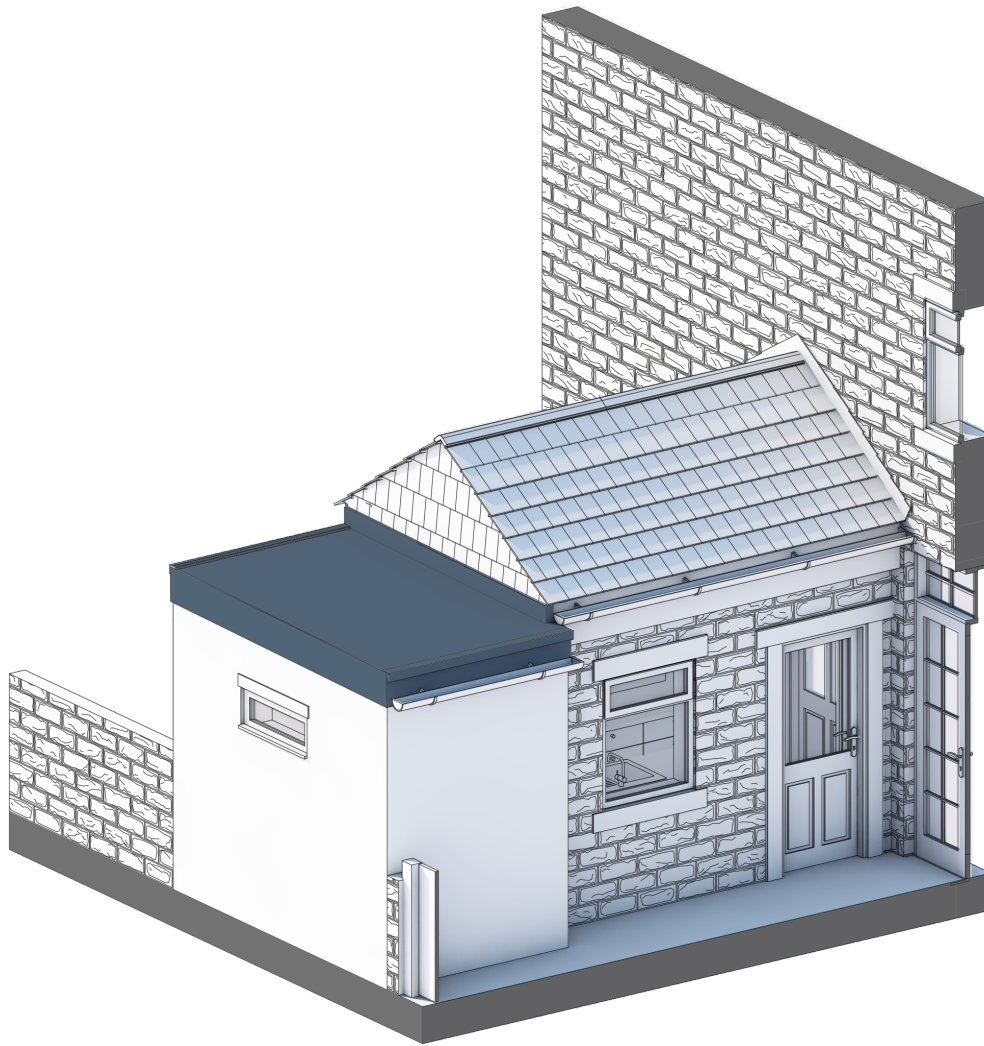




Heritage Statement

Project Ref: L2980

2 Pendle Street West,
Sabden,
Clitheroe
BB7 9EG

Halsall Lloyd Partnership
Jigsaw Homes Group LTD

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**Halsall Lloyd
Partnership**
ARCHITECTS & DESIGNERS

Heritage Statement

This Heritage Statement has been prepared by Halsall Lloyd Partnership LLP on behalf of Jigsaw Homes Group Limited to accompany the associated full planning and demolition in a conservation area application for the site located at 2 Pendle Street West, Sabden, BB7 9EG.

Halsall Lloyd Partnership LLP are a multi-disciplinary practice based in Liverpool city centre. This document has been prepared under the guidance of their Conservation Team, overseen by Geoff Lloyd, who is an RIBA accredited Conservation Architect.

The Local Authority have a duty to assess any and all applications within a conservation area, and "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" ¹

The National Planning Policy Framework (NPPF) 2018 sets out the Government's national planning policy in respect of the conservation of the historic environment. This document has been prepared to assist in the discharge of the applicant's requirements under Paragraph 189 of the NPPF which states that:

"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." ²

The Application Site

The site is a two storey terraced property, located at 2 Pendle Street West, Sabden, Clitheroe, BB7 9EG. The site consists of a two storey main house with single storey outrigger to the rear along with rear courtyard.

The building is located within the Sabden Conservation Area, located due south of Victoria Mill, between Victoria Mill and Union Mill, both of which are key focal buildings in the immediate area. The building forms one of a number of terraced properties running approximately due East - West. A number of these buildings feature similar outriggers to the rear of the property. The run of terraced houses are located to the edge of the Sabden Conservation Area boundary.

This building is owned and maintained by Jigsaw Homes Group Limited.

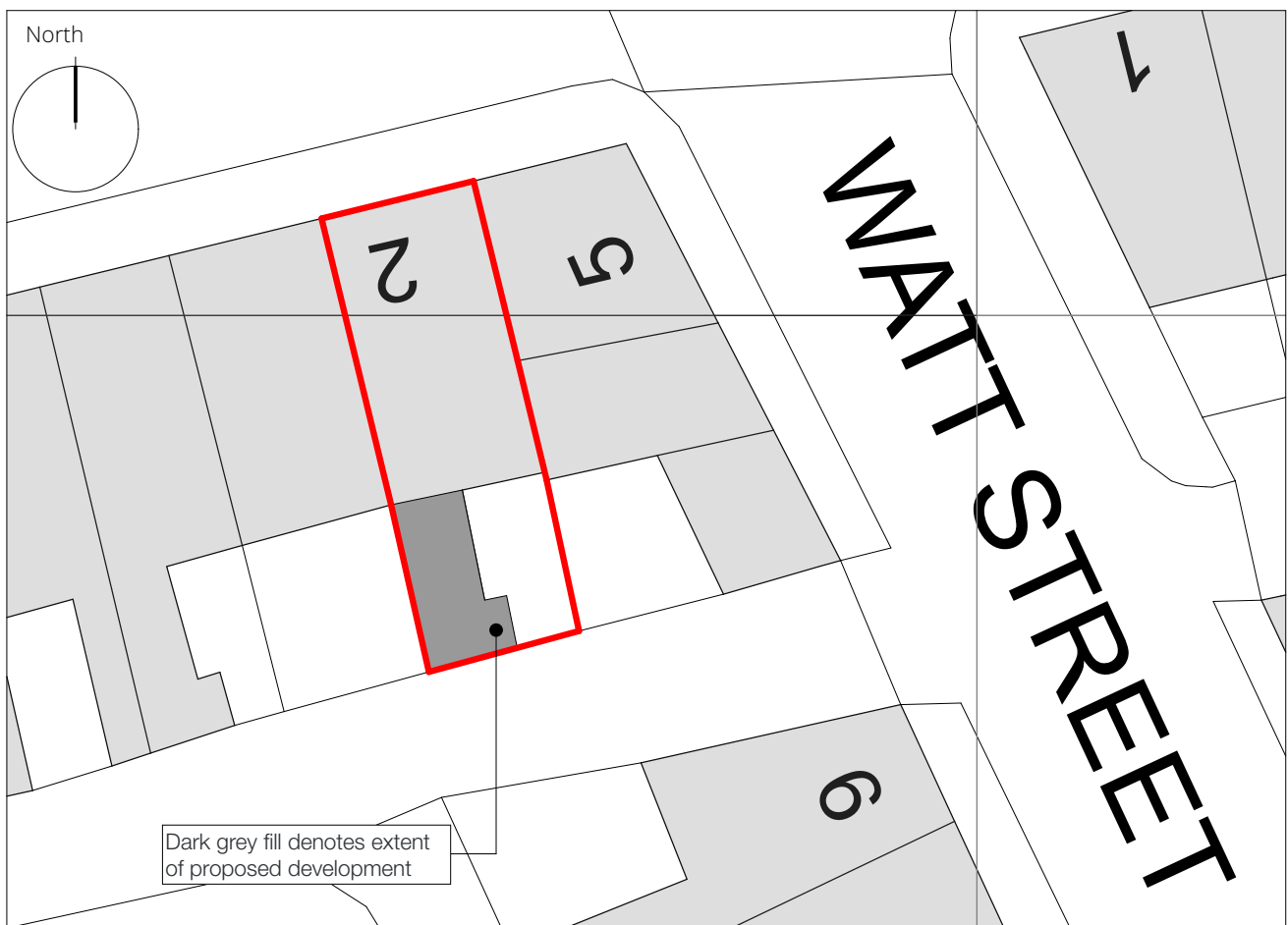


Fig 1: Block plan of the application site

Features

2 Pendle Street West is a two storey dwelling forming part of a row or terraced houses along Pendle Street West. Originally a mill workers home, the building features a main building fronting onto Pendle Street West with a single storey outrigger to the rear along with small yard.

The dwelling is built of fair faced stonework with slate roof tiles with single storey outrigger to the rear of the building. The outrigger currently features a large flat roof with oversized fascias to all elevations.

Local Designations and Heritage Assets

The site is located within the Sabden Conservation Area, which holds extensive historical significance for the development of Sabden. The area represents the village's industrial heritage with having had a role in the cotton weaving and printing industries, and it's long past with records dating back to the 1400s.

The Conservation Area is categorised as late 18th to early 19th century architecture, with century terraced houses built for mill workers forming the area's most prevalent building type. There are fewer larger dwellings, one example being Sabden House which was the former residence of a mill owner.

The earliest terraced development is from the late 18th century, with Pendle Street East and West being developed after Victoria Bridge opened in 1853. The street's significance date the size and form of 18th century worker's cottages, and provide a staple to late 18th century living space.

Heritage Setting

The dwelling is one of many mill worker's cottages present within the town of Sabden, with Pendle Street East & West forming a key route through the town. The terrace has been identified by Ribble Valley Borough Council as holding Townscape Merit in their assessment of the Conservation Area.

Key Views

The council have identified a number of key views from within the Conservation Area looking out across the countryside, none of which are close to the application site. The building is located on a main route being Pendle Street East & West, which are lined with mill worker's houses, identified by the council as holding Townscape Merit. That being said, this application relates to the outrigger to the rear of the building, and is unlikely to have an impact on the key views towards or along the main road. The area of the building in question is only visible from a side road leading off Watt Street, and is unlikely to impact on the key views along this street.

Listed Buildings

The site is not in the immediate vicinity of any Listed Buildings and the proposed works are unlikely to have any impact on any Listed Buildings or their setting.

Assessment of Significance

The application site forms part of a terrace of houses which have been identified as having Townscape Merit by the local authority. As such they are considered to hold some significance by making a contribution to the character of the area. That being said, the main contribution is presented by the main building fronting onto Pendle Street West, with the outrigger to the rear having lesser significance whilst still contributing to the character of the property.

Existing Building

The existing building consists of fair faced sandstone walls with a slate tiled pitched roof, with modern UPVC white windows. The outrigger to the rear, which is the subject of this application, originally featured a part dual pitched roof with rendered gable pike and part flat roof, which are both evident from photographs of the original provided by the applicant. Works have previously been carried out to both roofs of the outrigger as a means to overcome issues of water ingress and damp to the main building and neighbouring building. The two roofs have been replaced with a single flat roof structure causing loss of original fabric and resulting in a roof structure that is not in-keeping with the character of the original building and surrounding properties. This is combined with the fitting of large fascia boards to the eaves of the new roof which give it an overly heavy visual appearance.



Fig 3: Photograph showing the original outrigger & roofscape.

Adjacent Properties

All adjacent properties are of a similar material finish. Some of these properties feature outriggers of a similar form to the original outbuilding of 2 Pendle Street, being slate pitched roofs, however none present a roof form similar to that already existing at 2 Pendle Street - being a complete flat roof.



Fig 4: Photograph showing the current, later flat roof arrangement with external walls raised up to meet the continuous eaves level.

The Proposal

The application seeks permission to remove the existing flat roof to the rear outrigger and re-instate the original arrangement, being a dual pitched gabled roof with part lower flat roof. The pitched roof will be re-instated to a level similar to that of the original, and the detailing has been considered at the eaves so as to ensure the original stone gutter remains expressed as a visual connection to the original roof form.

The existing roof arrangement is considered to be detrimental to the conservation area and cause visual impact on the setting of this terrace of buildings. Generally the alterations are considered to be a positive improvement on both the building and the surrounding buildings. The current roof form is incongruous to the surrounding area - as noted by the Conservation Officer and Planning Officer in the previously refused planning application. By returning the outrigger to its original format will be to re-instate and maintain the visual character of the area, and as such these changes should be welcomed by the local planning authority.

Scale

The proposal is to re-instate the original roof form of the outrigger, returning it to a dual pitched roof with small flat roof, to match original. The increase in scale from the existing is therefore justified and not considered unreasonable. The raising of the eaves to ensure the stone gutter remains visible.

Materiality

The original roof to the outrigger featured a part dual pitched roof with rendered gable pike and part flat roof. The pitched roof featured a lead lined stone gutter to the eaves, with a gradient falling back towards the main building, draining into the neighbouring rainwater downpipe. From the photographs supplied of the original roof, it appears that the box gutter was lined externally in a black fascia to the party wall side.

All proposed materials have been chosen to be in-keeping with the surrounding area, and to match those of adjacent buildings. All materials are therefore considered to be suitable for the application site and will not detract from the Conservation Area.

Proposed Detailing

It is proposed to introduce an overhanging gutter detail with the ends of the new rafters finished flush with the existing stone gutter, and a small fascia applied to cover the junction between the two. A similar detail is present in other areas of the Conservation Area, particularly on the rear elevation of properties, and can therefore be considered to be in keeping with the surrounding area.

Impact on local Designated Assets

The proposed alterations to the roof would re-introduce a more traditional roof form using sympathetic building materials, more in-keeping with those of surrounding properties. The proposals are therefore considered to have a positive impact on the local Conservation Area and the adjacent properties.

Summary and Conclusions

The application site is a two storey building which forms part of a terrace of old mill workers cottages along Pendle Street West within the Sabden Conservation Area. Works have previously been undertaken to the roof of the outrigger to overcome issues of damp within the properties, however they were undertaken without obtaining the requisite planning permission, which involved the loss of historic fabric. The resulting single flat roof is considered to be incongruous with the surrounding area and causes some visual impact on the surrounding area, however this impact is been considered to be small, as it involves building elements to the rear of the building, and does not affect any key or prominent views within the town.

This application seeks permission to re-instate the original roof form of a dual pitch slated roof to the main part of the outrigger with rendered gable pikes to match the original, with a smaller flat roof of a similar visual appearance as the original. This will involve reducing the height of the external walls, which were previously raised up as part of the unauthorised works to form a continuous eaves detail. The proposals will re-instate the character of the original building and remove those items which are considered to causing harm to the Conservation Area.

References:

1. The Planning (Listed Buildings and Conservations Areas) Act 1990, S72.
2. National Planning Policy Framework 2018, paragraph 189.