

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

**DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE APPRAISAL
FOR THE PROPOSED ROOF REPLACEMENT TO THE OLD VICARAGE,
SHIRE LANE, HURST GREEN.**



This statement supports the Listed Building Consent application demonstrating the proposal for replacement of the existing roof to the Old Vicarage, Hurst Green.

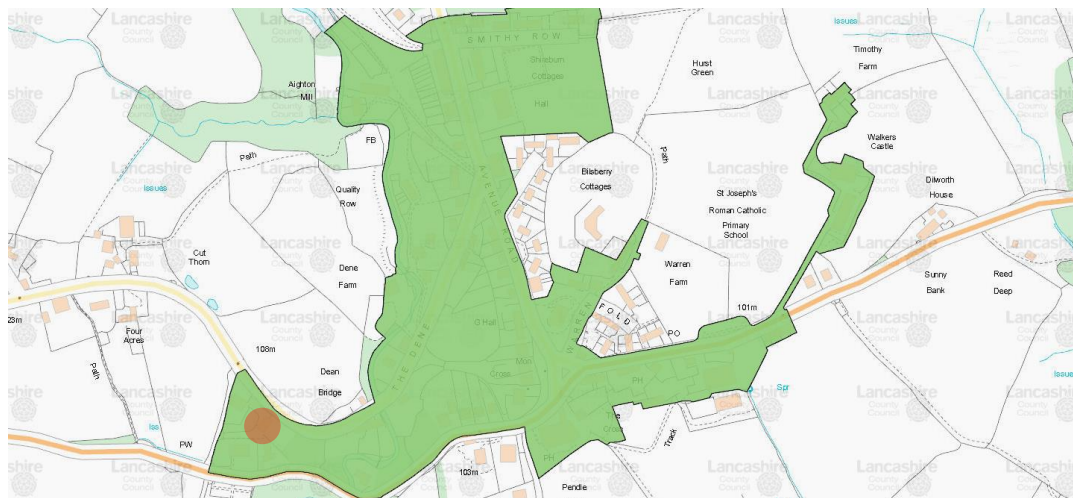
Site

The property is a detached grade II listed house constructed in the early-to-mid 19C, it lays within a large plot on the western side of the Hurst Green Conservation Area.



Proposal

The proposal is to replace the exiting blue state roof with a new blue slate roof. The proposal has no visual impact on neighbouring properties or the setting of the conservation area.



HURST GREEN CONSERVATION AREA

Planning History

3/2006/0848- Two storey rear extension to coach house. Conversion of garage into kitchen and add conservatory to side elevation of main dwelling.

The application was refused.

3/2006/0911- Conversion of garage attached to The Old Vicarage and addition of conservatory for extra living space. Two storey extension to Coach House to provide extra living space.

The application was refused.

3/2008/0032- Erection of a single storey timber framed conservatory.

The application was approved with conditions.

3/2008/0033- Erection of a single storey timber framed conservatory.

The application was approved with conditions.

3/2014/0685- Alter or extend a listed building.

The application was withdrawn.

3/2015/0815- Fell 1No. Beech tree.

The application was approved with no conditions.

3/2016/0262- Erection of a single storey timber framed conservatory.

The application was approved with no conditions.

Massing

The proposal will not increase the massing of the existing building.

Materiality & Appearance

The Old Vicarage at present is, rendered rubble with sandstone dressings and slate roof. 2 storeys. Facade has chamfered quoins, 1st floor sill band and cyma moulded stone cornice gutter. 3 bays. Windows sashed with glazing bars and plain stone surrounds. The right-hand bay has a door with plain stone surround covered by an open glazed timber porch. Gable stacks. The left-hand (south) gable has a door with plain stone surround and moulded impost, inside a timber porch with decorative bargeboards.

The materiality for the proposal consists of the following:

Roof

Blue slate to the main roof with stone ridge tiles.

Sustainability

The proposal for the replacement roof will secure increase the longevity of the building, thus increasing the inherited sustainability in terms of energy and social economics.

Heritage Appraisal

The building that is the subject of this report is Grade II Listed and is located within the Hurst Green Conservation Area and is adjacent to other designated and non-designated heritage assets. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area, the heritage assets and the adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

Heritage Asset: THE VICARAGE AT THE CHURCH OF ST JOHN EVANGELIST

Heritage Category: Listed Building

Grade: II

List Entry Number: 1146906

The Hurst Green Conservation Area was designated in 2005 and identified as an area of historic and architectural interest, Hurst Green is one of 22 conservation areas within the Ribble Valley. The boundary of the conservation area extends to the east as far as Timothy Farm St. John's Church to the west, the proposed site occupies a central location within the area.

The conservation area contains many features of special interest that contribute to the character of Hurst Green, with architectural and historic interest in the conservation area's buildings including 11 listed buildings and several buildings of townscape merit.

The rural setting of the conservation area is partly located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) with several green spaces located within the village centre.

The conservation area is adjacent to the Stonyhurst College Historic Park which is a Grade II* registered park and garden, the village also provides a route through to the principle entrance for the college.

The settlement of Hurst Green is historically closely associated with Stonyhurst (refer to the maps of 1646 & 1752 to Fig's 02 & 03 below which name Stonyhurst).

The Hurst Green estate passed to the Shireburn family in 1377 and in 1592 Stonyhurst Hall was built by Sir Richard Shireburn. It was occupied as the family seat until 1794 when an ancestor gave the Hall and Estate to the Society of Jesus as a new home for their College. The buildings are still used for educational purposes.

Hurst Green was then associated with the bobbin industry, with four bobbin mills being shown to the OS map of 1847. By this time the majority of the buildings which contribute positively to the character of the conservation area were extant and provide the strong characteristic of a late 18th and early 19th century settlement.

There are several designated heritage assets within the Conservation Area and the closest property within this category to the application site is the following property: -

Heritage Asset: CHURCH OF ST JOHN EVANGELIST, LONGRIDGE ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1362196

Date first listed: 22-Nov-1983

Details:

Church, 1838. Rock-faced sandstone with slate roof. Comprises a nave and chancel under a continuous roof, a tower partly projecting from the west wall, and a south porch. North and south walls of 5 bays with buttresses and chamfered lancet windows with hoods. East window of 3 chamfered lancets, now with their sills raised. The west wall of the tower has a triple lancet on the ground floor. Above, the tower has lancet bell openings and an oversailing battlemented parapets. Porch has chamfered inner and outer door surrounds with 2-centred heads. Interior has shallow chancel and open timber roof of low pitch with trusses having king posts and scissor braces.

To the north west of the application site are 2 other dwellings of Townscape Merit (Old School House and outbuildings) which all sit slightly above the application site.

With regard to the above and recognising the location of the proposal the materiality has been considered in regards to the existing grade II listed building and the advice provided by the Hurst Green Conservation Area Management Guidance document.

Conclusion

This statement along with the supporting drawing demonstrates the proposal for the replacement of the existing slate roof with a new slate roof to The Old Vicarage. Following the removal and clearance of the existing slate roof. The erection of a replacement slate roof will commence in accordance with a detailed specification to be prepared for the approved contractor.