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**HERITAGE STATEMENT FOR A PROPOSED ANNEX AT
DEAN HOUSE, 8 LONGRIDGE ROAD, HURST GREEN**

The building that is the subject of this report is Grade II Listed and is located within the Hurst Green Conservation Area and is adjacent to other designated and non-designated heritage assets. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area, the heritage assets and the adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

The Hurst Green Conservation Area was designated in 2005 and identified as an area of historic and architectural interest, Hurst Green is one of 22 conservation areas within the Ribble Valley. The boundary of the conservation area extends to the east as far as Timothy Farm St. John's Church to the west, the proposed site occupies a central location within the area.

The conservation area contains many features of special interest that contribute to the character of Hurst Green, with architectural and historic interest in the conservation area's buildings including 11 listed buildings and several buildings of townscape merit.

The rural setting of the conservation area is partly located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) with several green spaces located within the village centre.

The conservation area is adjacent to the Stonyhurst College Historic Park which is a Grade II* registered park and garden, the village also provides a route through to the principle entrance for the college.

The settlement of Hurst Green is historically closely associated with Stonyhurst (refer to the maps of 1646 & 1752 to Fig's 02 & 03 below which name Stonyhurst). The Hurst Green estate passed to the Shireburn family in 1377 and in 1592 Stonyhurst Hall was built by Sir Richard Shireburn. It was occupied as the family seat until 1794 when an ancestor gave the Hall and Estate to the Society of Jesus as a new home for their College. The buildings are still used for educational purposes.

Hurst Green was then associated with the bobbin industry, with four bobbin mills being shown to the OS map of 1847. By this time the majority of the buildings which contribute positively to the character of the conservation area were extant and provide the strong characteristic of a late 18th and early 19th century settlement.

There are several designated heritage assets within the Conservation Area and the closest property within this category to the application site is the following property :-

Heritage Asset Location Ref 10: 9 The Dene Location:

The Dene List Entry Number: 1308781 Date First Listed: 22-Nov-1983 Grade: II List Entry Description: House, probably c.1700. Sandstone rubble with modern tile roof. 2 storeys. South wall has chamfered mullioned windows. To the left of the door are 2 of 3 lights, with a chamfered surround to the right of the door with one central mullion remaining. On the 1st floor a surround to a former 3-light window remains at the left. Towards the centre is a former 4-light window with one light blocked. At the right is a former 3-light window with one mullion remaining, the left-hand light having small diamond-leaded panes. The door has a plain stone surround. The north wall, facing The Dene, has openings with plain reveals. The end stacks have brick caps.

Either side of this property to the north west of the application site are 3 other dwellings of Townscape Merit (No's 5, 7 and 11) which all sit below the application site on The Dene. No 10 Longridge Road is also a building of Townscape Merit which is located to the west of the site on a lower plateau. This is also a good example of how a residence sits within a steeply sloping site and blends with the environment.

With regard to the above and recognising the location of the proposal the design of the annex's materiality has been considered in regards to the Hurst Green Conservation Area Management Guidance document. The pre-application response was supportive of the material choices of natural timber and the green roof solution set within the natural environment and as a subservient structure to the main house.

Although the majority of Hurst Green has a mixture of old and new developments, many of the developments are 20th century, the proposed annex will sit modestly within the historic timeline of Hurst Green.

Although the proposal is located within a Hurst Green Important Tree Group area, no trees of significant importance are to be changed or altered and this is substantiated within the Arboricultural report. The intent of the proposal is to improve the natural landscape of the area with the inclusion and addition of the trees and natural screening.

By virtue of the above the annex adds to the architectural variety in the vicinity whilst recognising the special quality of the site within the conservation area and the AONB.