

Heritage Statement

24 Higher Road, Longridge, PR3 3SX

Repainting of Window Frames and Door
Cleaning of Stone Lintels

Introduction

This statement should be read in conjunction with the Design Statement and photography of the property attached to the application. It relates to the removal of the current paint work on the stone lintels and painting the timber front door and window frames on the front elevation of the property. 24 Higher Road is a Grade II listed building.

This statement will weigh up the significance of the development and impact that it may have on the listed building and surrounding area.

For reasons identified it is assessed the application proposal represents appropriate development and has no significant or detrimental impact on the significance, setting or character of the historic asset.

Site Context

The site in context lies within the boundary of Ribble Valley Borough Council, within the confines of the town of Longridge. Longridge sits on the Western slope of Longridge Fell, to the North of the River Ribble and forming the low foothills of the Central Pennine Uplands.

The town of Longridge has a long and varied history becoming significant in the 18th Century where Longridge moved from a trading town known for brooms and lime to become heavily involved in weaving and textiles.

Buildings 6-44 on Higher Road are a set of Grade II listed Cottages on Higher Road, known locally as Club Row. These Cottages were built between 1790-1850 as part of one of the earliest recorded Building Society investments. 6-44 Higher Road were listed as a Grade II asset in 1971 for both its architectural and social historical importance.

Squared coursed sandstone with slate roof and brick stacks, except that on the gable (left-hand) wall of No. 44. 2 storeys-with cellars entered at lower ground level to the rear. Windows have plain reveals and projecting stone sills, with modern windows. Each house is of one bay, with the doors of adjacent houses paired, with a third door, leading through a tunnel to the yard, between them. The doorways have plain stone surrounds. Some of the houses now have an extra window on the 1st floor over the door. Nos. 6, 8 and 44 have stone gutter brackets. A keyed joint between No. 24 and 26 indicates a break in construction.

No 24 sits in the centre of the terrace with a timber door and window at ground level and 2 further windows on the first floor.

Application Proposal

The applicant wishes to conduct 2 elements to the development of the property.

The current timber door and window frames are in a state of disrepair. Although permission is not required to conduct the repairs the current owners wish to refinish the wood in a lighter colour than the current dark brown. It is felt that the change in colour to the wooden door and frames would make the property more in keeping with the remainder of Club Row many of whom have lighter

coloured timberwork and make the property more economically attractive to potential future owners as the current deep brown is felt to be particularly unattractive.

The second element is the cleaning of the stone lintels around the door and windows. The current owners wish to clean the current dark brown paint from the lintels and return them to their original plain stone finish in keeping with the building listing. This work would be conducted by a local stone mason who has worked on a number of properties in the Ribble Valley to ensure it is conducted sympathetically to the environment and to a high standard.

Assessment of Impact on the significance of the Asset

On review of Council Planning Policies and previously approved applications for Consent on properties on Club Row it is clear that these changes **do** affect a listed asset and that the significance of this asset is due to **both** its social historical origins and the collective architectural value of the entire of Club Row.

In this instance it is felt that the proposal does not have any detrimental effect on the property itself or the greater collection of Club Row.

Part one of the proposal, the repainting of the door and window surrounds will make the property more aesthetically pleasing to those looking at it. Other properties on the road have modern colour finishes and the painting of these features at No 24 will allow it to remain in keeping with the remainder of the street and the 'modern windows' mentioned in the English Heritage listing.

The proposed development to return the stone lintels to their plain colour is in keeping with the property, the remainder of the row and most importantly the building's listing with English Heritage. Carried out by a local stone mason with expertise of cleaning sandstone it will be completed with no impact to the longevity of the property.

Club Row is a visually prominent feature on Higher Road, principally as a result of its distinctive linear form, age and materials. The proposed development would result in no intrusion into or interruption of those long or close distance views of Club Row along Higher Road.

Conclusion

In assessing the harm caused by this proposal the following factors should be considered:

- The setting of the building is preserved and indeed improved by the proposal and the refurbishment of the timber elements of the front elevation.
- The proposal will return elements of the character of the building back to its original, listed, form.
- The economic viability of the property is improved by making it more appealing to future owners.
- The greater aspects of Club Row, both aesthetically and historically, are not affected by any of the works to the property.

For reasons identified in this statement it is considered that the application proposal represents appropriate and minimal development and has no significant or detrimental impact on the Significance, Setting or Character of the listed asset. It is suggested therefore that the application proposal represents suitable development and as such consent to carry out the works should be granted.