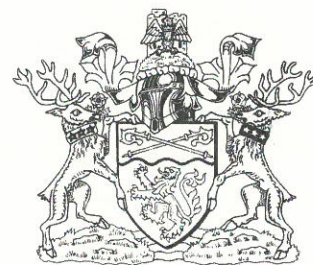


RIBBLE VALLEY BOROUGH COUNCIL



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my ref: AD/CMS
your ref:
date: 2 October 2017

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Dear Mr Bamber

RE: REQUEST FOR PRE-APPLICATION ADVICE
THORNBER'S, SLAIDBURN ROAD, WADDINGTON

Thank you for your enquiry concerning alterations and extension to the Grade II listed house within the Forest of Bowland Area of Outstanding Natural Beauty. The submission includes a very informative heritage assessment which identifies evidence for the building's origins as a cruck frame structure.

I write to confirm comments made at our site meeting of the 11 August 2017. I understand the proposed planform changes have been informed by consideration to modern alterations identified within the planning record. In this respect, the proposed planform changes at first floor appear relatively minor and acceptable in general. However, the cruck frame is to be further concealed within an en suite to bedroom 2 – is this essential? I would suggest that full details of en suite provision to all bedrooms (including impact on and protection of historic fabric) be provided at application stage.

Proposals to restore the character and identity of the outbuildings, including the frameless glass link, are welcomed. However, I would suggest that changes to openings be informed by any historical evidence for previous opening form and character; Historic England's "Conversion of Traditional Farm Buildings: A Guide to Good Practice" (September 2006) provides advice in this regard. The removal of the entire former stables west wall appears excessive and contrary to proposals to restore the character and identity of the outbuildings.

The principal of enhancement to fenestration is welcomed. Historic England's "Traditional Windows: their Care, Repair and Upgrading" (February 2017) provides advice in this regard. One example of similar tri-partite windows in the borough is Hill Foot Cottages, Twiston. The list description states: "row of 3 houses, late 18th century ... windows tri-partite, stepped, with plain stone surrounds and square mullions ... the inner light of each window is sashed with glazing bars and the outer lights fixed with glazing bars".

However, these are my opinions as an officer of the Borough Council which will not prejudice any recommendation to, or decision of, the Borough Council.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Dowd'.

ADRIAN DOWD BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC

Mr Bamber
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