

HERITAGE STATEMENT / VISUAL IMPACT ASSESSMENT:

MILL HEY CROFT, CHATBURN.

Proposed Ground Floor extension, with semi-basement below.

March 2017

IWA Architects



Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR

t: 01200 423487
f: 01200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk

HERITAGE STATEMENT / VISUAL IMPACT ASSESSMENT:

MILL HEY CROFT

1.0 BACKGROUND INFORMATION:

This Heritage Statement was originally prepared for an application for a single-storey extension, ref. 3/2016/1078, which was granted permission on 18th January 2017. It will now form the basis of this new application, described in the following pages.

Mr and Mrs Johnson have owned Mill Hey Croft since 1999, and carried out extensive renovation works during 2011 and finally moved back into the property in July 2012. They made a substantial investment in the restoration works creating their ideal home to meet future family needs. These plans took a welcome, yet unexpected turn when they discovered that in addition to their first child, they were to become parents to twins. This has led to a review of their future accommodation needs and hence the proposals for an extension to their home, so that they can remain in this house and continue to enjoy its unique location and the high environmental quality of Chatburn. They are aware that housing market choice in Ribble Valley, for this kind of property with convenient local amenities and outstanding environmental quality, offers little prospect for them to equal or better their present circumstances, should they have to move. Two previous refusals to a two-storey extension have been followed by a pre-application submission for a single storey extension, which was greeted favourably by RVBC Planning Department. A formal Planning Application was made on 16th September 2016, validated on 24th November 2016 and granted permission on 18th January 2017. The Clients want to maximise the footprint of the approved scheme and hence are now applying for Pre-Application Advice, on forming a semi-basement, directly below the single-storey extension, without increasing the footprint, or increasing the height, in relation to the existing house. This addition will not be visible from the adjacent dwellings or the churchyard, due to the existing walls and fences.

(Refer to Site location plan.)

1.1 Mill Hey Croft is situated on Sawley Road alongside Mill Hey Farm and Mill Hey Barn, which lie to the north-east, both within the Chatburn Conservation Area. Mill Hey Croft was a new build property designed to blend in with others around it. It occupies land (the Croft), which used to belong to the farm. The style of the property at the front elevation reflects or suggests the form of a barn conversion with a large arched opening with a glazed screen at the main entrance.

1.2 To the south-west is the church of Christ Church, a Grade II Listed Building. It is an imposing and attractive building, commanding its hilltop setting. Its three transeptal arches are very distinctive features, bringing an elegance and rhythm to the design and a sense of place to its immediate setting, which includes the churchyard and the cricket field. The church and churchyard are bounded by a high stone wall, part of which adjoins the Mill Hey Croft site's north-western boundary.

1.3 The dwelling has an open north-westerly aspect to the rear with long views across the Ribble Valley towards the village of Grindleton.

2.0 The proposal:

2.4 The new proposal is for the same ground floor storey extension to the rear of the house, which would provide additional living space at that level, with the addition of a semi-basement on the same footprint, creating a Play Room / extra Bedroom for guests, with En-Suite and Kitchenette facilities. This will enable the existing rear lounge to be used as a dining room / study, closely linked with the kitchen within the existing house, whilst the extension would provide space for a new lounge and entrance lobby to the rear of the property. The lounge would enjoy the outlook towards open countryside. The pre-application submission has been well received and submitting a full application was deemed to be appropriate.

Relevant Documents:

2.6 The existing and proposed layouts and elevations of Mill hey Croft are shown on the drawings prepared by IWA Architects included in the application.

3.0 CONTEXT: *The Conservation Area*

3.1 The Chatburn Conservation Area Appraisal document and Townscape Proposals Map record and assess those aspects of heritage significance which support the area's designation under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 With reference to planning policy context, the document states that, "It is the quality and interest of an *area*, rather than that of individual buildings which is the prime consideration in identifying a conservation area.

3.3 The Chatburn Conservation Area Management Guidance document is also relevant :

Relevant Planning Policy:

- National Planning Policy Framework (NPPF)
- The Ribble Valley Core Strategy (2012)

4.0 CONSERVATION AREA ASSESSMENT OF THE PROPOSALS:

4.1 Reasons for the previous two storey submissions being refused was given by the Council based around judgements led by visual criteria in the context of the Conservation area and particularly in the context of the adjacent grade 2 listed church and church yard. Therefore this statement is based upon a visual assessment of those conditions the Council has previously referred to. It also adopts the principle of addressing the interest of an area, by referring to various components in any view, not just focussing upon an individual building.

4.2 The parts of the Conservation Area and its surrounding landscape which it is important to consider are referred to in four assessment zones shown on the location plan:-

- **ZONE A** The existing dwellings at Mill Hey Farmhouse and Mill Hey Barn conversion, taken in context with a late 1990's new build Mill Hey Croft.
- **ZONE B** The Grade II listed building of the parish church of Christ church, its churchyard, and cricket pitch beyond.
- **ZONE C** Views from Sawley Road
- **ZONE D** Long views across the valley

4.3 Policy DMG 1 of the Core Strategy: outlines that any extension should be sympathetic to the main dwelling in terms of its size, intensity, scale, design and facing materials. It goes on to say that any extension should be well proportioned and sit comfortably with the original building and should respect its scale and proportions. This single storey extension has been acknowledged to be an appropriately proportioned addition with subservient scale to the existing house and making little or no impact on its surroundings.

4.4 The proposed extension has an internal floor area of 28.48m² at ground floor, plus 36.14m² in the semi-basement (which sits under the footprint formed by the ground floor plan plus the external raised terrace balcony), whilst the main house has one of 165.86 m². On this basis it places the extension as the lesser of the two elements, which combine to form the extended property, with the ratio of the extension to the original house being 38% of its floor area. From this limited comparison, it is clear that the extension is certainly not a dominant component of the building.

VISUAL IMPACT ASSESSMENT IN ZONE A

4.5 It was demonstrated in the application granted permission in January 2017, that the single-storey extension, when seen from all aspects in the context of the building it adjoins and with other nearby buildings in the group of Mill Hey Croft, Mill Hey Farm and Mill Hey Barn, is not regarded as being harmful, in visual terms, to the Conservation Area and to the setting of the listed building. As this new proposal does not project any further out or stand

higher than the approved scheme and will in essence appear to be visually the same, from those same adjacent properties, it is hoped that the scheme will be considered positively.

Photos of the setting are shown below.

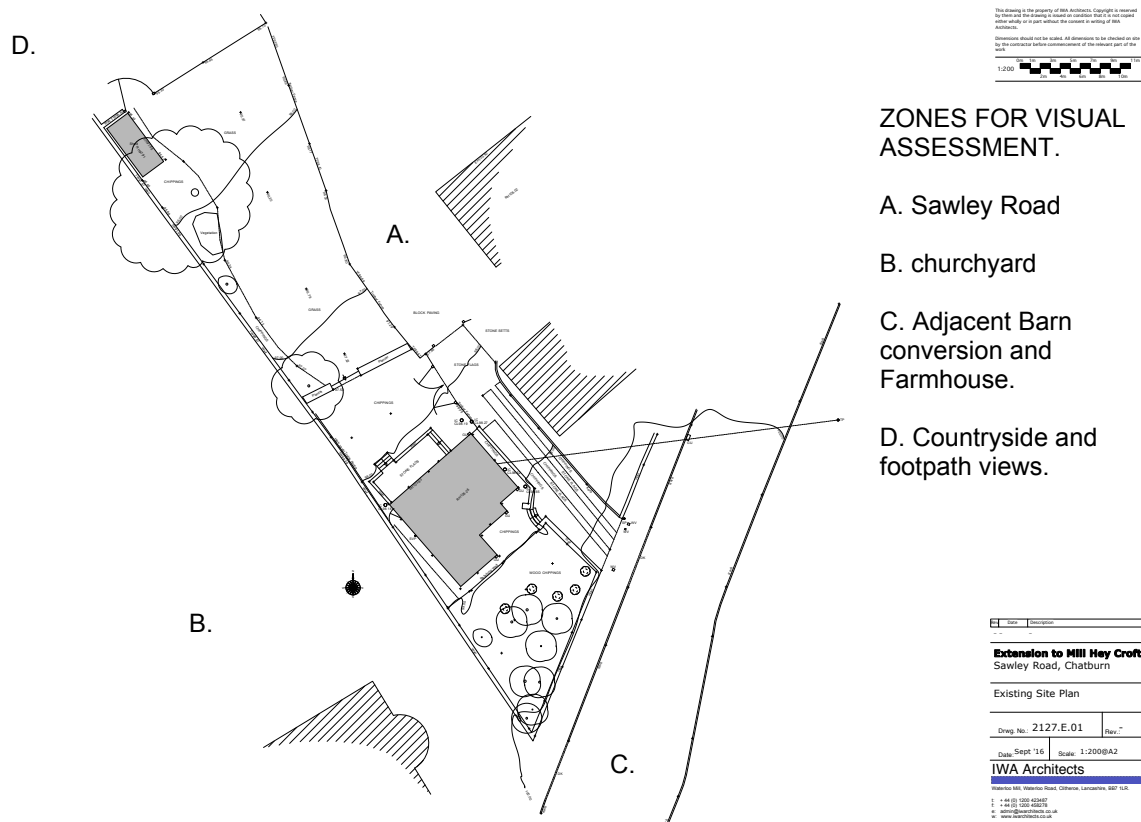


PHOTO 1 : *Photo of the setting.*



4.6 It is the applicant's view that the proposed extension, due to its form, scale, use of local materials and juxtaposition against its adjoining dwellings of Mill Hey Farm and Mill Hey Barn, does not adversely affect the composition and harmony of the group as a whole, which sits modestly. The gable form of the extended building echoes that of the surrounding buildings. Over time, as the brighter colour of new stone fades, the building and its extension will take on a mellow appearance and so will become increasingly integrated into its setting. It is not considered that the proposal would likely be read in conjunction with the listed building as it is largely concealed beyond the boundary of the churchyard. The proposal offers a contemporary yet sensitive dimension to the on-going history of the conservation area.

4.7 The view from the churchyard towards the south-west gable of Mill Hey Croft and leads into the assessment in Zone B.

VISUAL IMPACT ASSESSMENT IN ZONE B. PHOTO 2 below



VISUAL IMPACT ASSESSMENT IN ZONE B.

4.8 This shows the existing south-west facing gable of Mill Hey Croft, behind which is Mill Hey Farm, with its north-west facing gable seen projecting to the immediate left of Mill Hey Croft and to the further left is the gable of Mill Hey Barn. The degree of visual change in terms of solid built form, would be mitigated by the background farmhouse and the fact that only the extension roof would be visible above the existing boundary wall and fence.

4.9 The juxtaposition of the three buildings means that the degree of visual change arising from the proposed extension, would be very minimal. The extension would be seen within the solid forms of the existing buildings and would have a subservient form and scale with only the upper part of the roof visible and compatible with the group.

(Refer to photo 3 below) With these factors present the degree of change arising from the proposal is not considered sufficiently different from the present context to cause harm to the setting of the Listed Building nor to make any significant change to the composition of the group itself.



PHOTO 3.

4.10 The proposals can be considered further using views in photo 4 below taken from the footpath which runs from Sawley Road, alongside the cricket field, ultimately leading down the valley side to the National Trail alongside the River Ribble.

PHOTO 4



4.11 From this viewpoint the setting of the listed building is seen in a wider context, one which the Conservation Area Appraisal regards as important because it is part of what it refers to as the ensemble of spaces and other buildings which are important to the building itself. In this context again the proposed extension would not make any visual impact on the setting of the listed building nor of the group of residential buildings.

4.12 The extension glazing with reference to the existing barn conversion and this property, currently have windows larger in space and height than the proposed extension. The compatibility of main window openings between all three properties can be seen in photos 5, 6, and 7 below. The large two-storey glazing on Mill Hey Barn was put in as part of an original feature of barn but was retained as an architectural design feature when the barn was converted. It is considered that there is a consistent design theme throughout all of these examples which have endured in the conservation area without causing harm.

PHOTOS 5, 6, AND 7



Mill Hey Barn has new larger openings formed



Mill Hey Farm



Front panel at Mill Hey Croft.

ASSESSMENT IN ZONE 3

4.13 Photos 8, 9, and 10 on the following page show the progression of momentary views, which would be experienced by a pedestrian walking along the main road through Chatburn - Sawley Road past the church and the dwelling.

PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



4.14 The photographs from these viewpoints, taken in winter, show that only a small part of the roof of the proposed extension would be seen at various oblique and constantly changing angles. Initially what would be seen is shown in photos 8 and 9, however, this would quickly change to there being a minimal view of the side elevation, as photo 10 indicates.

4.15 In summer, when seen from the opposite side of Sawley Road the lower tree-canopies screen the views almost entirely, as shown in photo 11.

ASSESSMENT IN ZONE D

Distant views

4.16 Views from long range across the valley, are those from Grindleton village, which is split between the lower and upper levels of the hillside facing south-eastwards towards Chatburn. This is some distance away at approximately 1.5km from the site. When making a site visit to identify what could be seen of Chatburn from Grindleton, it was almost impossible to make any meaningful assessment of the likely visual change. What is certain is that over this distance, it is highly likely that the proposal would have no visual impact whatsoever when seen from the two locations I have chosen, as indicated on photos 12 and 13 below.

PHOTO 12



Towards the river bridge from Lower Grindleton

PHOTO 13



From Sawley Road Upper Grindleton

Local views.



Photos 14 and 15 from the public footpath leading to the river valley from the cricket field footpath.

4.33 Photographs 14 and 15 indicate no visual impact. Only when an observer entered assessment zone C would any distant views become legible.

5.0 POLICY CONSIDERATIONS AND CONCLUSIONS:

The Ribble Valley Core Strategy

Policy EN 5 Heritage Assets

5.1 It is our opinion that the objectives of this policy have been met in full, because due consideration has been given to the heritage assets which need to be taken into account by way of this proposal. In this regard, a design has been prepared which recognises the heritage assets and their setting and acknowledges them by way of the design itself. An assessment of visual and other impacts of the proposals and their setting has been undertaken in this statement, the findings of which are that the proposed extension makes little or from a number of important views, no visual impact in the conservation area. It also has no significant visual impact on the setting of the Grade 2 listed church.

5.2 Policy DMG 1 requires designs to be of a high standard which considers the building in its context. It also requires that the layout and relationship between buildings has been given due consideration, with particular emphasis being placed on visual appearance, relationship to surroundings and impact upon landscape character.

That context has been thoroughly examined in this statement, including the relationship between existing buildings. The extension design, form and massing help to integrate it with its neighbouring buildings.

Policy DME2 Landscape and Townscape Protection

5.3 Under this policy this proposal should be assessed in relation to

- *Traditional stone walls*
- *Hedgerows and individual trees*
- *Townscape elements such as the scale form and materials that contribute to the characteristic townscapes of the area.*

5.4 The stone wall to the site boundary shared with the churchyard may be regarded as a traditional stone wall. The proposals would not affect this wall in any way.

Likewise there are no hedgerows, which would be adversely affected. The tree close to the gravel area, as shown on the site drawing is proposed to be removed, to allow the gravel parking area to be extended. This tree was planted by the applicants in 1999, after they bought the house.

Policy DME4 Protecting Heritage Assets.

5.5 As indicated using photos, the scale, character and appropriateness of the proposals when considered in their immediate and wider setting and the visual impact assessments above indicate that the proposal conserves the integrity of the conservation area and do not cause harm to the setting of the Listed Building. Accordingly the proposal can justifiably be regarded as entirely in accordance with the requirements of this policy.

Policy DMH5 : Residential and Curtilage Extensions

5.6 The proposal shown on the site plan to extend the car parking area is desirable but not essential. The enlarged car park layout shown requires an extension to the residential curtilage and as the garden has been used as a domestic garden for over 12 years the applicant will separately apply for a certificate of lawfulness for the extension of the domestic curtilage. This issue has been discussed and agreed with the Planning Officer at the previous pre-application submission stage.

The extension of curtilage complies with the following criteria:

- is taking place within a settlement,
- follows an easily identifiable boundary,
- does not cause harm to the landscape and
- improves the visual quality of the site, in line with the requirements of this policy.

The National Planning Policy Framework (NPPF)

5.7 Section 7 Requiring Good Design

Paragraph 58 is particularly relevant:-

Bullet point 1 required a development to add to the overall quality of the area, for its lifetime.

Bullet point 4 seeks a response to local character and history, reflecting the identity of local surroundings and materials whilst:-

Bullet point 6 requires developments to be visually attractive as a result of good architecture and appropriate landscaping.

All of these requirements have been met by this proposal.

5.8 Paragraph 63 is also relevant in that it requires local planning authorities to give weight to innovative designs, which help raise the standard of design more generally in the area.

Section 11 Conserving and Enhancing the Natural Environment

5.9 Paragraph 115 refers to the importance of conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. There is nothing in the proposals with the potential to cause harm to these interests of acknowledged importance.

The National Planning Policy Framework (NPPF)

Section 12 Conserving and Enhancing the Historic Environment

5.10 Paragraph 128 requires applicants to describe the significance of any heritage assets affected, including any contributions made by their setting. It says that the level of detail should be proportionate to the asset's significance and no more than is sufficient to understand the potential impact of the proposal on their significance. (Refer to the listed building description in the appendix)

5.11 The applicant's Architect is also Church Architect to the adjacent listed building: Christchurch Chatburn and is very familiar with the listed building and its significance. This statement has had regard to those interests and has examined them in sufficient detail for the understanding of potential impacts. The visual impact assessment carried out concludes that the proposals do not cause harm to the Conservation Area, nor to the setting of the Listed Building.

These views are expressed by the Project Architect who is an experienced Conservation Architect. This submission is made on behalf of the applicants in support of this extension application, which we trust will be given due consideration accordingly.

Prepared by Ivan Wilson, of IWA Architects Limited with assistance of Phillip Deeley on the visual assessment and planning issues.

Amended March 2017.

APPENDIX

CHRIST CHURCH CHATBURN.

GRADE II LISTED BUILDING HISTORIC RECORD

The Listed Building description says :-

Church, 1838, by Edmund Sharpe, with aisles and chancel added 1882 by F. Robinson (Pevsner). Squared limestone with sandstone ashlar dressings, and slate roof. Romanesque style, with additions in keeping. Comprises a west tower with spire, a nave with south porch, 3 transeptal gables on north and south sides facing aisles, and a lower chancel with semi-circular apse. The tower is of 3 stages broached to a spire of sandstone ashlar. The lower stage has two blank arches on each side, with two round-headed windows on the west side. The upper stages each have 2 similar openings on each side, separated by pilaster strips and with Lombard friezes. The bays of the main church are separated by pilaster strips and have Lombard friezes. The nave, of 2 bays on the north side and with one bay to the west of the porch on the south side, has tall windows with splayed limestone reveals and roundheads. Each aisle bay has similar windows, paired with a single pierced quatrefoil above and under a semi-circular relieving arch. A plaque in the wall of the apse records that the chancel was built in memory of Robert Ingram, d. 1879.

Interior. The 3 bay nave arcades have semi-circular arches, banded round columns, and foliated capitals and responds. The moulded round chancel arch is carried on short corbelled shafts with foliated capitals. Below are piers with angle shafts, from which spring flanking arches opening into the organ chamber and the south chapel. An inscribed band in the south aisle wall records that the church was enlarged in 1882. At the west end is a gallery with timber front. The roof is carried on arch-braced trusses. The windows contain glass of various late C dates.