

Katie Dickson Heritage

43a Holst Crescent, Old Farm Park
Milton Keynes, MK7 8QN
Tel: 07766 716338
Email: katiel19@gmail.com

Heritage Statement

No.59 Downham Road
Chatburn

On behalf of Mr T Ward

Prepared by:

Katie Dickson

BA Hist/Arch, MSc Hist Con, Pg. Cert. Urb Des

Date of issue: 28. Sept. 2020

Contents

1	Introduction	1
2	Planning Policy	2
3	Assessment of Significance	4
4	Proposed Scheme	7
5	Assessment of Impact	8
6	Conclusion.....	9
	Appendix 1: Historic Map Regression	1
	Appendix 2: List Description	3
	Appendix 3: Chatburn Conservation Area Map	5

All Rights reserved.

Copyright © Katie Dickson Heritage.

While Copyright in this volume document report as a whole is vested in Katie Dickson Heritage, copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted, stored in a retrieval system in any form or by any means whether electronic, mechanical, via photocopying, recording or otherwise, without the prior permission in writing by Katie Dickson Heritage.

1 Introduction

- 1.1 This report has been prepared by to accompany a planning application for the conversion of an existing garage into a holiday cottage consisting of an open living space and kitchen and one bedroom.
- 1.2 The garage forms part of a terrace with Nos. 53, 55 and 57 Downham Road, with Nos. 55 and 57 being Grade II listed. The site falls within the Chatburn Conservation Area.
- 1.3 The purpose of this report is to provide an overview of the significance of the designated heritage assets and assess the potential impact of the scheme on the significance of the asset and its setting.
- 1.4 The report has been produced in accordance with the requirements of the National Planning Policy Framework (2019), National Planning Policy Guidance, and the Historic England Good Practice and Advice Notes “Managing Significance in Decision-Taking in the Historic Environment” and “The setting of Heritage Assets” published in July 2015. These require applicants to make an assessment of the significance of Heritage Assets and their settings in relation to proposed development and make an assessment of the impact of their proposals upon them.
- 1.5 The statement demonstrates to the Council that the significance of the historic environment has been fully assessed and understood and that the conservation impacts of the proposed scheme have been properly considered as an integral part of the proposals.
- 1.6 Following this assessment of impact, it is my professional view that the conversion of the property to a residential holiday-let accommodation, and the proposed alterations to the exterior of the building would enhance the setting of the designated heritage assets, and preserve the character and appearance of the Chatburn Conservation Area. It is, therefore, in accordance with the policies contained in the NPPF and NPPG, the relevant sections of the Historic Environment Planning Practice Guide and the Ribble Valley District Council’s Core Strategy. As such, there should be no reason in heritage terms, why the proposed scheme should not be considered favourably by the Local Authority.

2 Planning Policy

- 2.1 The National Planning Policy Framework 2019 (NPPF), the Historic England ‘Planning for the Historic Environment Practice Guide’ and the Historic England Good Practice Advice documents (advice notes 2 and 3) are relevant to the content of this report and the consideration of the application. The government objective is that heritage assets (which includes listed buildings and their settings) should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

National Planning Policy Framework

- 2.2 **Chapter 16 ‘Conserving and Enhancing the Historic Environment’**. This states that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.3 **Paragraph 189** states that when 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 that significance.
- 2.4 **Paragraph 190** identifies that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 2.5 **Paragraph 192** sets out that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.6 **Paragraph 193** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.7 **Paragraph 196** states that where a proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Planning for the Historic Environment Practice Guide (English Heritage, 2010)

2.8 Although the NPPF superseded Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy, the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

2.9 Paragraph 58 of the Practice Guide and the Historic England Good Practice Notes 2 and 3 advocate the methods of investigating the significance of a heritage asset. In particular it advocates that three steps should be carried out when preparing an assessment including:

- Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the NMR, and other relevant statutory sources of information that would provide an understanding of the history of the place and the value the asset holds for society.
- Examine the asset and its setting.
- Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding.

2.10 A number of other steps are suggested as appropriate, subject to the nature of the asset and the proposed works.

2.11 In the case of this application the records which have been investigated include:

- The Heritage Gateway
- The planning records and planning policy documents held at Braintree District Council
- Historic England website.

Historic England Good Practice Advice Notes

2.12 Advice Note 2 titled 'Managing Significance in Decision-Taking in the Historic Environment' and Advice Note 3 titled 'The Setting of Heritage Assets' are relevant to the consideration of this application.

2.13 Advice Note 2 highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic and evidential value. The Assessment of Significance at Section 5.0 identifies the value attached to setting and significance of the surrounding heritage assets.

2.14 Advice Note 3, in relation to the impact of development on the setting of listed buildings highlights the steps which should be taken when assessing the significance of heritage assets.

The curtilage, character and context of a heritage asset must be taken into consideration during assessment. This has been carefully considered as part of the assessment provided.

- 2.15 The application is therefore considered to meet the requirements of the NPPF and Practice Guide in terms of the level of information researched, the information extracted from this process and the conclusions outlined in this report.

Ribble Valley Borough Council Core Strategy 2008-2028

- 2.16 **Policy EN5 – Heritage Assets.** This policy states that in considering developments, there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Council recognises the positive contribution the historic environment makes to local character, distinctiveness and sense of place, and the wider social, cultural and environmental benefits they can provide.
- 2.17 **Policy DME4 – Protecting Heritage Assets.** This Development Management policy relates solely to designated heritage assets and their setting. The policy is split into four sections; section 1 relates to conservation areas and that development should conserve and enhance all elements that make a positive contribution to the character or appearance of the conservation area. Section 2 relates to Listed Buildings and buildings with heritage interest, and that all proposals that affect the asset or its setting should not adversely impact on the significance of the asset. Section 3 relates to proposal affecting Registered Parks and Gardens and Section 4 to Scheduled Ancient Monuments.

3 Assessment of Significance

- 3.1 In line with the NPPF and NPPG, this report summarises the information researched in relation to the significance of the designated heritage assets before assessing any impact the proposed development may have. The documents examined include the Ribble Valley Core Strategy, planning history, national and local records, historic maps, the Heritage Gateway and other statutory sources.

Nos. 59 Downham Street

- 3.2 No.59 Downham Road consists of a detached two and half storey detached, doubled fronted Victorian property which is set back from the edge of the pavement within semi-private space abounded by low stone walls. The property follows the local vernacular and is constructed of limestone with sandstone dressings to the windows and doors. To the west of the house, forming part of a terrace with Nos 53, 55 and 57 is the garage, which is subject to the application. The materials, form and scale of the garage is identical to that of Nos. 55 and 57 which are Grade II listed.
- 3.3 No. 59 and the garage are undesignated heritage assets, by virtue of their inclusion within the Chatburn Conservation Area. No. 59 is considered to make a positive contribution to the character and appearance of the conservation area, however, this is not recorded within the appraisal as the building had previously been rendered and painted which detracted from its

appearance. However, the original façade was restored around 2015, revealing its cohesive vernacular materials and detailing.



Fig 1: Front (north) elevation of No.59 Downham Road and the adjacent garage

- 3.4 The garage is considered to have a neutral, erring towards detracting, impact on the character of the conservation area. Whilst the building is cohesive in terms of form and materials as the predominant local vernacular, the garage doors are anomalous within the streetscene and its redundant nature detracts from the appearance of the building.
- 3.5 The historic map regression, which is included in Appendix 1 show that both No. 59, as the main house and the garage building were both in existence during the mid-19th Century, with the garage forming part of the existing terrace. As such, it is likely that the garage was originally a separate residential dwelling from No.59, that was purchased and adapted in the early 20th Century.

Nos. 55 and 57 Downham Street

- 3.6 Nos. 55 and 57 Downham Street are two terraced two-storey houses which date from the 1800.
- 3.7 The properties were statutorily listed on the 27th April 1984, at Grade II. The full list description is included within Appendix 2.
- 3.8 The list description is focuses entirely on the appearance of the buildings, which are constructed of coursed limestone with sandstone dressings, with a pitched roof covered with slate. Each property has an internal chimney stack which has two flues. The properties are single fronted and have a simple floor plan of two rooms on each floor.

- 3.9 The Chatburn Conservation Area Appraisal states that Nos. 55 and 57 Downham Street belong to an earlier phase in the development of the village and that the properties display a simple timber screens passage between the front door and the stone staircases to the upper floor.
- 3.10 The properties are modest in scale and represent a form of the local vernacular workers cottage. As such, they have historic and architectural significance as an example of the simplistic buildings constructed out of local materials to provide simple affordable homes to the workers that were integral to the local economy.



Fig 2: Front (north) elevation of Nos.55 and 57 Downham Road and the garage which is subject to the application.

Chatburn Conservation Area

- 3.11 Chatburn Conservation Area was designated on the 3rd October 1974. The conservation area is focused around the crossroads which creates the nucleus of the village, and extends along the four historic routes within the settlement. The boundary map of the Chatburn Conservation Area is included in Appendix 3.
- 3.12 The Chatburn Conservation Area benefits from an adopted appraisal dating from 2005, which defines the historic development of the village, and its key architectural characteristics which warrant its designation as a conservation area.
- 3.13 The appraisal states that the special interest of the conservation area is defined by the following features:
- Its setting in a hollow formed by the Chatburn Brook;
 - 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;

- Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill;
- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;
- The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village and the long views to the fells that define and enclose the Ribble Valley.

3.14 The Chatburn Conservation Area retains a strong cohesive village character; most of the buildings included within the conservation area boundary were constructed prior to 1884, and the buildings display a limited palette of materials dominated by the use of limestone and sandstone.

3.15 The integrity of the conservation area has remained relatively unchanged with few modern infill buildings, as 20th Century development has occurred largely outside of the historic core. As such, the conservation area demonstrates a high-quality 19th Century streetscape.

Summary of Significance:

3.16 The Chatburn Conservation Area is characterised by a cohesive village character, in which the buildings are all constructed from a limited palette of materials dominated by limestone and sandstone. The buildings predominately date from the 19th Century and take the form of modest workers cottages, constructed as a result of industrialisation of the town during the same period.

3.17 Nos. 55 and 57 Downham Road as designated heritage assets have historic and architectural significance; not only are they a high quality example of an early 19th Century workers cottage built in the local vernacular, but they represent the social change to an industrialised economy.

3.18 No.59 Downham Road is a mid-19th Century detached house which is an undesignated heritage asset which makes a positive contribution the historic and architectural character of the Chatburn Conservation Area. Its garage, which forms part of the terrace with Nos. 53, 55 and 57 is considered to make a neutral contribution to the conservation area; whilst the scale, form and materials are typical of the conservation area, its use as a garage is anomalous within the streetscene and its largely redundant use detracts from the character of this part of the conservation area.

4 Proposed Scheme

4.1 The proposed scheme is for the conversion of the existing garage to provide a one bed holiday let accommodation. The existing garage has limited use as the vehicular access is impractical and unsafe due to position on the back edge of the pavement, and lack of visibility.

- 4.2 It is proposed to create a living area at ground floor level, with kitchen area and a WC and a bedroom with an en-suite at first floor level access by a new internal staircase.
- 4.3 It is proposed to remove the existing garage doors and the steel beam spanning the opening and rebuild the front elevation in matching coursed rubble limestone to ensure it is structurally sound.
- 4.4 The front elevation will be altered to replicate the appearance of Nos. 55 and 57, with a timber front door, a tripartite stone mullioned window of a central sash window and side casements. At first floor will be a side hung timber casement window with central stone mullion, replicating No. 55.
- 4.5 On the east elevation it is proposed to remove the existing external stair and the doorways at ground and first floor level. The existing doorways will be infilled to provide the reveals for two new timber casement windows with opening top lights that match in style with the existing on the rear elevation at first floor level.
- 4.6 On the south elevation it is proposed to block up the small window at ground floor level. It is proposed to replace the existing first floor window, in a matching style.
- 4.7 All new windows will include double glazed units to improve the thermal performance of the property.
- 4.8 It is also proposed to repair the roof where necessary to ensure structural stability and that it is fully wind and weathertight.

5 Assessment of Impact

- 5.1 The proposed conversion of the existing garage is considered to have a beneficial impact on the setting of the adjacent listed buildings and the character of the Chatburn Conservation Area.
- 5.2 The existing building is used primarily for storage as its use as a garage is both impractical and unsafe due to its position on the back edge of the pavement combined with limited visibility when removing a vehicle from the building. As such, a new long-term residential use, which is cohesive with the character of the street is considered to have a positive effect on both the setting of the listed buildings and the character of the conservation area by reinforcing the existing character of this part of Downham Road.
- 5.3 The benefit of a cohesive character, and the provision of a new long term use has previously been recognised by the Council, as in 2014 permission was granted for the conversion of the garage to provide a residential annexe which was ancillary to the main dwelling (planning reference 3/2014/0353).
- 5.4 The proposed front elevation, which replicates the fenestration and door details of Nos. 55 is considered to enhance the setting of the listed buildings. At present, the garage frontage appears anomalous in terms of the urban pattern of development, especially as the garage

building is proportionally comparable with the listed properties and in its form and materials. Continuing the architectural character along the terrace to include No.59 is an appropriate design response as the existing alternative frontage does somewhat detract from the setting of the listed buildings.

- 5.5 The historic maps included within Appendix 1 show that historically, the garage building has formed part of the existing terrace, and as such, it is likely that originally it was a residential building that was adapted in the early 20th Century. As such, returning the building to a use that it was originally designed for is, in conservation terms, the most appropriate use of the building.
- 5.6 It is also considered the proposed works to rebuild the front elevation are beneficial not only to remediate the aesthetic impact of the inserted steel beam and the associated settlement, it will also ensure that the existing garage building will cause no structural harm to the adjoining designated heritage assets. The principle of ensuring the structural stability of this building to ensure no adverse effects on the designated heritage assets applies also to the proposed roof repairs.

6 Conclusion

- 6.1 It is considered that the proposed scheme to convert the existing garage to a residential holiday-let accommodation is considered to have a beneficial impact on the significance of the designated heritage assets. The proposed scheme would enhance the setting of the adjacent listed buildings and reinstate a residential use which will preserve the existing character and appearance of the Chatburn Conservation Area.
- 6.2 Therefore, the scheme is considered to comply with all relevant planning policy relating to the protection and conservation of the historic environment, and as such there is no reason why the scheme should not be considered favourably by the Local Planning Authority.

Appendix 1: Historic Map Regression



Figure 1: Ordnance Survey 6 Inch Map: Lancashire XLVII. Surveyed 1844. Published 1847.

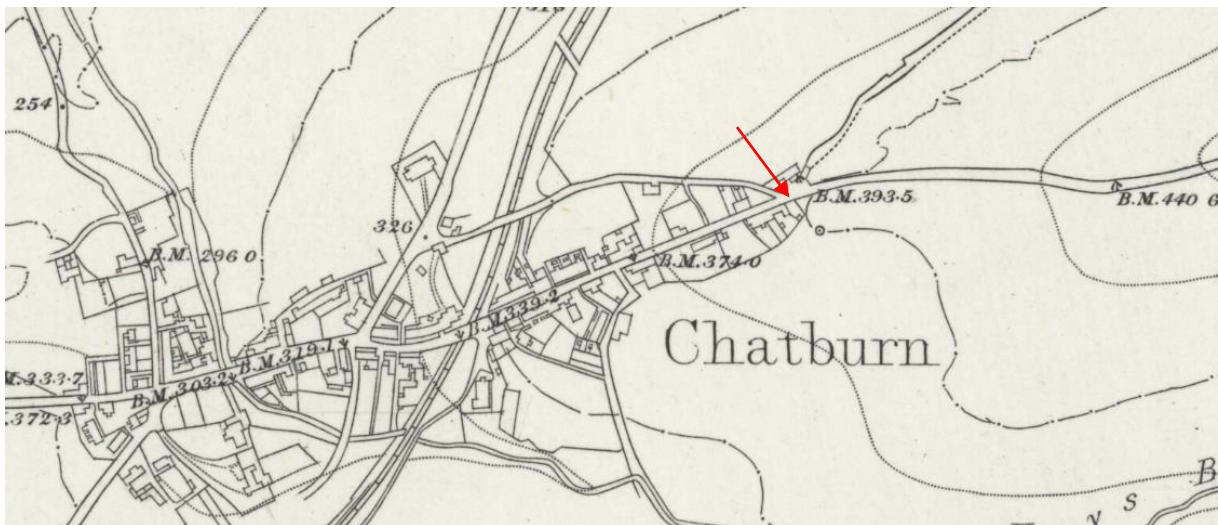


Figure 2: Ordnance Survey 6 Inch Map: Yorkshire CLXXII. Surveyed 1884. Published 1890.

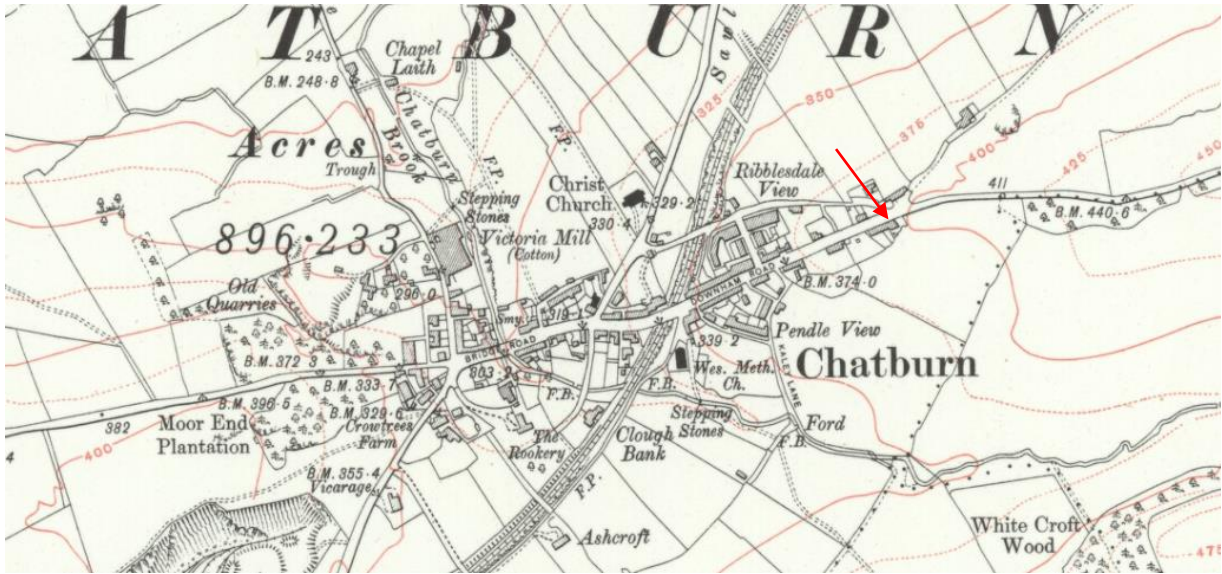


Figure 3: Ordnance Survey 6 Inch Map: Lancashire XLVII.NE. Revised 1910. Published 1914.

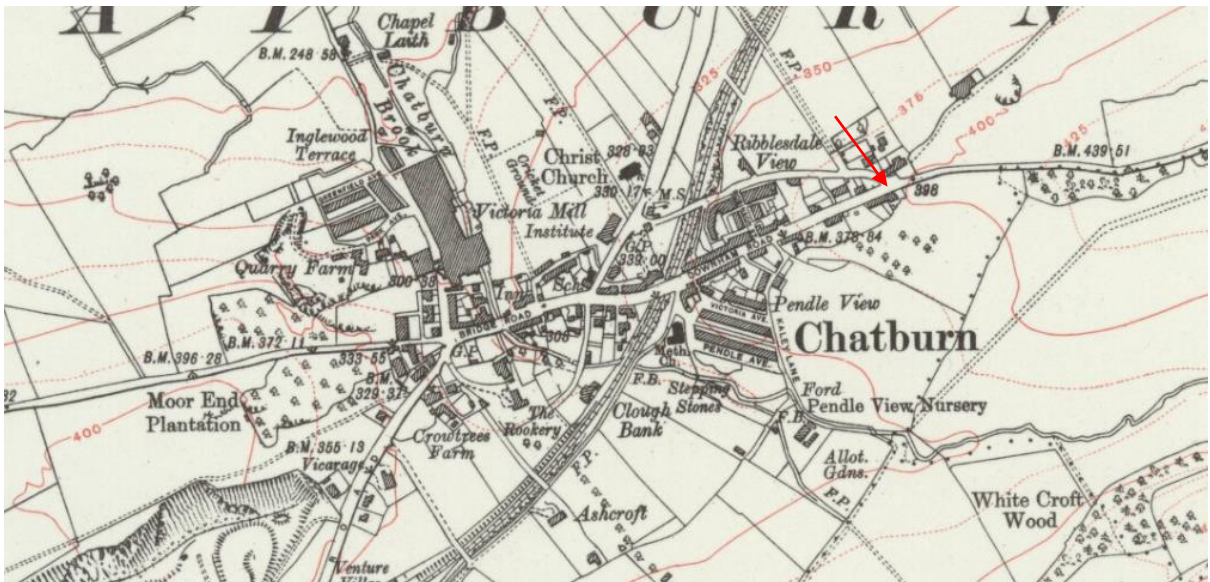


Figure 4: Ordnance Survey 6 Inch Map: Lancashire XLVII.NE. Revised 1930. Published 1934.

Appendix 2: List Description

55 AND 57, DOWNHAM ROAD

Overview

Heritage Category: Listed Building

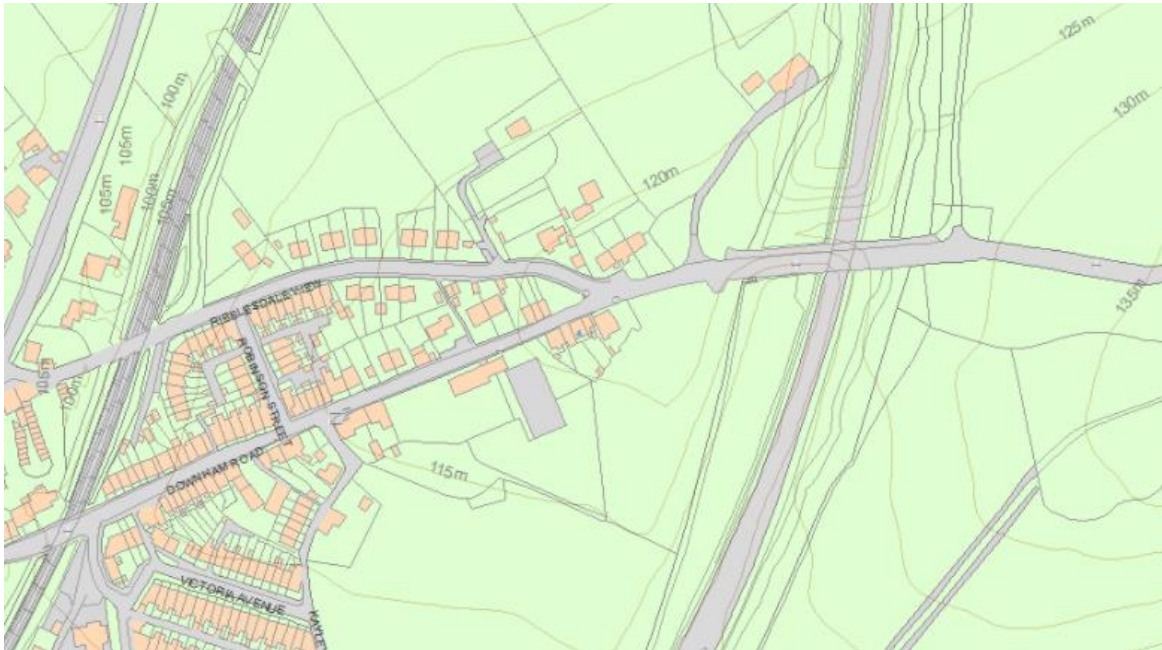
Grade: II

List Entry Number: 1072167

Date first listed: 27-Apr-1984

Statutory Address: 55 AND 57, DOWNHAM ROAD

Map



© Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100024900.

Location

Statutory Address: 55 AND 57, DOWNHAM ROAD

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Chatburn

National Grid Reference: SD 77289 44238

Details

SD 74 SE CHATBURN DOWNHAM ROAD (South Side)

7/4 Nos. 55 & 57 - - II

Pair of houses, c.1800. Squared limestone with sandstone dressings and stone slate roof. 2 storeys, each house of one bay. Windows have plain stone surrounds and square mullions, tripartite on the ground floor and of 2 lights on the 1st floor. All have glazing bars, the central lights on the ground floor also being sashed, as is the left-hand light on the 1st floor of No. 57. Doors with plain stone surrounds to the right of each bay. Chimneys to left of each house.

Listing NGR: SD7728944238

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 183323

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix 3: Chatburn Conservation Area Map

