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# DESIGN AND HERITAGE STATEMENT

FOR

EXTENSION AND ALTERATIONS

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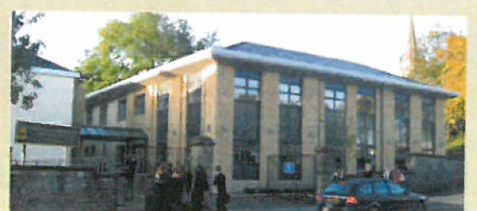
**NO.1 BEECH GROVE, CHATBURN**

AUGUST 2017

JOB NUMBER: 5433

VERSION: 1.00

from concept to creation...



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SURVEYORS

## 1.0 INTRODUCTION

- 1.1** This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr N Byrne as part of a house holder application to extend No.1 Beech Grove.
- 1.2** This report is in support of the application and should be read in conjunction with the supporting information. This application follows a Premises License application which has been approved by Ribblesdale Valley Borough Council relating to this address.

## 2.0 EXISTING

- 2.1** The existing property is located on the main road through the village of Chatburn on the outskirts of Clitheroe. It is an end dwelling on a row of terraces set back from the main road.
- 2.2** The building reflects the traditional vernacular of the area constructed in random natural stone with varying roof heights to the row of terraces.
- 2.3** The prominent elevation is the rear, which faces Sawley Road with a stone wall enclosing the garden and forms a boundary from the road.

## 3.0 PLANNING HISTORY

- 3.1** This proposal follows a previously approved planning application ref: 3/2015/0129. This application follows the same principles originally set out in the application but were amended. Following a site visit from John Macholc on 8th August 2017, it was advised that the roof design could be adopted as illustrated in the proposed drawings.

## 3.0 PROPOSED

- 3.1** The proposal seeks to extend the lounge external wall up to provide a new roof to create additional height and space to bedroom 1. This will maintain the existing character of the property by retaining the subservient character of the roof by constructing the proposed roof at a lower position from the main section. The scheme also includes amending the front porch design to provide the main door at the front as well as to utilise an existing external well to be incorporated into the utility room space.
- 3.2** All of the external materials will match existing to ensure a cohesive exterior which enhances the surrounding area whilst providing important additional internal space to the dwelling.

## 4.0 HERITAGE STATEMENT

- 4.1** 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 19th 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.

**4.2** The Chatburn Conservation Area was designated on 3rd 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.
- 17th and 18th Century farmhouses and barns as evidence of the agricultural origins of the village.
- Mainly 19th 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 19th 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 Ribble Valley.

**4.3** The existing building is located within the Chatburn Conservation Area and is designated as a Building Of Townscape Merit. The proposals which form the basis of this application seek to enhance the current existing building both internally and externally to suit 21st century living 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 conservation area. The retention of the stepped roofs to the row of terraces is maintained in the design and will create no adverse impact on the streetscene.