

HERITAGE STATEMENT OF SIGNIFICANCE REGARDING
PROPOSED SIDE EXTENSION

AT

23 PENDLETON ROAD, WISWELL. CLITHEROE. BB7 9DD

320160957P

Introduction

This heritage statement has been produced to inform and support proposals for an application for a double side storey extension.

The house does not form a designated heritage asset, but lies within the Wiswell Conservation Area. This statement is provided to enable the planning authority to consider the potential impact of the proposed scheme.

The property has no significant architectural value to its setting.

Development proposals

23 Pendleton Road is a semi-detached cottage situated near the north-east corner of the hamlet of Wiswell, however, away from the village centre and out of view of any building/structure of significance or interest.

The present owners are seeking consent for the construction of a double storey, side extension at the house's east-western corner, to provide improved family accommodation and a room with plentiful natural light.

Historical background

The property is likely to be early 19th Century in origin has no historical background and will have no impact on the surrounding area.

Heritage designations

The Wiswell Conservation Area was designated in 1972, and according to the planning authority's current Appraisal 1, its special interest derives from.

- Its rural setting with green fields and woodland that come right into the heart of the village;
- Its many brooks and bank-side woods;
- The sunken lanes that thread the village, passing between stone walls, or banks and field hedges;
- The numerous 19th-century farm buildings as evidence of the agrarian history of the village;
- The historic interest of the village plan, with its 'folds' or rectangular enclosures lined with rows of cottages;
- Its buildings (listed and unlisted) of character and architectural interest;
- The homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls;
- Its tranquillity and biodiversity.

Description of the house and its setting

The overall character of 23 Pendleton Road is of an ordinary building which has been much altered outside and in, and much of whose early fabric is concealed or removed. It has also been extended in a unsympathetic manner, and the property has been made largely disjointed. Aspects which are in keeping with its neighbouring properties have been covered; such as render to the front elevation, covering natural stone appearance. The house's setting has no historic rural character.

Statement of heritage significance

23 Pendleton Road originated as a small, one bedroom semi-rural cottage. The aspects of the interior, has been substantially altered over its lifetime, particularly by its unsympathetic treatment of the exterior and interior.

Summary of impact of the proposed extension

In this case, the proposed extension has been sited and designed to, and would, enhance the building by providing a contrasting palette of materials. No measurable loss of or intervention in historic fabric would be required by the proposals, and there would be no detriment to the setting or conservation area.

The proposed extension, will enhance the locality, neighbouring properties, and create a far more positive visual appearance to both residents and visitors of Wiswell.