset Statement has been produced in support of an application for the above mentioned development, and will consider the impact of the development upon heritage significance. As the site is within the boundary of a conservation area any proposed development requires the preparation of a Heritage Asset Statement.
- 1.2 This document has been prepared in line with policy guidelines set out in the National Planning Policy Framework (DCLG, 2012) and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage, 2008).

2. Background Information

2.1 Site Location

- 2.1.1 The application site is situated in Chatburn, which is a small village in the Ribble Valley Borough in Lancashire. It is approximately two and a half miles north-east of Clitheroe. 70a Downham Road is situated in an area designated as a Conservation area. The site has an approximate National Grid reference of SD 77225 44243.

2.2 Site Description

- 2.2.1 The application site comprises the property known as 70a Downham Road, which is a three bedroom detached property with associated garden area. The property is of two storey construction with an attached single storey building, which is currently used as storerooms and garage accommodation, projecting from the easterly facing elevation. The roof of the entire property is clad in blue slate and the walls are rendered.
- 2.2.1 The site is situated just inside the boundary that designates the area as a conservation area. The site therefore constitutes a heritage asset.
- 2.2.2 The Site plan is given below in Image 1;

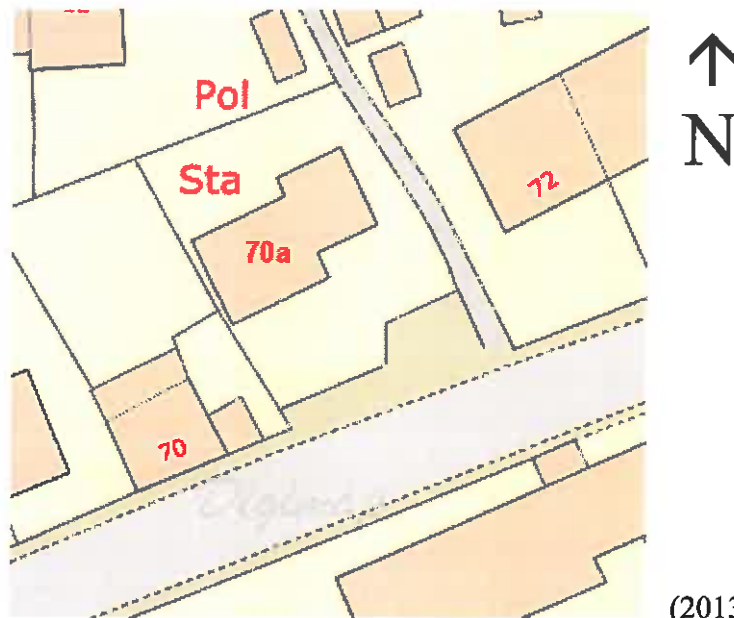


Image 1 – Site plan of 70a Downham Road, indicating the layout of the site. The label of ‘Police Station’ attributed to the building indicates its previous use.

2.3 Building Description.

2.3.1 The house is aligned along a north-east to south-westerly axis and is two storeys in height. There is a side extension comprising a single storey building aligned along the same axis. This single storey extension comprises a garage area and storerooms. The house has rendered walls and the roof is blue slate covered.

2.4 Proposed Works

2.4.1 The proposed works considered through this statement is the proposed construction of a two-storey side extension to provide kitchen/dining/lounge accommodation at ground floor level with en-suite bedroom accommodation above. The proposal is considered in more depth in the accompanying Planning Statement, which should be read in conjunction with this Heritage Statement for understanding and clarity. The proposals are illustrated on plan, reference: Wood/633/1702/01.

3. Assessment of the Heritage Asset

3.1 Historical Background

3.1.1 This Heritage Statement contains extracts from historic maps and an aerial photograph; the maps are from circa.1930 and 1970, the photograph is from circa.1960. In this section the information gained from these maps is commented upon below.

3.1.2 The image from c.1930 (image 2) shows the absence of a building on the plot now occupied by the applicant’s property. The first recorded image of the

building is in the aerial photo from 1960 (image 4) which shows the building layout as it appears today. These images and the construction method and external appearance of the building would lead to a conclusion of an approximate construction date of 1935 - 45.

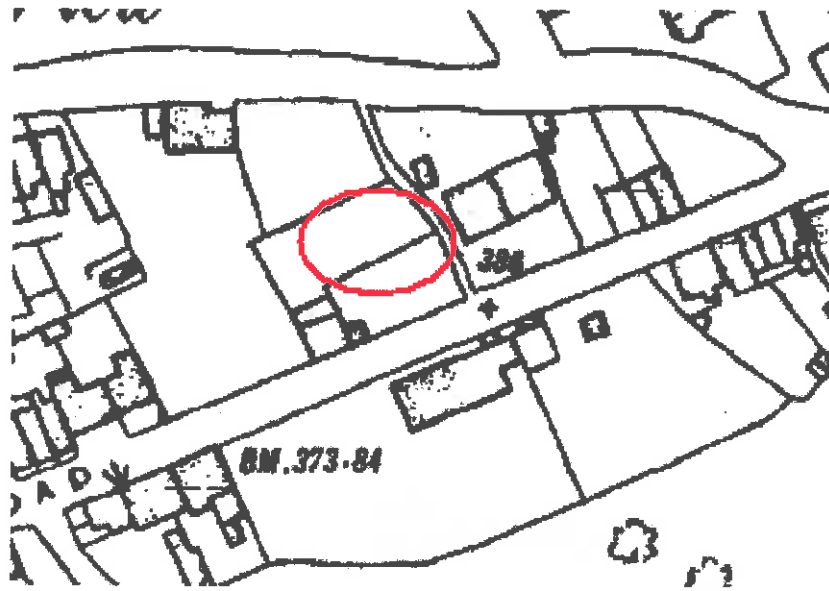


Image 2 – Extract of c.1930 OS map showing plan absence of any building on the plot

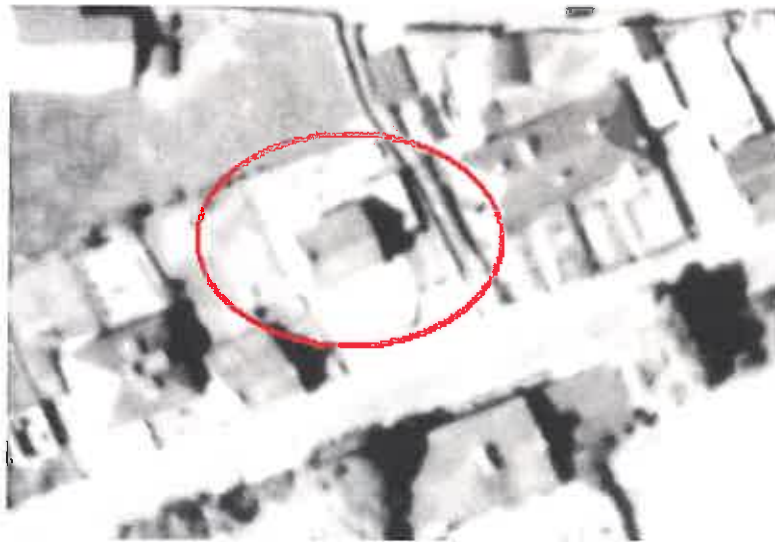


Image 3 – Aerial Photo c.1960 showing plan layout of building as it appears today

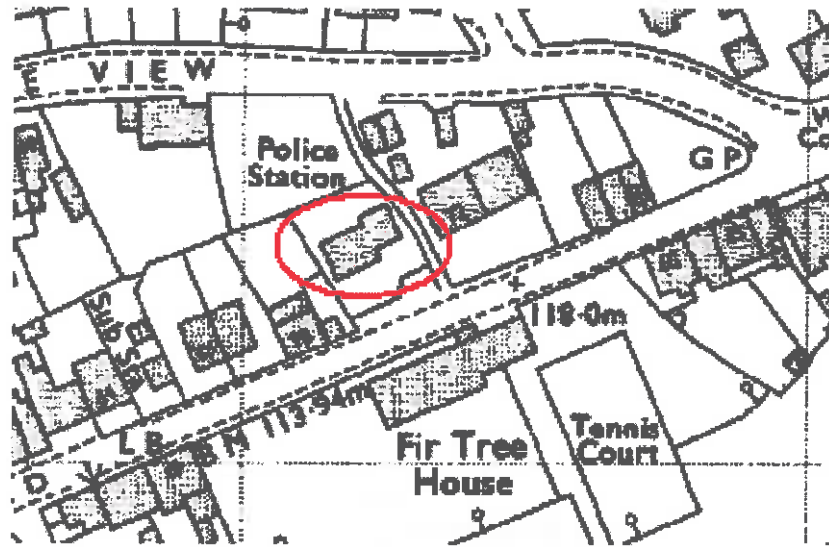


Image 4 – Extract of a c.1970 OS map showing the building with single storey extension on north-easterly facing elevation and the label of police station attributed to the property.

- 3.1.3 The labelling of ‘Police Station’ on the c.1970 map (image 4) indicates the past use of the property was a ‘Rural Beat’. These were properties that were occupied by the village police officer. The property would be a residential unit with an office for official business. This office means the building would have been classed as Sui Generis. The planning application history of the site confirms this as planning application number 3/2011/0513 involved an application for the reclassification, primarily concerning the office area, of the property from Sui Generis to Residential, this application was granted.

3.2 Appraisal of Heritage Value

- 3.2.1 In considering whether 70a Downham Road has significant heritage value this appraisal is produced in consideration of the heritage values outlined in the ‘Conservation Principles, Policies and Guidance’ (English Heritage, 2008). These values are: evidential, historic, communal and aesthetic values. An appraisal of these values allows a careful consideration of the significance possessed by the heritage asset and the guidance is intended to facilitate change through intelligent management of the historic environment. The values are commented on below;

Evidential Value

‘Evidential value derives from the potential of a place to yield evidence about past human activity’

- 3.2.2 The building was constructed primarily with residential use in mind, the office for police duties being merely a separate room in the dwelling, which has since been reclassified, further eroding any physical link to its past use as the local police station. Therefore it is our opinion that the evidence of past human

activity at the property is equivalent to any other residential dwelling in the locale. For these reasons the evidential value is considered to be low.

Historical Value

'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present'

- 3.2.3 The application site has no apparent historical connections. Whilst the property will evoke memories and connections to the past for certain people it is considered to be no more exceptional than the connections felt by other people towards other property with personal links to themselves.

Aesthetic Value

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place'

- 3.2.4 The aesthetic value of the building is considered to be low. The building being constructed for a purpose, namely as a local police station, as opposed to an individually designed family home, would have ensured that it was built on a fairly tight budget with functionality in mind. The building as it exists today shows evidence on this in its plain façade and functional layout. In a street scene containing a multitude of house types, from bungalows and period properties to converted rural buildings it stands looking awkward and uninspired.

Communal Value

'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'

- 3.2.5 Due to the building being situated in a village location and with its history of being potentially a well known local building the level of communal value could be argued was once quite high. Being the local police station it could have held a sense of security for some residents in the locale. This communal value has been eroded over the years somewhat with less reliance on these 'rural beat' type premises though and the largely residential nature of the building in recent times means that the communal value that the building would once have held has now diminished and the property is viewed as just another building in the street scene, therefore the communal value is considered to be low -medium.

3.3 Summary

- 3.3.1 70a Downham Road is a former 'rural beat' property dating from, most probably, the mid to late 1930's. It is a two storey building with a single storey extension housing storerooms and a garage. The building is considered to be low in heritage values. Whereas it would once have been a well known local building the largely residential nature of the property reduces the evidential

and historical values. The plain and functional construction techniques and materials equate to what is an uninspiring building that is neither memorable nor aesthetically pleasing. The only real heritage value contained in the building is considered to be communal but since the reclassification and the erosion of reliance on local police stations that value has also been diminished in the recent past.

4. Impact on the Heritage Asset.

4.1 Analysis of Proposals – National Planning Policy Framework

4.1.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and it is stated within Annex 3, of the NPPF, that the national guidance replaces a substantial number of documents, including '*PPS5: Planning for the Historic Environment*'. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

4.1.2 Paragraph 126 of the NPPF states that when drafting local plans, local planning authorities should set a "*strategy for the conservation and enjoyment of the historic environment*", which should include any assets or buildings at risk through, "*neglect or decay*". The paragraph goes on to suggest criteria that local planning authorities should consider when developing local plans. Paragraph 126 sets out the main drivers that should be considered when developing these plans, these being;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place*

These four main policy drivers must be considered in relation to the proposals contained in paragraph 2.4.1 of this statement. This is commented on below;

4.1.3 The proposed works contained within this statement are to all intents and purposes concerned with putting the building to viable use consistent with its original purpose, primarily residential. All proposed works will be carried out in a sympathetic manner, with consideration given to any materials or

techniques used. The proposal will see a part two storey, part single storey side extension to the building to provide the extra dwelling space required by the applicant. The ground floor will house kitchen / dining / lounge accommodation whilst the first floor will accommodate an en-suite bedroom. The emphasis in this instance, regarding conservation, should not be concerning the individual dwelling, which through this statement has been shown to have low heritage status. The emphasis should be on the street scene which can only be improved with the enhancement of a building currently devoid of character and aesthetic appreciation. The improved dwelling will have a positive effect on the area as a whole whilst not erasing peoples associations with the original building.

5. Conclusion

- 5.1 70a Downham Road is a detached two storey building with single storey extension to the side. The building is in a semi-rural location in the village of Chatburn, near Clitheroe. It is situated in an area designated as a Conservation Area and its prime heritage significance, albeit tenuously, is in the communal value associated with its former designation as local police station.
- 5.2 The findings of this Statement are that the proposed works present the Council with the opportunity to grant permission for the conversion of a plain, featureless building into an individually designed, attractive family home that will not only provide the applicant with a dwelling that suits their domestic requirements but also improves the overall street scene and the Conservation Area.
- 5.3 The proposed works are sympathetic to the existing building and rather than transform the building to something unrecognisable merely propose to extend and enhance the existing dwelling while at the same time adding character and individuality to the building. As the street scene contains a multitude of property types already there is no particular vernacular that should be observed and an enhancement of the individual property should be welcomed as this individuality will sit perfectly in a street scene containing so many individual property types and can only serve to improve the area as a whole.
- 5.4 Having also considered the proposals against guidance outlined in the National Planning Policy Framework, the nature of the proposals are structured with providing a consistent use for the building but with enhancement and protection of the heritage asset as the primary driver and therefore it is our firm opinion that the proposals conform to this guidance and that the Council should look favourably upon this application for consent.

Signed..........Date.....18.12.2013.....

Paul Fay BSc (Hons) for and on behalf of Gary Hoerty Associates