

## **HERITAGE STATEMENT**

**FOR**

**PROPOSED REPLACEMENT OF EXISTING EXTERNAL DOOR TO THE REAR SOUTH ELEVATION  
AND FORMATION OF A NEW WINDOW OPENING TO THE NORTH SIDE ELEVATION.**

**AT**

**NO.2 CROASDALE BANK**

**SLAIDBURN**

**LANCASHIRE**

**BB7 3ET**

This Heritage Statement has been produced with reference to the following legislation, nation and local planning policies and national guidance.

- Planning (Listed Buildings and Conservation Areas) Act 1990 – S.66 and S.72.
- The National Planning Policy Framework (2018) – paragraphs 189 – 196.
- National Planning Practice Guidance (2018).
- Ribble Valley Core Strategy:
  - Key Statement EN5 – Heritage Assets.
  - Policy DMG1 – General Considerations.
  - Policy DME4 – Protecting Heritage Assets.
- Historic England ‘Making Changes to Heritage Assets’ Historic England Advice Note 2.
- Slaidburn Conservation Area Appraisal.
- Slaidburn Conservation Area Management Guidance.

No.2 Croasdale Bank is a stone built, two storey, semi-detached dwelling located at a prominent location within the village centre of Slaidburn within the Ribble Valley. The dwelling is located within the boundary of the Slaidburn Conservation Area, which is a designated heritage asset, and is identified within the area as being a building of ‘townscape merit’ in that its appearance contributes positively to the character and appearance of the conservation area.

Two adjoining buildings are shown on the site of both No’s 1 and 2 Croasdale Bank on the Slaidburn Tithe Map of 1838; however, the orientation and siting of these buildings differ from that of the existing buildings and this is also evident from an examination of later historic OS mapping. This is suggestive of the alteration or demolition of earlier or existing structures. No.2 Croasdale Bank appears in a similar form as existing on Historic OS mapping of 1893.

The proposed works consist of the following elements;

1. Formation of new window opening to the west end of the north facing side elevation.

A new window opening is to be formed within the west end of the north side facing elevation and will service the proposed ground floor kitchen with the provision of further natural lighting, following internal alterations and remodeling. The window opening will be formed within the existing stone wall and will incorporate square cut, plain sandstone jambs, head and cill in order to match the existing ground floor windows to the north side facing elevation. The proposed window is to be a timber sliding sash window with central timber glazing bars and slim double-glazed units. The frames are to be painted white to match the existing. Ironmongery to be polished brass.

The window will be formed in the west end of the north facing side elevation. This location is relatively sheltered and obscured as only a walkway is present to this area formed between the existing building and the boundary wall which is lined with nearby shrubbery and trees. The window will match the existing ground floor windows to the north elevation in terms of size and appearance and will replicate the same stonework and window details in order to reduce its visual impact. Some historic wall fabric will require removal; however, this is non-designated and of low significance. The formation of the window will maintain the significance of the nearby heritage assets, as well as the character and appearance of the conservation area without any undue harm.

2. Replacement of the existing modern painted timber paneled door and frames with a new timber glazed door and timber frames to the rear of the building.

A new timber door is to replace the existing rear external door. The new door is to be in timber with full height slim double-glazing unit. The door is to be painted white to match the existing joinery throughout the building's exterior. Ironmongery to be polished brass.

The door will be located to the rear external entrance to the building and will only be visible from within the rear garden of the building and its location is largely sheltered by the existing small first floor extension located above. No significant historic fabric is proposed to be removed as the existing door and frames are modern in appearance. The door is to be similar in appearance other than the glazed unit which will essentially replicate the area of the paneled section to the existing door. The replacement door will sustain the significance of the nearby heritage assets, as well as the character and appearance of the conservation area without any undue harm.