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## HERITAGE STATEMENT

49 DOWNHAM ROAD, CHATBURN

### ABSTRACT

The significance of a building can have a great effect on a variety of tangible and nontangible elements. The following statement explores the aforementioned as supporting documentation for the proposed two single-storey rear extensions to 49 Downham Road, Chatburn.

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## 3 Introduction

### 3.1 Purpose

This statement has been prepared to assess the proposal for two single-storey extensions to the rear of 49 Downham Road, Chatburn. The proposal is for the demolition of an existing porch extension at the rear of the property, to be replaced by two single-storey extensions.

The statement produced is in response to the policy set out in Chapter 16, Paragraph 189 of the National Planning Policy Framework 2019, as follows:

*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. As a minimum, the relevant historic environment record should have been consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

This statement provides information relating to the significance of the existing building and guidance for the proposal set forth for the two single-storey extensions.

This statement will support any Pre-application Enquiries, Planning Applications and Listed Building Consent required for any future actions.

### 3.2 Nature of the Proposal

Demolition of the existing single-storey porch extension to the rear, this is to be replaced by two, single-storey extensions constructed in materials that match that of the existing building and local vernacular.

The works aim to enhance the building and its performance along with improving the living accommodation. Through the extension of the groundfloor space, a larger kitchen and open dining area will be provided in this large family home.

### 3.3 The Author

Roger Hines ACIAT, the author, an Architectural Technologist with a background in traditional masonry construction methodology also, a professionally qualified Landscape designer; specialising in the integration of the built environment with the landscape.

## 4 Site Details

### 4.1 Site ownership

Mr & Mrs Pratt owns the site in its entirety.

### 4.2 Location

49 Downham Road is located to the east of Chatburn village centre and the south of Downham Road. The map below (Figure 1, Location map (Digimaps, 2020)) marks out the location of the building.

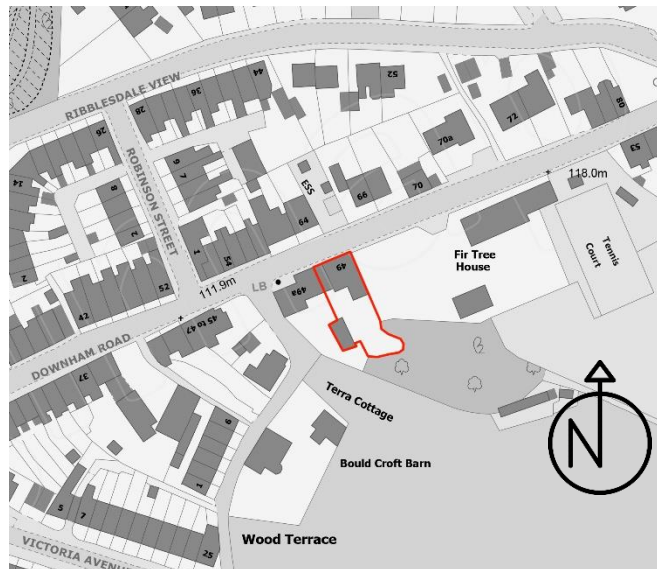


Figure 1, Location map (Digimaps, 2020)

### 4.3 Designation records for the heritage asset

49 Downham road is shown in the early 1840's ordinance survey maps. It lays within the Chatburn Conservation Area, albeit, it is not classified as a heritage asset by the borough council.



Figure 2, Historic map 1844 (NSL, 2020)

## 5 Outline Description & Historical Background

49 & 49a Downham Road, Chatburn are historical buildings constructed from the local vernacular, limestone walling and slate roofing. The building is noted within the Chatburn Conservation Area Appraisal (2005) as displaying stone corbels with cast-iron guttering.

No reference is made to the building within the Historic England database.

### 5.1 Key Designations

49 Downham Road is located within the Chatburn Conservation Area (CA). According to the Historic England database, the following fall within or are in close proximity to the building:



Figure 3. Heritage listing map (Historic England, 2020)

- 6 Downham Road, Chatburn: House, C17th. Limestone rubble with sandstone dressings and slate roof. 2 storeys, 2 bays. Grade II listed building.
- 57 & 59 Downham Road: Pair of houses, c.1800. Squared limestone with sandstone dressings and stone slate roof. Grade II listed buildings.

### 5.2 Reference(s) in the Historic Environment Record

Access to the HER's was unavailable at the time of writing.

### 5.3 Archaeological Potential

No archaeological evaluation or assessments undertaken.



## 5.4 Planning History

<b>Application Number</b>	RV/2019ENQ/0002
<b>Location</b>	49 Downham Road, Chatburn, BB7 4AU
<b>Description</b>	Demolition of rear porch, construction of two single storey rear extensions.
<b>Registration Date</b>	19/01/2020
<b>Decision</b>	25/02/2020 – Acceptable in principle.

## 5.5 Consultations undertaken

No external consultations were deemed necessary for the proposal.

## 5.6 Approach and Methodology

External and internal inspections of the property were carried out. Background research has also been conducted to ascertain relevant contextual background information into the significance of the building any associated history attached.

The English Heritage website was consulted along with the LPA to ascertain relevant planning history associated with the site.

49 Downham Rd is located on the south of Downham Road; the proposed work is to take place at the rear of the building. Albeit the proposal will not be visible from Downham Road, it will be partially visible from Kayley Lane as shown below; however, the visual impact is minimal.



Figure 4, Visual Impact (Google maps, 2020)

## 5.7 49 Downham Road, Chatburn – External photographs



Figure 5, 49 & 49a Downham Road, Front Elevation (Authors Own, 2020)



Figure 6, Rear Elevation (Authors Own, 2020)



Figure 7, Rear Porch (Authors Own, 2020)



## 6 Heritage Appraisal

### 6.1 Introduction

The following appraisal has been compiled using documentation from Historic England guidance publications in relevance to the National Planning Policy Framework (2019), paragraph 189, given in extract below:

*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. As a minimum, the relevant historic environment record should have been consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

### 6.2 Heritage Values

The guidance document *Conserving Principles* (2008) published by the English Heritage, was consulted for assessing and identifying the core heritage values attached to the site. These have been categorised under the following headings: *evidential value; communal value; aesthetic value.*

### 6.3 Evidential Value

Historic England (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity".

49 Downham Road is constructed in the local vernacular, limestone facades with sandstone window sets. Sandstone corbels hold cast-iron guttering at the eaves of the building to the front elevation.

### 6.4 Historic Value

Historic England (2008) states that "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative".

The building presents illustrative value along with small associative historical value; the illustrative value is evident in the form and position of the building and its presence at the roadside, contributing to the overall streetscape of Downham Road.

The building externally retains some historical value, although interventions throughout the lifecycle of the building are evidently clear.

49 Downham Road, has little to no known associative value attached to the building.

## 6.5 Aesthetic Value

Historic England (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The true aesthetic value of the building derives from the building itself—although not noted as a building of townscape merit, the vernacular construction and the contribution of the building to the streetscape, enable people to place the building as a contributing and long-standing structure within Chatburn.

Evidence of alterations can be seen externally through the inclusion of new windows and existing windows being filled in. Additions, such as the single-storey rear porch is also noted as being a later addition to the original building.

## 6.6 Communal Value

Historic England (2008) states that "Communal value derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

49 Downham road would have been a contributing farm building with attached barn. Any communal value attached to the historical use of the building is no longer evident; the communal value of the building is deemed to be negligible.

## 6.7 Statement of Significance

The following statement of significance is informed by assessing the heritage values associated with the building; this statement will give impartial consideration and prioritise conservation for all proposals put forth.

49 Downham Road, is a former farmhouse with attached barn. Both properties are now utilised as dwellings. The building carries no heritage designation, and the local authorities have not deemed the building to be of townscape merit. The building does, however, lay within the Chatburn Conservation Area. Reference is made to the building within the Chatburn Conservation Area Appraisal (2005) in regards to the stone corbeling at the front of the property along with its cast-iron guttering.

The heritage value appraisal has acknowledged that the primary significances of the building lay within the evidential and aesthetic value, the building externally still has some of its original features and is constructed as a local vernacular building.

The proposal for the demolition of the single-storey porch to the rear and the construction of two single-storey extensions are not likely to affect the historical and aesthetic value of the building. The aspects of the proposal have been considered, and their conservation priorities highlighted below:

*Demolition of the porch* – the demolition of the existing porch, which is deemed to be a later addition to the dwelling, is mitigated by the benefit of its demolition for the proposed replacement extensions.

*Proposed extensions* – the proposed extension are to provide a large home with adequate kitchen and dining space, the extensions are to be constructed with limestone facades and sandstone window sets to match that of the existing building. Roofing materials will match that of the host dwelling, with roof lights set within.

## 7 The Proposal

The proposal is for the demolition of a single-storey rear porch and the construction of two single-storey extensions.

### 7.1 Proposed Plans



Figure 8, Existing Site Plan (Authors Own, 2020)

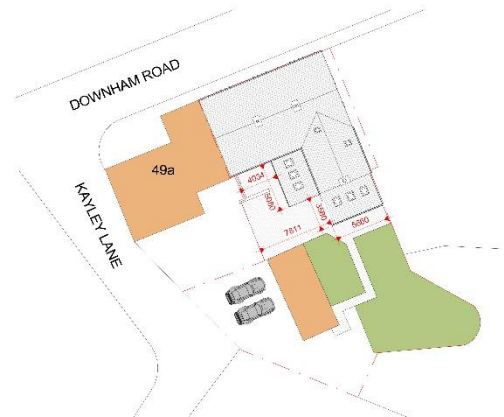


Figure 9, Proposed Site Plan (Authors Own, 2020)



Figure 11, Existing Floor plan (Authors Own, 2020)

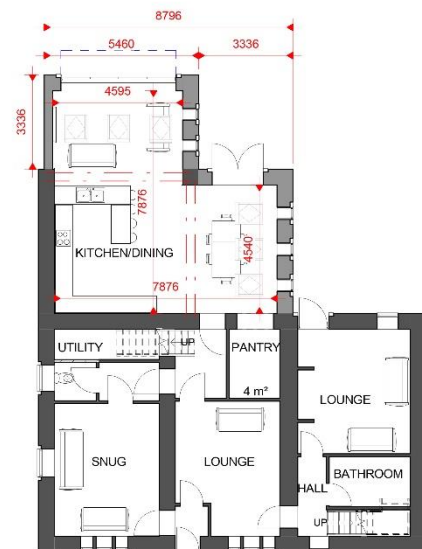


Figure 10 Proposed Floor Plan (Authors Own, 2020)

## 8 Conclusion

This heritage statement has reviewed the potential of impact of the demolition and construction works to 49 Downham Road and the effect on Chatburn Conservation Area.

The proposal put forward appears not to harm the significance of the building or that of the conservation area.

The proposal has been considered against the NPPF and the conservation appraisal for Chatburn, guidance was sought from Historic England documentation and the significance of impact assessed. The scheme is, therefore in accordance with the provisions of the heritage planning law and policy.

## 9 References

English Heritage, 2008. *Conservation principles, policies & guidance*. [Online] Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> [Accessed 15 02 2020].

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy Framework*. [Online] Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) [Accessed 10 05 2020].

The Conservation Studio, 2006. *Chatburn Conservation Area Appraisal*, Cirencester: The Conservation Studio.