

HERITAGE STATEMENT TO SUPPORT **PLANNING PERMISSION**

For

Garage Extension Works

At



**Byre Barn,
Edisford Road,
Clitheroe,
Lancashire
BB7 3LJ**

1. INTRODUCTION

This Heritage Statement has been prepared to accompany and support a planning application for extension to an existing detached garage at Byre Barn, Edisford Road, Clitheroe, BB7 3LJ.

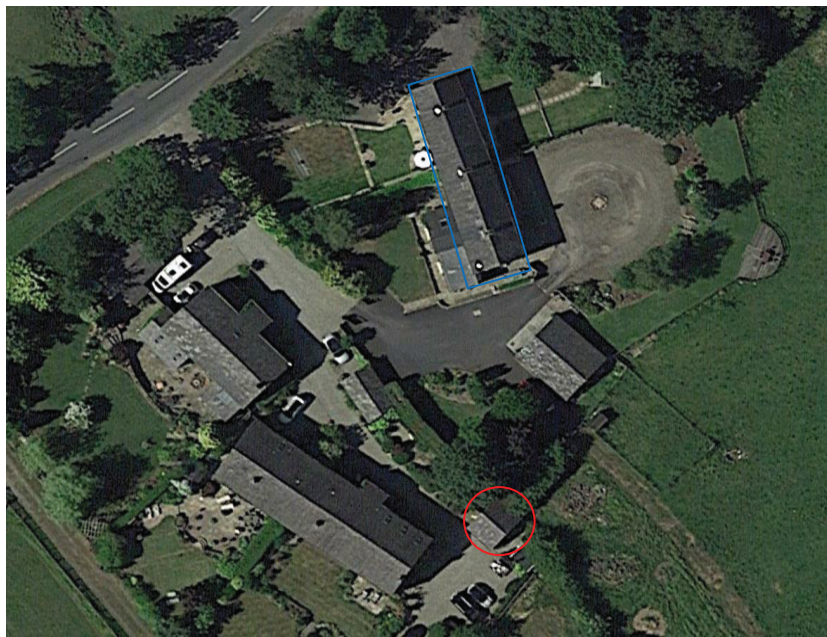
Reference should be made to drawings and supporting documentation that accompany the Application.

2. SITE AND EXISTING GARAGE BUILDING

Byre Barn is located to the South side of Edisford Road, and comprises a previously converted semi-detached barn. The existing garage is detached from the main barn located alongside the East boundary, and accessed via the existing driveway fronting the property/barn.

The garage is adjacent the boundary of Edisford Hall Farmhouse & Cottages, which is Grade II listed and therefore backs onto the curtilage of the listed building. However, the boundary is largely screened by an evergreen hedge which runs along the perimeter boundary of the listed curtilage, and is bounded further south to the rear by means of a post and wire stock fence to the adjoining farm land/fields.

The existing garage building comprises of single storey stone faced masonry cavity walls and a slate pitched roof, to match the existing barn. A single high level timber framed window is located on the North West elevation. A single vehicular up & over garage door is located on the South West elevation adjacent the driveway and the timber six-panel personnel door is located on the South East elevation.



Location of existing garage, highlighted in red, in relation to adjacent listed property, Edisford Hall Farmhouse & 2 Cottages highlighted in blue.

3. HISTORICAL CONTEXT / SIGNIFICANCE

The application site Byre Barn is not a listed building, and the works are not considered to fall within the curtilage of adjacent listed building. However, it may be considered that the proposed development may affect the setting of the adjacent Edisford Hall Farmhouse and 2 Cottages (North of Byre Barn, as shown on Site Plan BS.18-210/01), which are Grade II listed.

Listing detail of the adjacent Edisford Hall Farmhouse and 2 Cottages, are detailed below for reference:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1362278

Date first listed: 16-Nov-1954

Statutory Address: EDISFORD HALL FARMHOUSE AND 2 COTTAGES ADJOINING TO NORTH

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Great Mitton

National Grid Reference: SD 72433 41369

Details

SD 724 413 GREAT MITTON

SD 74 SW

10/86 Edisford Hall Farmhouse and 2 cottages adjoining to north 16.11.1954 – II House and 2 cottages, late C18th with C17th remains and late medieval fragments. Pebbledashed rubble with sandstone dressings and stone slate roof. Two storeys. The cottages, to the right, are of one bay each and have plain stone window surrounds with ogee heads. Those on the ground floor have poppyheads above the ogees. The windows are sashed, with curved glazing bars beneath the heads. The doors are paired and have plain stone surrounds. Above is a re-set stone with 3 shields carved in relief. The upper 2 are inscribed 'W' and 'T'. The lower one has a flower motif. The farmhouse is of 4 bays. The window to the right of the door has plain reveals. The one to the left is of 4 lights, mullioned with outer chamfer and inner hollow chamfer. At the far left is a window with plain stone surround and square mullions, of 3 lights. On the 1st floor are similar windows of 3 lights, 2 lights, 3 lights and 2 lights. The door, in the 3rd bay, has a plain stone surround. At the right of the facade are 2 re-set stones with decorative motifs. On the 1st floor, to the right of the 2nd bay, are 2 re-set stones carved with blank tracery in relief, having cinquefoils with panel tracery above. Under the central arches are the monograms of Christ and the Virgin Mary. Chimneys to the right of the left-hand bay, between the house and cottages, and on the gable of the right-hand cottage. At the rear of this latter cottage is a C17th window surround, now with no mullions and partly blocked. The interior of the farmhouse was not accessible at time of survey but was said to retain no features of interest.

Listing NGR: SD7243341369

4. PROPOSALS

Use, Scale & Layout

The Applicant wishes to extend the existing garage to create space to accommodate two cars and a garden store/workshop area. The extension which is to be approximately 6.0m long, and tapers down to 3.4m in width to give an increase in floor area of 24 sq.m. The building is to have a ridge height is to be approximately 3.8m, and eave height of 2.3m to match the existing garage. The extension will involve removing an existing garden shed, graveled areas and planted beds.

The layout of the proposed extension is principally as detailed on the accompanying drawing BS.18-210/05, with existing access to be adapted to form the vehicular door openings to the South West (off the existing driveway), revised pedestrian access door to the North West Elevation.

Appearance

The proposed extension is to be constructed with matching stone faced cavity walls, traditional slate roof covering, and timber doors all to match existing. Full height glazing will be added to the South East elevation and is to be powder coated Aluminum, dark grey in colour. Three timber Velux roof lights are to be installed to the North East elevation of the roof, dark grey in colour.

5. CONCLUDING STATEMENT

This Heritage Statement has been prepared to accompany and support a planning application for extension to an existing detached garage at Byre Barn. The proposed extension and associated works have been designed and are to be constructed in materials to be sympathetic to those of the existing garage and adjacent barn conversion, in order to integrate the development visually with the existing surroundings.

The works to extend the existing garage (away from the listed buildings), are largely screened from view from the adjacent listed building. The proposal will also involve the removal of existing timber garden shed.

Having careful considered the significance of the property, being adjacent the curtilage of a Listed Building (Edisford Hall Farmhouse and 2 Cottages), it is considered that the proposals are sympathetic to the setting and in relation to the context, and character of the adjacent listed property will not have a negative impact on the significance of the adjacent listed curtilage as a whole.