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HERITAGE STATEMENT

Replacement Timber/Glass Door and Single Glazed Side Frame to the front of the property

2 Southport Barn Cottages, Sawley

Introduction

This statement should be read in conjunction with the application (ref PP08235456) and supporting drawings, this application relates to the replacement of the front door and its glazed side frame on the front elevation of the property from timber/glass boarded door with windows and single glazed side frame to a Safeguard composite door with toughened double glazed windows and toughened double glazed side frames. Nos. 2 Southport Barn Cottages is not a listed building however it is in a Conservation Area.

This statement will weigh up the significance of the development and impact that it may have on the Conservation Area.

For reasons identified in this statement it is considered that the application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the heritage asset.

Site Context

The site in question sits within the administrative boundary of Ribble Valley Borough Council and the site lies in Sawley which is approximately 3.5 miles north east of the nearby town of Clitheroe and can be accessed via Sawley Road when accessed directly off main distributor A59 to the South which provides good transport link from the East to West across the North of England.

The property is one of four of a barn conversion Nos 1, 2, 3 & 4 – the front of the building where the ground floor Entrance door and kitchen window are located are East facing whilst the remaining rear elevation where the living room patio doors are located face West looking onto a private garden. (Site and Location Maps attached)

The property is rectangular plan form of masonry Cavity wall construction, clad externally with natural random stone with part horizontal and vertical timber boarding to the front opening/recess.

The roof is gable form and constructed from a traditional timber purlin and rafter roof construction, battened and finished with natural slate roof covering throughout. The front elevation has two Rosewood double glazed windows in uPVC frames – bedroom and kitchen; and a part timber/glass boarded door with single glazed side frame.

Application Proposal

We wish to replace the timber/glass boarded door and single glazed side frame in the front elevation to provide a Safeguard composite door with toughened double glazed windows and two side toughened double glazed panels which are a requirement for modern living and energy efficiency. The timber/glass boarded door and single glazed side frame are grainy with rot and decay noted; are in a state of disrepair and need replacing or refurbishment to bring them up to a satisfactory

standard. However the replacement door (has a perimeter sub-frame of a solid, water-resistant polymer material, which is reinforced with Laminated Veneered Lumber – LVL. A thermostat GRP skin is bonded to this sub-frame and the core of the door is then filled with high density, 100% CFC free polyurethane foam. Finally, water resistant polymer composite rails protect the core from damage or water absorption – full specification attached) will match the existing double glazed Rosewood windows and frames throughout the property and that the replacement door will have no impact on the front elevation of the dwelling.

(Photograph of existing door with scaled drawing of proposed replacement door attached).

Assessment of impact upon the Significance of the Conservation Area

Paragraph 131 of the NPPF advises that ‘In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

In this instance it is felt that the proposal does not have any detrimental impact on the Conservation Area.

The proposed development seeks to conserve the assets by replacing the existing timber/glazed door and single glazed side panel with a Safeguard composite door with toughened double glazed windows and toughened double glazed side panels while providing the benefit of double glazing which is a minimal requirement for modern living and energy efficient. We have ensured that the replacement door is the same material and colour as the existing double glazed windows and frames throughout the property and that the insertion into the front elevation will not have any detrimental impact to our immediate neighbours who both have double glazed Rosewood doors in different designs.

Conclusion

In assessing the harm caused by this proposal the following factors must be considered:

- The setting of the building is preserved and indeed enhanced by the proposal, and the general refurbishment of the building
- The proposed development will have a minimal and acceptable impact on the character of the building, by adding a sympathetic addition,
- The economic viability of the building is improved
- The proposed works will support the local community as a local business would be employed to undertake this improvement

For reasons identified in this statement it is considered that the application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the Conservation Area. It is contended therefore that the application proposal represents appropriate development and as such planning permission should be granted.