

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
03.01.2019

HERITAGE STATEMENT PROPOSED ANNEX AT 6 DOWNHAM ROAD, CHATBURN

The Site

The property is within the conservation area of Chatburn located on Downham Road as part of a group of three attached dwellings. It is a grade two listed three bedroom two storey property with interesting historic features. The house offers a double frontage to the street with a central door. There is access to the rear of the property alongside the northern gable which leads to a rear courtyard with an outbuilding and roof garden. There is a first floor link to the rear bedroom via a timber bridge leading to a glazed door and side panel. The house is predominantly lime rendered at the rear and side (painted white) with a natural slate roof finish. The front façade is randomly coursed limestone. The immediate surroundings are residential properties and garden areas.

The listing description

House, C17th. Limestone rubble with sandstone dressings and slate roof. 2 storeys, 2 bays. The windows are mullioned and transomed, of 6 lights and chamfered on the 1st floor, of 8 lights and rebated and chamfered on the ground floor. The left-hand ground-floor window appears to be original, but the other windows were once simply mullioned and have been enlarged. The chamfered doorway, between the bays, has a Tudor-arched head. The right-hand gable has a massive projecting chimney stack with offsets, a later cap, and a chamfered fire window in its front wall. Inside, the right-hand room has a wide chamfered fireplace with segmental head. The left-hand room has a chamfered fireplace with flat head

The Proposal

A pre-application enquiry was completed in 2018 and the response received on 5/10/18 (included in the application documents). This application shows a significant change to the previous design as there are now no physical alterations proposed to the listed building. The proposal is to simply demolish the blockwork structure which incorporates the stores and the roof garden whilst respecting the party walls to the neighbouring properties. A new blockwork structure with a painted render finish is proposed along with the new roof garden with a replacement timber fence.

The structure is to incorporate habitable accommodation for an annex to the main house as a separate building with its own secure door. The drawings provide the detailed information sufficient for the planning application.





