

**Peter Hitchen Design Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE

6 January 2016

**PLANNING STATEMENT FOR THE SINGLE STOREY EXTENSION  
1 & 2 ABBEYCROFT , THE SANDS , WHALLEY , LANCASHIRE**

This statement supports the formal planning application to construct a single storey extension to number 1 and 2 Abbeycroft within the Whalley Abbey conservation area.

The proposal considers in detail the remarks offered previously by RVBC Conservation Officer , Adrian Dowd in 2014 which is referenced within this statement

**Site**

Abbeycroft is a mid C17 row of three houses, perpendicular to The Sands and bordering the boundary of the Church of English Martyrs. The site is within the conservation area of Whalley and the properties are Grade Two Listed (Refer to the Heritage Statement). The properties both have long gardens with views of the Whalley Viaduct. The boundary of the garden to number 1 abuts the historic Whalley Abbey Gatehouse. Abbeycroft is two storeys with attic space, sandstone rubble construction with a roof of slate and stone slate.

**Design Proposal**

*“the main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important” - **Historic Environment Planning Practice Guide (Addition and Alteration)***

The submission is a joint application by the owners of both 1 & 2 Abbeycroft as the extension is a continuous structure at the rear of the properties which straddles the boundary.



Abbeycroft North Elevation

The current footprint of the properties is small and both are lacking adequate accommodation for the applicant's needs. The proposal is to construct a sympathetic and subtle single-storey, unobtrusive structure across the rear elevation of both number 1 and 2 Abbeycroft in order to create a link between the existing house and the rear gardens to provide a flexible space. Great care has been taken to ensure the structure has a positive effect on the historic terrace, as well as the impressive surroundings within the setting of the Cistercian Abbey and associated structures. The plot is entirely within the curtilage of the owner's properties. The garden of no.2 Abbeycroft currently houses an incongruous and unsightly Blockwork toilet block and other related domestic paraphernalia, which is proposed to be removed.

The extension to both properties has been carefully considered to compliment and enhance the significance of the existing heritage building. The form of the extension is concise and a departure from the traditional, indicating that the extension is of the 21st century.

The profile of the extension will be kept low with a subtle flat roof, faced in lead to ensure the materials of the new structure are in keeping with the local vernacular. Guttering will be hidden in parapet details to ensure a clean and crisp profile to the roofline.

The random rubble stone facings to the external walls will consist of carefully chosen local stone, whilst floor-to-ceiling glazing provides a strong connection to the context, as well as allowing the existing historic structure to remain the key focus of the site.

Glazing will be framed in powder coated aluminium - in keeping with the lead facings. The aluminium frames are carefully proportioned to complement the existing, historic fenestration pattern.

The junction between the new and the old structures will be given the utmost care - with the solid mass of the extension pulled away from the historic stone facade, with the exception of the internal party wall only.

Drawing PHD/AC/200 shows technical detail demonstrating the connection between proposed extension and heritage building.

### **Massing, Style and Context**

In Response to Pre-Application Advice Request 1 & 2 Abbeycroft The Sands, Whalley - 20 October 2014, Adrian Dowd

*“In my opinion, the proposed extension would be prominent, incongruous and visually conspicuous” - Adrian Dowd*

The overall eaves height of Abbeycroft is 5.9 metres, compared to the proposed 3 metres of the extension. The height of the extension, 3 metres is roughly  $\frac{1}{3}$  that of the existing ridge height, 9 metres. The profile of the flat roof has been kept low to ensure the extension is both inconspicuous and has very subtle visual impact to the existing, historic elevation. The footprint is small, consisting of 1 room per dwelling, therefore further reducing the area of the north elevation, taking up only  $\frac{1}{5}$  of the existing Abbeycroft North Elevation. The proposed extension has been kept to a very modest scale in order to reduce the prominence in the given context and is subservient in mass and scale to the historic terrace.



North Elevation NTS

The proposed design is aligned with prominent national precedents submitted:

*“The scale of the extension pays due respect to the main house, whilst the light glazed appearance both expresses and enhances the historic mass and materiality.” - David Tuckey Design on Yew Tree House.*

It has been acknowledged in the given advice that “Replicating a particular style” is not necessary. The proposal has, therefore, been informed by the approach of leading national precedents in order to safeguard and express the historical significance of the listed property in a modern way. David Tuckey refers to his approach at Yew Tree House as:

*“acceptable ... and compliments the character of the original house whilst providing a statement that the extension is of the 21st Century.”*

The proposed extension is intentionally different to the existing terrace, this approach contrasts and distinguishes the historic property. To prevent incongruity between the two structures random rubble stone facings have been used to the East and West Elevations to visually reference Abbeycroft. The flat roof will be faced in lead and window frames anthracite powder coated aluminium to complement the existing leadwork and roof slates. This approach can be seen at Furzey Hall Farm:

*“Simple materials have been used confidently throughout ... stone walls left exposed ... The barn’s original character is juxtaposed with bold modern interventions ... The owners achieved what they wanted while retaining the architectural integrity of some good rural buildings.” - **Architect’s Journal***

### **Impact on Existing Building**

*“In my opinion the proposed extension dominates and detracts from the listed building’s character because of its siting (including the obscuring of a large section of the listed building’s ground floor wall detail” - **Adrian Dowd***

Great care has been taken to protect and showcase the beauty of the existing fabric. The design proposes to interact with the existing fabric delicately, with no alterations whatsoever to the existing structure. The current unsightly toilet block and residential paraphernalia are to be removed. Whilst the proposed extension has been kept to a minimum volume, a small proportion of the external fabric and decoration ( $\frac{1}{5}$  of the North elevation alone) is proposed to be showcased internally. The ground floor northern elevation can only be viewed, currently, from the applicant’s respective gardens and not from the surrounding public realm. Incorporating the external decoration within a new ground floor living space would create a beautiful feature of this historic detailing which could be appreciated with a great deal more regularity. Due to the lightness of touch and areas of glazing, the overall image of Abbeycroft could still be fully appreciated both throughout the daytime, but especially at night. This approach has been very successful - especially at Yew Tree House:

*“The facade delicately touches the existing house, allowing the stonework to flow seamlessly from outside. ... When illuminated at night, the original form of the building is visible and, during the daytime, the glass reflects the garden. This too reiterates the lightness of touch we have sought.” - **Jonathan Tuckey Design***

Supporting information

Whalley Conservation area map

Heritage statement

Existing and proposed drawing on PHDAC100

Technical connection detail drawing PHDAC200

Precedent sheet PHDAC300

Photographs

Pre-application request response dated 20/10/14 from Adrian Dowd at RVBC