



6 DOWNHAM ROAD
CHATBURN

HERITAGE STATEMENT
DESIGN AND ACCESS STATEMENT

NOVEMBER 2019

northwestdesigncollective

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1.00 INTRODUCTION

This statement has been written by North West Design Collective for the current owners of no. 6 Downham Road, Chatburn, Ruth and Vincent Murray and has been drafted in support of the listed building application for the repair and restoration to the rear elevation and roof to no. 6 Downham Road Chatburn submitted to Ribble Valley Borough Council.

Data was gathered from a range of primary and secondary sources including a visit to the site, a search of the National Heritage List for England, Local planning Authority and historic local materials and maps.

This report is to be read in conjunction with drawings for the building:

1904.01.01 Existing plans, rear elevation and sections

1904.01.02 Proposed plans, rear elevations and section



Google Earth bird's eye image of Chatburn

1.01 SCOPE AND PURPOSE OF THIS REPORT

This report is intended to inform the Listed Building Application to Ribble Valley Borough Council for the proposed restoration, alteration and repair to the rear elevation of the Grade II listed property no. 6 Downham Road Chatburn.

This Statement identifies and describes the significance of the heritage assets affected by the proposals and assesses the impact of the proposals on that significance.

The scope of this report is defined by the National Policy Framework (NPPF) paragraph 128;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

1.02 EXECUTIVE SUMMARY

The site is located within the Chatburn Conservation Area and is a Grade II listed building. The proposed repairs intend to make alterations to the proportion and material of the fenestration to the rear elevation. The proposal removes the modern interventions and alterations which have caused significant harm to the rear of this historic property.

The Ribble Valley Borough Council Chatburn Conservation Area Management Guidance report identifies a number of weaknesses within the Conservation Area two of which are particularly relevant to no. 6 Downham Road;

"Plastic or treated timber windows and doors on many of the buildings";

"Roof conversions that result in very large dormer windows on the rear roofs of some cottages."

Overall, it is concluded that the removal of the modern proportioned fenestration and inappropriate materials used would be welcomed and would significantly enhance this listed building.

2.00 THE EXISTING

2.01 THE SITE

The site is located in Chatburn; a village in the valley between two geological ridges, to the north east of Clitheroe in east Lancashire. The village dates back to around the 5th century and is built up around the convergence of four roads; Ribble Lane, Clitheroe Road, Downham Road and Sawley Road. The site is situated on Downham Road close to the junction with Sawley Road and Clitheroe Road.

The Downham Road and Sawley Road junction is historically important as it connects Chatburn to Clitheroe and until the 1960's, Sawley Road was the only main road from Preston to Skipton, Harrogate and further on to York.

No. 6 Downham Road is located within the Chatburn Conservation Area and covers an area including most of the village. The Downham Road facing elevation (front elevation), with which the listing is mainly concerned, has the majority of the original external features. Its limestone walling stone with stone-surrounded windows is typical of the construction in the Chatburn conservation area.

The building is currently used as the sole residence of Ruth and Vincent Murray.



2.02 HISTORICAL CONTEXT

The village of Chatburn dates back to the Anglo Saxon era and its name originates from the popular saint around these times of the 5th century, St. Chad/Ceatta combined with the presence of a brook (or burn) in the village. The village grew up around the major route from Sawley to Whalley and served as a lifeline for the monks journeying between Sawley, Whalley and York.

Chatburn sits on the banks of Chatburn Brook which used to flow through the village to meet the River Ribble. The Brook is almost dry today but once it supplied cotton mills in the village. The area has always been quarried hence the abundance of stone built domestic dwellings and associated boundary walls. Limestone is used as the main building material with sandstone architectural details on later buildings. Predominantly the village was a farming community. The Agricultural development in England saw an increase in the market based regional economies around 1660

Chatburn is first documented in 1241 at the death of John de Lacy, 2nd earl of Lincoln and 8th earl of Bowland, when his assets are being valued. Later a William the mustard Maker is noted in a deed of 1431 and mills are reported unto 1579.

There is a roman road running parallel to the A59 and there is a suggestion that Chatburn could be a post Roman settlement. There are however no records of any archaeological finds in the area save for an urn which was reputedly found in December 1778 containing roman coins.

The majority of the buildings within the village Conservation Area were constructed before 1884. This signifies a massive change in the village. Within a period stretching from the mid to the late 1800s the village doubled in size and tripled in population. The construction of a Cotton Mill and the associated filling of the ground adjacent to the Bridge to develop may have stimulated this growth.



Map 1774



2.02 HISTORICAL CONTEXT cont.d

The House

No. 6 Downham Road is one of five Grade II listed properties in Chatburn. It forms part of a terrace of three properties at the southern end of Downham Road. Hudsons Ice Cream, former Tollhouse 1879 with remnants of an earlier Tollhouse of 1756, forms the corner and junction of Sawley Road and Downham Road. A double fronted house of similar construction sits adjacent to Hudson's at no. 4 and the proposed site, no. 6, sits at the end of the terrace but is of a significantly different construction and age.

The scale of the dwelling is smaller than its adjacent Victorian counterpart and is of modest heritage as a 17th century farmhouse. Although it is now called 6 Downham Road, the building has been formally called 'Peter Field's House', 'The Home Guard House' and 'Castle House'. This house originates of a two cell building on the ground and first floor with central corridor being later extended to accommodate a central stair and additional two rooms at the rear on both floors. Deep chamfered stone surrounds with mullions and transoms form the fenestration to the front of the house on both floors. A Tudor arched central doorway forms the main entrance. The interior has been altered in the past but the main footprint still exists. The silhouette of the building remains with its large robust chimney to the north end gable and shallow roof.

Stone boundary walls to the front of the property. Cast iron gutter brackets remain on the rear elevation to support the gutters.



Map 1846



View from the junction of Downham Road and Sawley Road
 No. 6 Downham Road can be seen to the RH side of the image above



Map 1888



2.03 LISTING DESCRIPTION

Listing Description from the Heritage List for England

Statutory Address: 6, DOWNHAM ROAD
 County: Lancashire
 District: Ribble Valley (District Authority)
 Parish: Chatburn
 National Grid Reference: SD 76969 44135

SD 74 SE CHATBURN DOWNHAM ROAD (North Side) 7/3 No. 6 13.2.1967 - II 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.

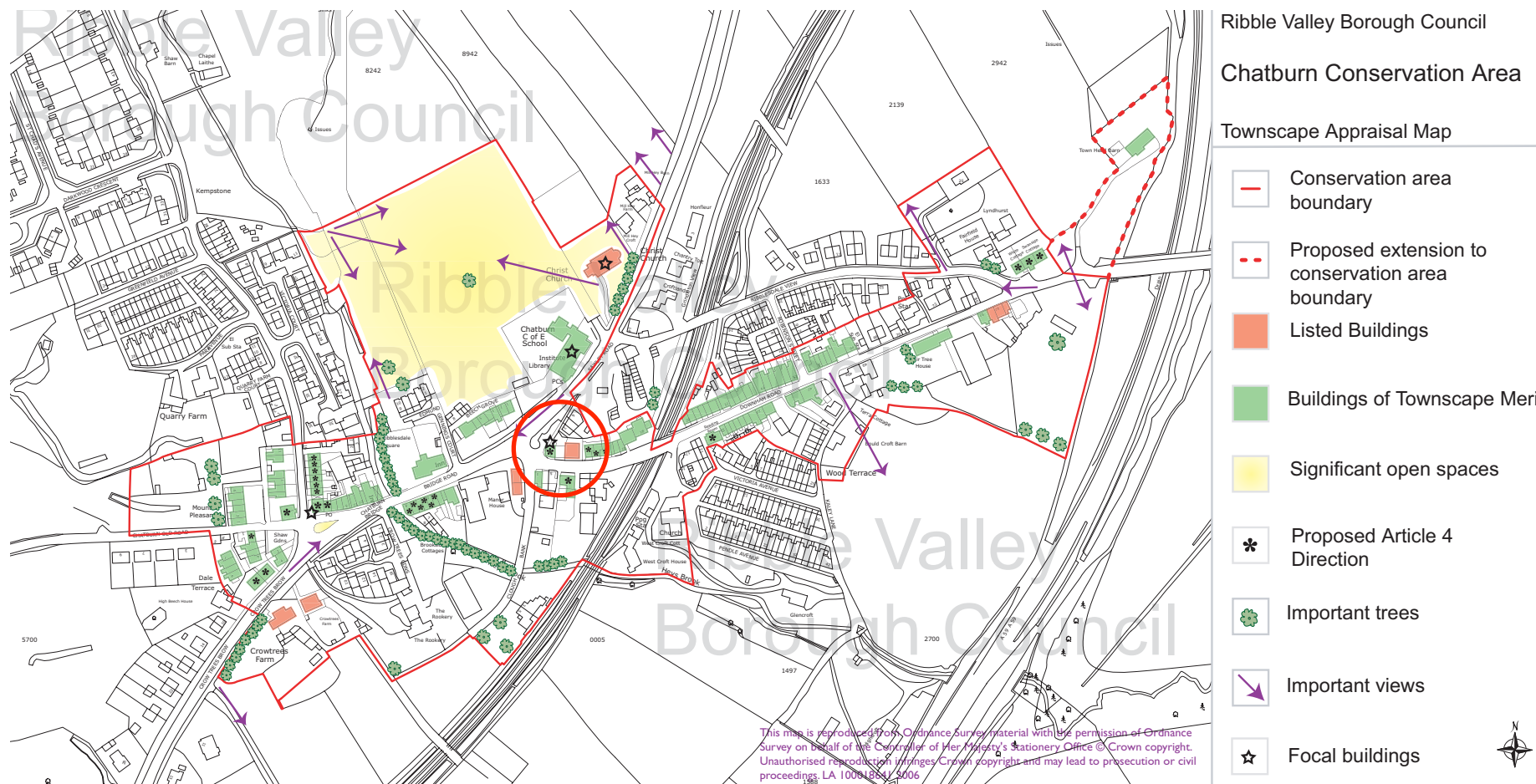
Listing NGR: SD7696944135

2.04 CONSERVATION AREA

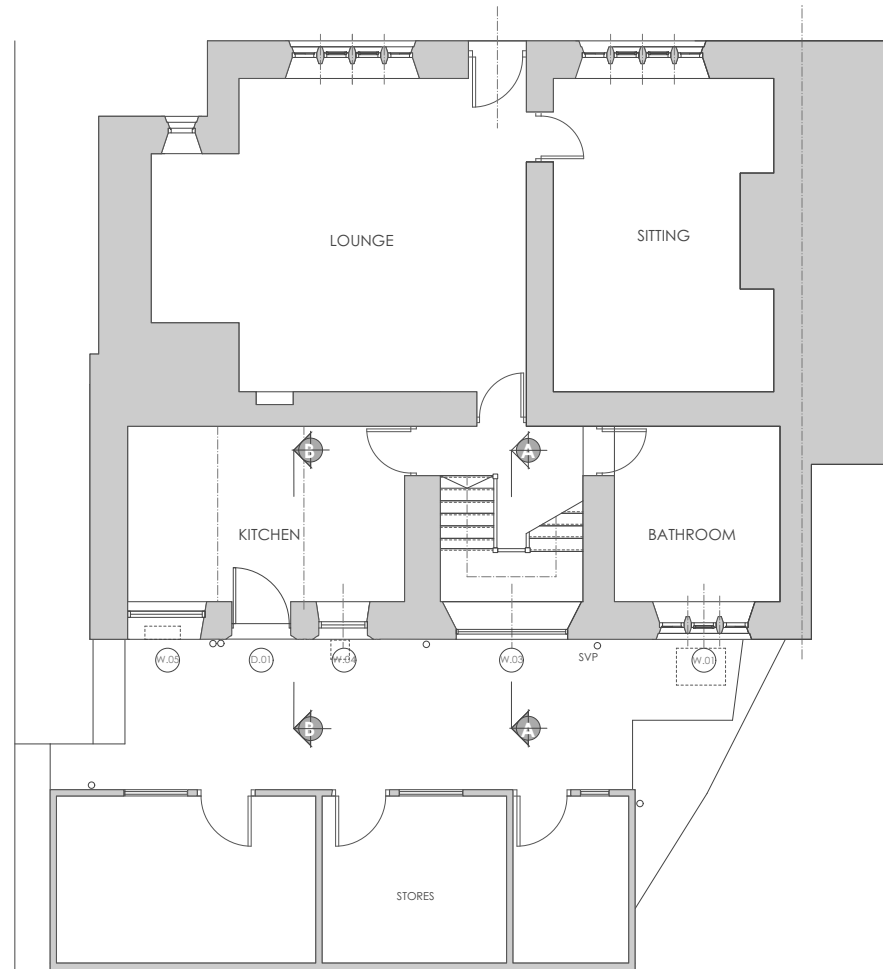
No. 6 Downham Road is located within the Chatburn Conservation Area which is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Chatburn Conservation area was the subject of a conservation area appraisal in 2005, which was carried out by The Conservation Studio for Ribble Valley Borough Council. The appraisal describes Chatburn as primarily a residential village but with a small commercial centre, with the predominant house form being the terrace row.

No. 6 Downham Road is described, in the Chatburn Conservation Area Appraisal, is one of Chatburn's oldest buildings. Originally a 17th Century farmhouse, it is now a residential property with an historic frontage on Downham Road. The frontage is prominent because of its proximity to the street, the rear, however, is largely concealed from Sawley Road by the surrounding properties. The house is Grade II listed and although the building now forms part of a terrace, it is suspected that the building was once a detached dwelling. The rear of the house is a later addition.

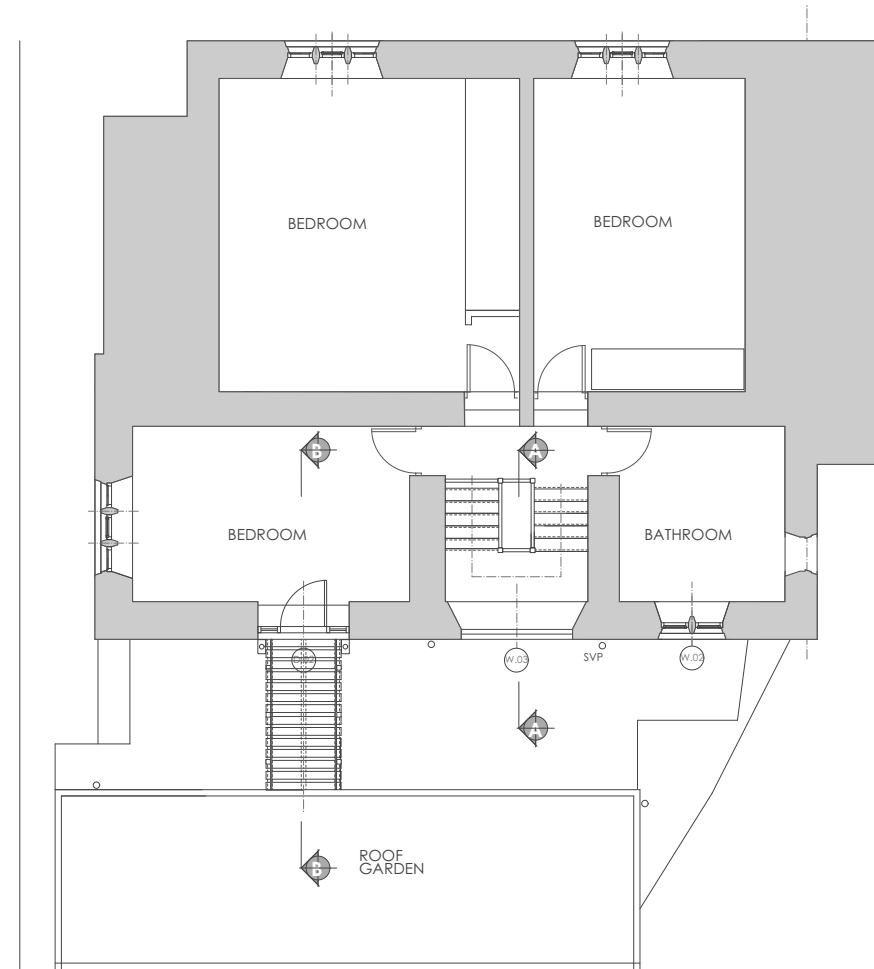
One of the strengths of the area, described in the report, are the 'well-kept houses, gardens and open spaces'. The identified weakness of the area include 'plastic or treated timber windows and doors on many of the buildings' and 'roof conversions that result in very large dormer windows on the rear of some cottages'. One of the threats is identified as a 'continuing loss of architectural detail and use of inappropriate modern materials or details'.



2.05 EXISTING DRAWINGS



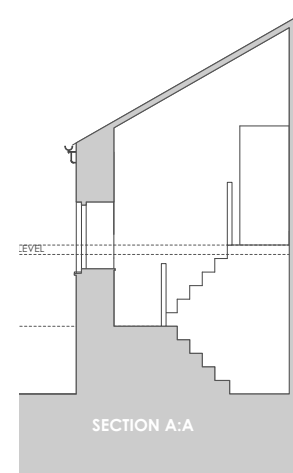
GROUND FLOOR PLAN



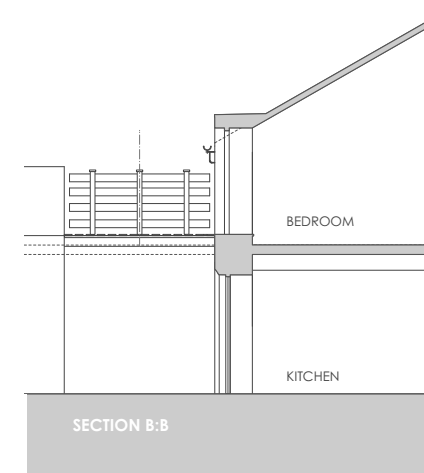
FIRST FLOOR PLAN



REAR ELEVATION



SECTION A:A



SECTION B:B



2.06 PHOTOGRAPHIC RECORD



Rear elevation



2.06 PHOTOGRAPHIC RECORD cont.d.



D.02 : First floor door opening with lead dormer and timber access bridge



2.06 PHOTOGRAPHIC RECORD cont.d.



Window 01 : Ground floor : Original stone surrounds painted with single glazed timber casement frames. 2no. frames are fixed shut, 1no. opening



Window 02 : First floor : Original stone surrounds painted with single glazed timber casement frames. 1no. frame fixed shut, 1no. opening.



Window 03 : Staircase landing : Modern opening : Double glazed single pane timber window.



D.01 : Rear door with original stone surround painted. Modern timber half glazed door.



Window 04 : Ground floor : Original stone surround with missing central stone mullion. Single glazed timber casement with top hung opening light



Window 05 : Ground floor : Modern opening. Single glazed timber casement with top hung opening light



3.00 THE PROPOSAL

3.01 PROPOSED SCHEME

The main emphasis of this scheme is to remove the modern timber bridge and associated first floor opening for the rear elevation of this historic building. The bridge and opening were inserted some years ago to connect the house to a modern roof garden sitting atop the outbuildings within the walled garden area. The bridge and the opening have a significant negative impact on this building and its removal massively enhances this important building within the Chatburn Conservation Area.

The proposed scheme, as shown on North West Design Collective's proposed drawing 1904.01.02, is concerned with the rear elevation of No. 6 Downham Road specifically to a number of existing window and door openings and the roof. Existing stone surrounds to windows remain as existing. We propose to re-instate the removed stone mullion from one of these existing windows which had been removed at some point in the past.

The alterations proposed to the modern openings involves creating a more fitting scale and appropriately proportioned window size and shape complete with the introduction of appropriate materials for both the window frames and surrounds to create a more holistic rear elevation. The proposed metal framed windows will allow for a thinner frame profile, while providing the thermal efficiency required for a comfortable internal environment.

Door D.01 is to be replaced with a new timber stable door which is more in-keeping with the style of the new windows.

The proposed works to the roof allow for the removal of the inappropriate lead dormer and the reinstatement of roof structure and finish to allow the roof line to be returned to its original form. This also includes the restoration of diminishing slate courses to the area of the removed lead dormer, to match the existing roof, and the re-instatement of a cast iron gutter supported on cast iron gutter brackets to match.

During the course of the works, if any of the existing render is damaged, this will be repaired in lime render and redecorated to match the existing.

3.02 ACCESS AND LANDSCAPE ISSUES

Access to No. 6 Downham Road is unaffected by the proposal.

The existing rear entrance door is to be removed and replaced with a new timber painted stable door with slimline double-glazed units to the top half, in order to improve thermal efficiency.

This application does not affect the existing landscape of the property. However, the application does include the removal of the bridge-link from the rear of the existing house to a roof garden; an inappropriate addition which has a detrimental impact on the appearance of the listed building.

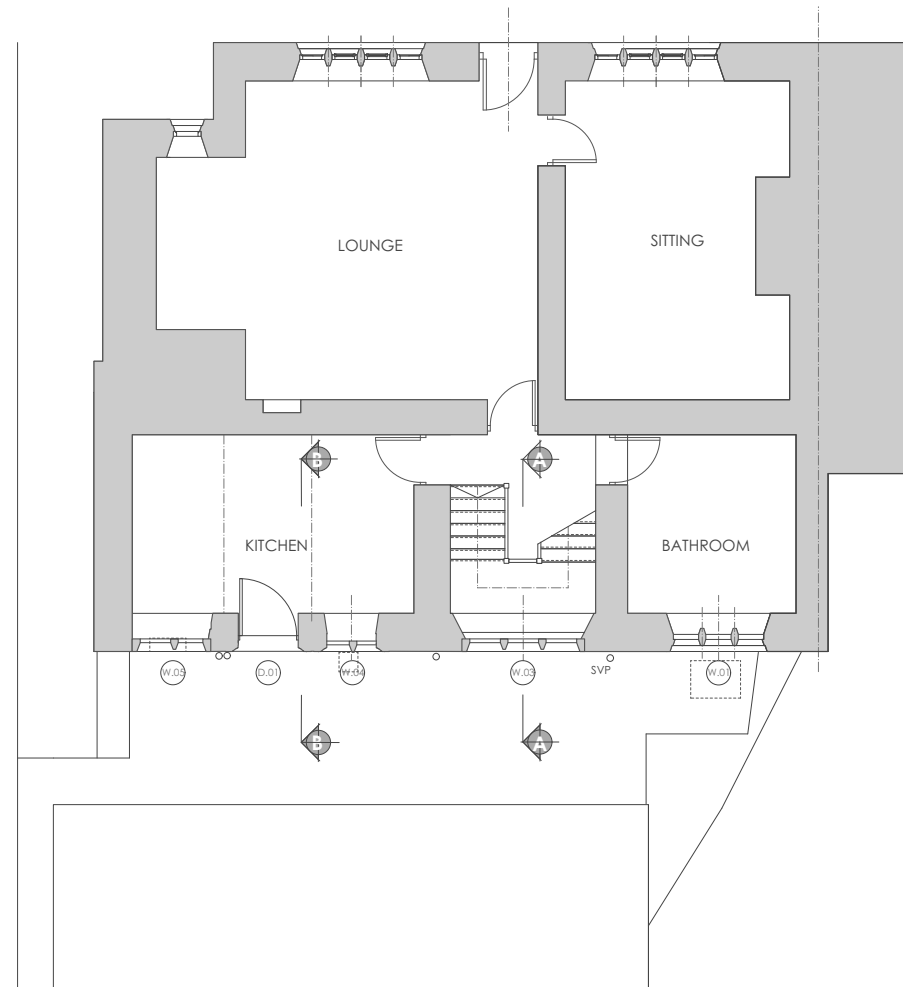
3.03 LAYOUT, SCALE AND APPEARANCE OF THE PROPOSED DEVELOPMENT

Generally, the window placement in the proposed scheme uses the proportions and scale of the existing openings within the rear façade's historic fabric. These openings are altered in appearance with the addition of stone surrounds and mullions, which will echo the detail to the front elevation windows. They are obviously modern as they will not have the double chamfered reveal as the existing but will sit to compliment the existing. The stair window has been replaced with an opening sized window frame to enable escape from the first floor in an emergency which is a significant concern for the client at present.

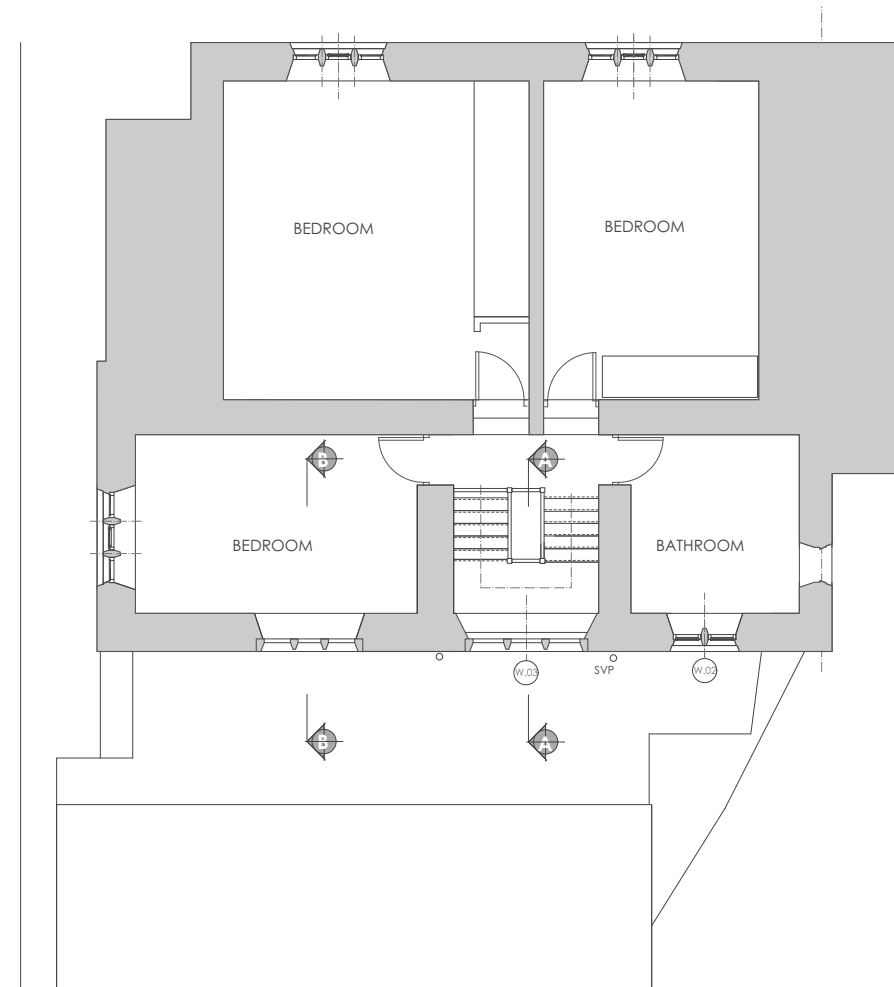
The scale of the of the glazed elements of the windows has been designed to be in keeping with those on the front and rear elevations.



3.04 PROPOSED DRAWINGS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

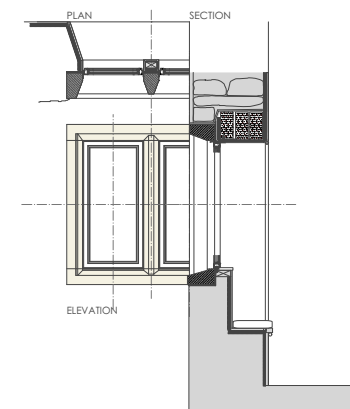


REAR ELEVATION

WINDOWS : NEW WINDOWS TO BE CRITALL FRAMES OR SIMILAR
W.01 : NEW STEEL DOUBLE GLAZED WINDOW FRAMES TO EXISTING STONE SURROUNDS
W.02 : NEW STEEL DOUBLE GLAZED WINDOW FRAMES TO EXISTING STONE SURROUNDS
W.03 : NEW STONE SURROUND TO EXISTING OPENING WITH STONE MULLIONS TO FORM THREE WINDOW OPENINGS ALL WITH NEW STEEL DOUBLE GLAZED WINDOWS FRAMES.
W.04 : EXISTING STONE SURROUNDS TO BE CLEANED OF PAINT FINISH BY THE DOFF METHOD OF CLEANING BY SPECIALIST. NEW CENTRAL STONE MULLION INTRODUCED TO MATCH EXISTING STOOLING ON STONE HEAD AND CILL. NEW STEEL DOUBLE GLAZED WINDOW FRAMES AS ELSEWHERE.
W.05 : NEW STONE SURROUNDS WITH CENTRAL MULLION WITH NEW STEEL DOUBLE GLAZED WINDOWS IN EXISTING OPENING
W.06 : REMOVE LEAD DORMER AND EXISTING GLAZED DOOR AND FIXED GLAZED SIDE PANELS. RE-INSTATE BLUE/BLACK DIMINSHING SLATES TO MATCH EXISTING SLATES IN COLOUR, SIZE AND THICKNESS. NEW STONE SURROUNDS WITH MULLIONS WITH NEW STEEL DOUBLE GLAZED WINDOWS. NEW STONE RANDOM RUBBLE BUILD UP WITH LIME MORTAR AND LIME RENDER FINISH.

DOORS
D.01 : NEW TIMBER PAINTED STABLE DOOR WITH NARROW WIDTH DOUBLE GLAZED UNITS TO TOP HALF OF DOOR

ROOF
REMOVE TIMBER BRIDGE TO ROOF DECK AND EXISTING TIMBER GLAZED DOOR AND SIDE PANELS. REMOVE THE LEAD DORMER AND SPURCE NEW SECTIONS OF TIMBER TO ENDS OF RAFTERS TO MATCH EXISTING SECTION AND PITCH. MATCH EXISTING ROOF CONSTRUCTION, BATTENS, FELT ETC TO EXISTING AND RESTORE THE ROOF CONSTRUCTION. MATCH EXISTING DIMINSHING SLATES IN COLOUR, THICKNESS, SIZE AND LAP. NEW SECTION OF CAST IRON HALF ROUND GUTTER ON CAST IRON BRACKETS TO RESTORED SECTION OF ROOF CONSTRUCTION.



TYPICAL WINDOW DETAIL
scale 1:25



4.00 HERITAGE ASSET ISSUES AND ASSESSMENT

This Heritage Statement follows the requirements of the National Planning Policy Framework (NPPF) and has also had regards to:

Planning Practice Guidance on Conserving and Enhancing the Historic Environment (2014);

Conservations Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England, 2008);

4.01 ASSESSMENT OF SIGNIFICANCE

Identification of the heritage asset

No. 6 Downham Road is a Grade II listed building and its setting are located within the Chatburn Conservation area.

The significance of this building and its setting is medium. This building is one of the most historically significant buildings in Chatburn, due to its age and its Downham Road-facing façade. The window stone surrounds to the front elevation and the scale of the dwelling together with its roofscape and silhouette including the massive chimney to the end gable remain as original and are little altered.

The building is of significance due to the potential of the building to yield evidence about the past human activity and the ways in which past people, events and aspects of life can be connected through a place to the present.

The primary evidential and historic value predominantly lies in the front and side elevations however the interior plan footprint and the chimney recess provides us with a link to aspects of life during the 17th century when the dwelling was built.

The existing rear elevation and garden setting are much altered from the original building. In the past inappropriately scaled openings both door and windows have been introduced and these are now in a very poor condition and are in need of replacement.

Two windows on the rear elevation, one on the first floor to the bathroom and one of the ground floor to the shower room, remain as original with double chamfered stone surrounds and chamfered mullions although the stone has been painted. Timber single glazed window frames have been introduced in the past and are now in a very poor condition and are in need of replacement. The window opening size is such that these windows do not allow the sufficient size for these to be used for escape windows which is a considerable concern for the residents of the house.

Modern outbuildings introduced in the past takes up most of the rear walled garden area and has a significant negative impact on the setting of the historic building. The timber bridge which is accessed from the altered and extended door opening to the first floor bedroom to the roof garden has a severe detrimental impact on the rear elevation of this building.

The significance of the property has been diminished by the insertion of inappropriate interventions at the rear of the property and the use of inappropriate materials.

4.02 ASSESSMENT OF THE IMPACT OF THE PROPOSED WORKS

The changes which have been applied to No. 6 Downham Road in the past have had a negative impact on the significance of this building.

It is the intention of the proposed works to enhance the rear façade through the removal of these interventions. The alterations to the modern openings, including the stair opening, provides openings in appropriate glazing patterns, scale, utilising an existing palette of materials and proportion to the rear elevation. The provision of escapable window openings to the first floor, essential for the owner, significantly outweighs the negative effect this may have on the rear elevation as it exists at present.

4.03 PRESERVATION, ENHANCEMENT, MITIGATION STRATEGY

The windows on the rear elevation have been designed to remove some of the inappropriate recent additions to the façade. The windows are currently timber framed; it is the intention of the proposed design to change these to metal framed windows, Crittall or similar, with a slim frame. The proposed design will generally retain existing openings, and will remove the inappropriate lead dormer. New stone surrounds and stone mullions will be inserted into the openings to form a more traditional window appearance, and one which aims to enhance the character of the property by reflecting the appearance of the front elevation.

4.04 RELEVANT PLANNING HISTORY

Application No. 3/2019/0047

Listed Building Application - Refused - 01 February 2019

Demolition of existing outbuilding and roof garden and construction of new detached annex and roof garden.

Application reference 3/2019/0047 (LBC) - Refused

Pre-application advise provided 5 October 2018

3/1976/0582 - Utility room, store and workshop in rear yard. LBC granted 13 September 1976.

6/10/1257 – Alterations to existing dwelling house. PP granted 27 April 1964. 'Existing' plans show that the major alterations to front elevation windows (mullion and transom windows installed) referred to in the list description were implemented at this time.