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## Heritage Statement

For

Proposed Demolition Of The Former Filling Station,

Sawley Road in Chatburn

And the construction of a new dwelling

NGR: SD 76905 44238



**Date:** June 2015 and amended April 2016

**Ref:** 4759

from concept to creation...



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## **INTRODUCTION**

This Heritage Statement has been prepared by Sunderland Peacock and Associates Ltd. on the behalf of the applicant, Mr Townson. It has been prepared as part of a planning application which seeks permission for the change of use and demolition of the former filling station located on Sawley Road and the construction of a new dwelling in the village of Chatburn. The existing building is not a designated heritage asset but is located close to the Chatburn Conservation Area.

The aim of this Heritage Statement is to assess any potential impact that the above proposals may have on the conservation area in order to ensure that the significance of the conservation area is not harmed. It is produced in response to policies set out in Paragraph 128 of the National Planning policy Framework, 2012, as it states;

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*

This document has also been produced in conjunction with the guidance that is contained within the Chatburn Conservation Area Appraisal. It is to be read alongside all planning drawings and supporting documentation.

## **THE AUTHOR**

Matthew Fish, the author, is an Associate Member of the Chartered Institute of Architectural Technologists (ACIAT) and also holds a Masters Degree in the field of Building Conservation and Regeneration.

## **SITE LOCATION**

The site of the former filling station is located in the eastern side of the village of Chatburn. The village is approximately 3.5km to the north east of the town of Clitheroe and is accessible via the A59 and Chatburn road (from Clitheroe).

The former filling station is located on the south east side of Sawley Road and is on the periphery of the village core. It is also located close to the eastern boundary of the Chatburn Conservation Area.



PL1: Map showing the location of the former filling station

### **SITE DESCRIPTION**

The building is positioned in a North East to South West orientation within an irregular shaped site. The building is flanked to the South East by a row of garages which are not under the ownership of the applicant. There is an area of hardstanding to the South West (front) of the building and a separate garage building to the south. The row of garages is located at a higher level than the areas of hardstanding which make up the site and therefore there are a number of retaining walls present on the site. An area of trees and vegetation are also present and located to the south east end of the site.

### **BUILDING DESCRIPTION**

The existing building which dates from the late 19<sup>th</sup> Century to early 20<sup>th</sup> century is currently disused and has been since 2003. It was last used as a tyre store but has previously been used as a valeting and car sales business. Before that, it was used as premises for a metal working company by the name of 'Age of Iron'. From the appearance of the building it is likely that the building was originally constructed for use as industrial / commercial premises. It is possible that the building was used as an early garage facility in the early 20<sup>th</sup> century; however there are no remnants of this possible past use left within the building.

It consists of a total of 2 storeys and has an irregular pentagonal plan shape. The ground floor was previously used as a paint spraying workshop with a forecourt area to the front and WC to the rear. The first floor is comprised off an office, kitchen, WC and workshop storage. The building is of stone construction with obvious evidence of rebuilding work occurring at some point in the past. The walls are made up of a mixture of random rubble stonework and coursed dressed stonework. The existing

roof structure is comprised of a steel roof truss with purlins above and a covering of corrugated sheeting. The doors and windows are timber with stone heads and cills. There are also 2 sets of large timber double sliding doors. The site also contains a garage that is constructed from stone with a pitched roof. It contains a set of large timber double doors and a timber window.

Internally, the walls are a mixture of white washed stonework, brick and concrete blockwork. Other walls have been clad with timber boarding. The intermediate floor structure consists of timber floor joists with timber floorboards above; there is also a timber staircase.

Overall, the condition of the building is beginning to decline and will therefore begin to have a negative impact on the appearance of the local area. The use of the building is restricted as it does not lend itself to many uses. It is also likely that it will never be used in an industrial/commercial capacity ever again as there has been little interest in the letting of this building.

### PHOTOGRAPHIC RECORD



PL2: South West Elevation



PL3: North West Elevation



PL4: North East Elevation



PL5: South East Elevation



PL6: Outbuilding to the east of the building



PL7: Outbuilding to the east of the building

### **HISTORICAL BACKGROUND**

The village of Chatburn was founded as a post Roman settlement possibly as an Anglo Saxon settlement as its name is derived from the Anglo Saxon wording of 'Ceatta's Stream'. The village is first named in documentary evidence in the form of a valuation of the local Manor dating from 1241 on the death of John De lacy

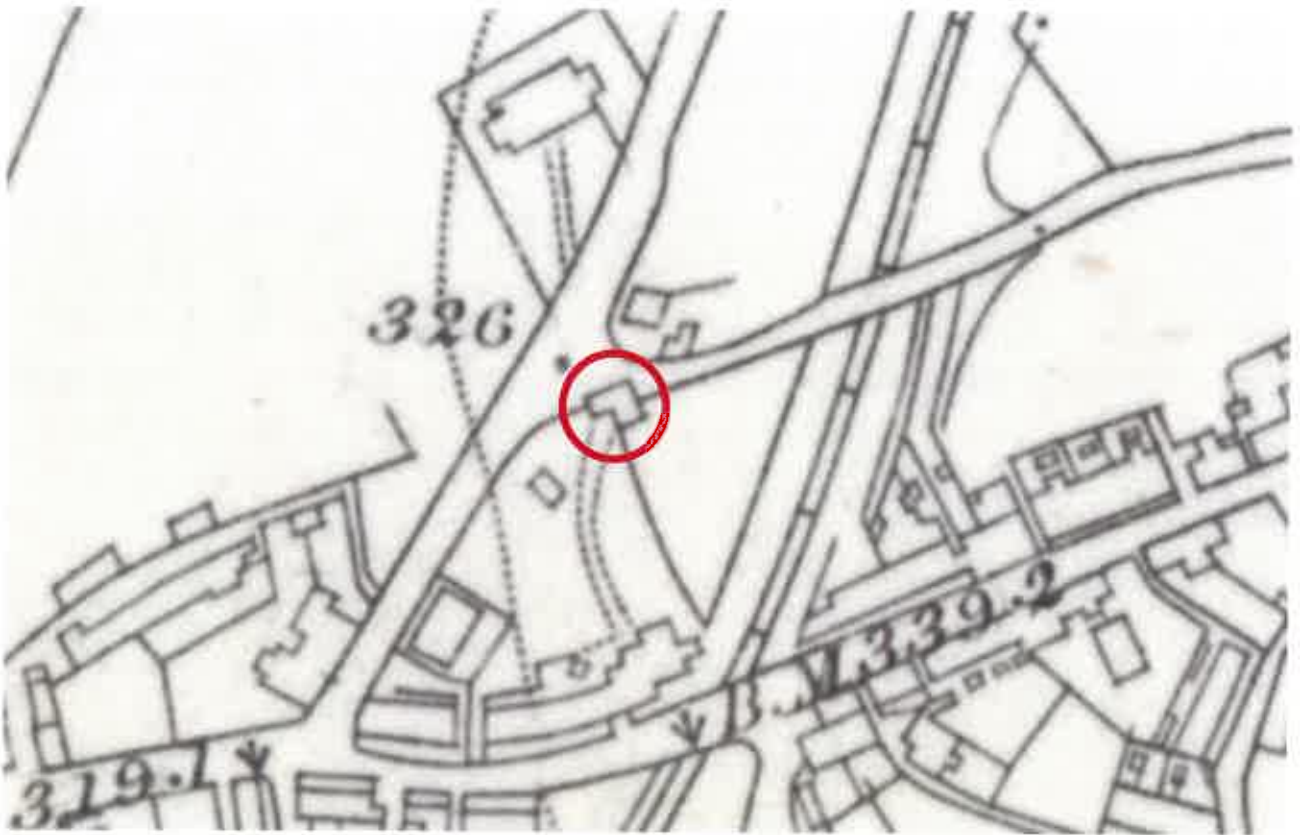
During the 19<sup>th</sup> century the core of the village double in size, presumably as a result of the industrial revolution which saw a shift from rural agricultural farming to industrial employment within towns and cities. This period of time also saw the construction of the Victoria Cotton Mill, which has now been demolished, which would have served as an industrial centre for the village. Due to the increased population growth, many other amenities that people required also began to appear within the village such as public houses and shops.



PL8: OS Map of 1844

The above map shows an 'L' shaped building on the site in question. However it cannot be determined for certain that the existing building is the same as or part of the building shown in the map. From looking at a current OS map of the area, it is likely that the building shown in the above map is a different building from the existing due to the slight differences in terms of the positions of the buildings. This building was presumably demolished in order to construct a new building.





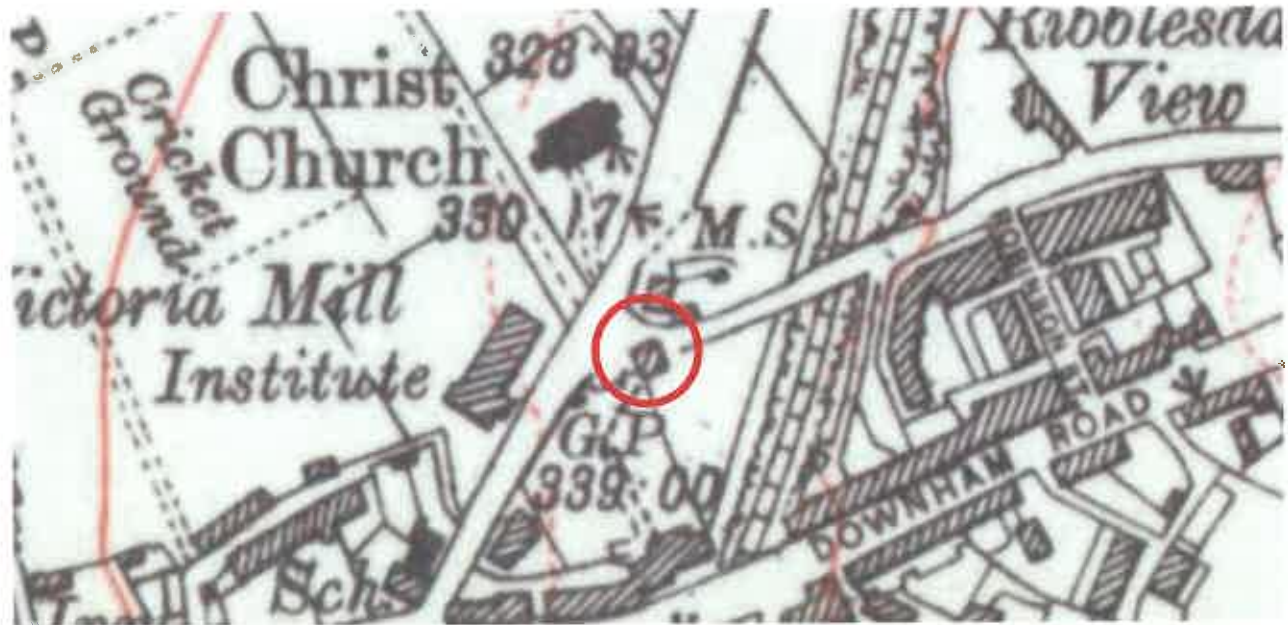
PL9: OS Map of 1884

The building shown in the above map is likely to have been part of the building that exists today. However there are still differences in the plan shape of the buildings in comparison to each other. The building shown above is an 'L' shaped building and is likely to have been altered through demolition of the front projecting area of the building to resemble the building that is shown in the map below.



PL10: OS Map of 1910

The building in the map below resembles the building from the map above and is the map that closest resembles the existing buildings as it stands today. The existing small garage building also on the site is not present on the below map suggesting that it was built after 1930.



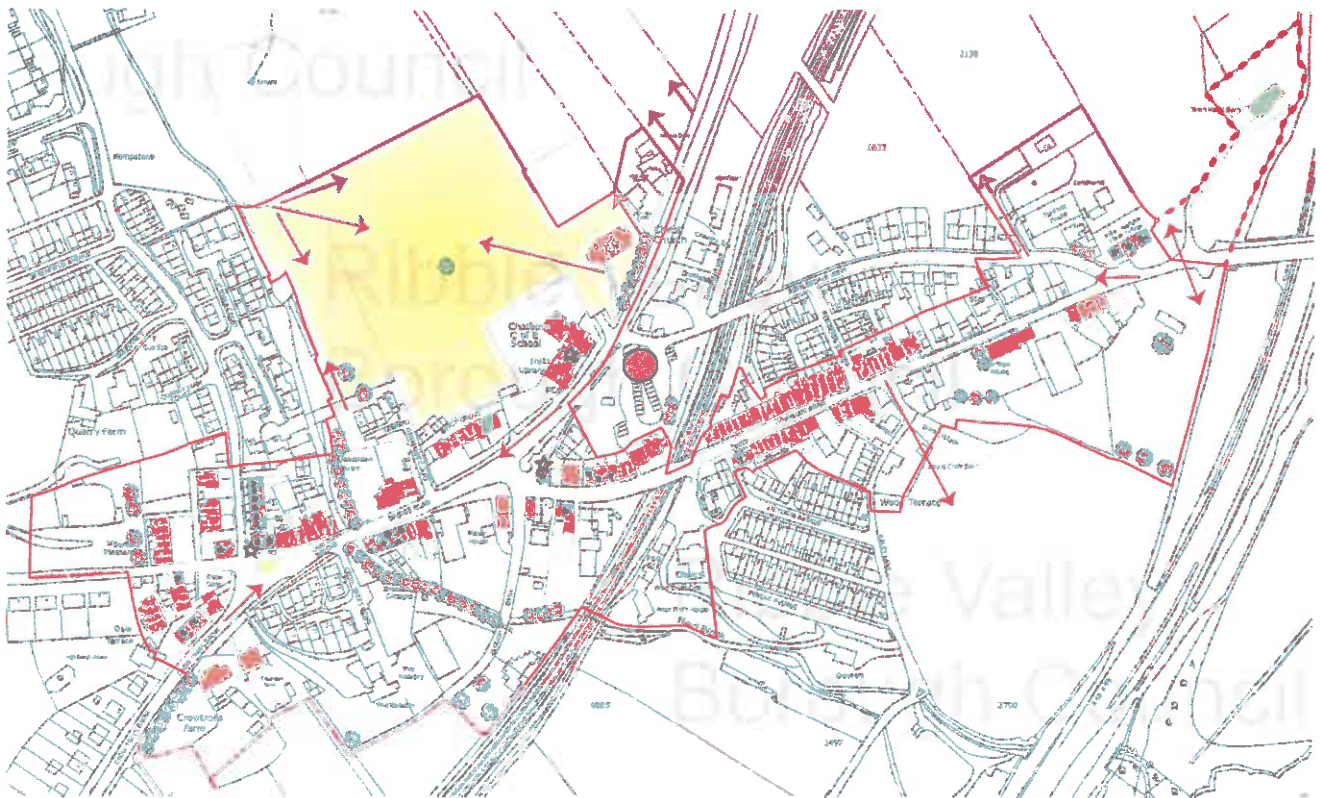
PL11: OS Map Of 1930

#### HERITAGE ASSET DESIGNATIONS

The Chatburn Conservation Area was designated on 3<sup>rd</sup> October 1974 and its special interest derived from the following factors as described within the Chatburn Conservation Area Appraisal.

- It's setting in a hollow formed by the Chatburn Brook.
- 17<sup>th</sup> and 18<sup>th</sup> Century farmhouses and barns as evidence of the agricultural origins of the village.
- Mainly 19<sup>th</sup> Century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill.
- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn Bridge testifying to the role of the village in transport history.
- The ensemble of the 19<sup>th</sup> Century parish church of Christ Church, its adjacent school, library, institute and cricket pitch.
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village.
- Long views to the fells that define and enclose the Ribbie Valley.

The following map shows the building in question in relation to the conservation area.



PL: Map showing position of the former filling station in the context of the Conservation Area.

The above map shows that the former filling station is not within the defined boundaries of the Chatburn Conservation Area.

## PLANNING HISTORY

The planning history of the site consists of the following applications.

- Application No: 3/2002/0930  
Date: 30/10/2002  
Proposals: Proposed forecourt area for car sales and car wash  
Decision: Approved with conditions
- Application No: 3/1993/0275  
Date: 21/04/1993  
Proposals: Proposed car washing and valeting area  
Decision: Approved with conditions.

- Application No: 3/1993/0049

Date: 27/01/1993

Proposals: Proposed extension to the rear of the existing garage forecourt sales building

Decision: Approved with no conditions.

## **PROPOSED WORKS**

The proposals which form the basis of this application seek to enhance the current existing buildings by replacing the unsightly and poor quality elements with new good quality and well-designed elements that will harmonise with the existing buildings located around the site and also help to enhance the site and the surrounding area, including the nearby conservation area.

The above proposals will assist in rejuvenating an existing unsightly and poor condition building. The building is no longer sustainable in its present form for the use of industrial and commercial purposes. The use of the building is restricted as it does not lend itself to many uses. It is also likely that it will never be used in an industrial/commercial capacity ever again as there has been little interest in the letting of this building. The proposed dwelling and associated works will enhance the overall appearance of the site as well as providing a positive contribution to the character of the local area.

## **HERITAGE VALUES**

An assessment of the heritage values associated with the property will be carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings significance could be affected by the works that are proposed as part of this application for listed buildings consent.

## **EVIDENTIAL VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity"

The building is a remnant of past industrial and commercial activities within the town and a reminder of how the town developed throughout the late 19<sup>th</sup> century and early 20<sup>th</sup> century. However, the historical use of this particular building was not able to be determined exactly. It is also likely that the existing building is not the first building to have occupied this particular site. Very little exists of the industrial / commercial past of this building and for these reasons the building can only be given a low evidential value.

## **HISTORICAL VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present"

The building does possess some minor historical value due to its age and the fact that it is potentially a late 19<sup>th</sup> Century building; however this cannot be determined for certain. No historical links can be determined with past people or events. For these reasons the building possesses very little historical value.

## **COMMUNAL VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "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"

The former filling station is in private ownership and is currently unused and therefore possesses no communal value.

## **AESTHETIC VALUE**

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"

The building is of a very simple appearance and has no features of architectural merit. Its appearance is poor in comparison to other buildings within the local area as it is showing signs of dilapidation both internally and externally. Due to the appearance of the building, it can only be attributed with a low level of aesthetic value.

## **STATEMENT OF SIGNIFICANCE**

The former filling station is likely to be a late 19<sup>th</sup> century to early 20<sup>th</sup> century building constructed for industrial and commercial purposes.

## **CONCLUSION**

The assessment of the buildings heritage values has determined that the former filling station is of low heritage value and therefore also of little significance. The proposals will provide the much needed revitalisation of the site and a greatly improved appearance which positively contribute to the immediate surroundings of the site as well as the nearby conservation area.

