

HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION

AT 2 BRIDGE END, BILLINGTON, BB7 9NU

1 Introduction

- 1.1 This heritage statement has been produced to support a forthcoming planning application to Ribble Valley Borough Council, for various works at 2 Bridge End, Billington. It has been written by Stephen Haigh MA, on the instruction of the owner Helen Johnson, through her agent Peter Hitchen Architects, and follows a site visit on 4 February 2021.
- 1.2 The site comprises a private dwelling house with detached garage to the rear, which lies within the Whalley Conservation Area, a designated heritage asset. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69), conservation areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”, and the local planning authority has a statutory duty to consider this in any relevant application.
- 1.3 The site is also identified as a Building of Townscape Merit within the local planning authority’s Conservation Area Appraisal, considered to make “a positive contribution to the character and appearance of the conservation area”, and so constitutes a non-designated heritage asset, for the purposes of paragraph 197 of the NPPF.

2 The existing site

- 2.1 2 Bridge End is an end-of-terrace, two-storey house, located at the east end of a group of four dwellings, at the junction of Whalley Road and Moor Lane. The site as a whole slopes down steeply from south to north. The house faces north onto Whalley Road and has a side elevation to Moor Lane, and has a single-storey, flat-roofed rear extension to the south. A passageway separates this extension from a detached garage, also single-storey but with a traditional pitched and slated roof. To the south of this, the garden rises sharply and contains a flagged terrace, reached by a flight of stone steps behind the workshop.

3 Proposed development

- 3.1 The proposals are currently described as: *“Elevated walkway between existing terrace and first floor, addition of window to east elevation, conservation type rooflights to replace existing and internal alterations”*.

- 3.2 A pre-application enquiry response has been provided by RVBC (ref: RV/2020/ENQ/00105).

4 Planning history

- 4.1 Recent planning approvals for the property include that granted in 2007 for the present garage (3/2007/0398), and in 2008 for alterations (not implemented), to include the replacement of a roof hip with a gable end, and the construction of new rear dormers (3/2008/0451).

5 Historical background

- 5.1 The house appears to be a late 19th century addition to the east end of a slightly earlier group. It was built against a canted gable end, but with a new perpendicular east end, which accounts for its irregular plan-form, whereby the building widens towards the rear.
- 5.2 The single-storey rear extension dates from the second half of the 20th century, and the detached garage from about 2007.

6 The Whalley Conservation Area

- 6.1 The conservation area was designated in 1972, and the current appraisal produced in 2005¹. Its special interest can be summarised as deriving in part from its setting on the River Calder, surrounded by rolling hills; it is a small town with something of a rural character, built around a former Cistercian abbey, and with other parts of its historic core built along the main thoroughfare (King Street, which becomes Whalley Road beyond the bridge).
- 6.2 The identification of the building as being of townscape merit is made on the Townscape Appraisal Map, and no reference to it or the group, is made in the written part of the appraisal.
- 6.3 The nearby listed building of 10-18, Terrace Row², is not considered relevant, due to its spatial and visual separation from the application site.

7 Setting

- 7.1 The application site has an obvious roadside setting, and its north front is prominent as one passes out of Whalley over the bridge and turns the bend towards Billington, or approaches Whalley from Billington. From this aspect it

¹The Conservation Studio 2005 *Whalley Conservation Area Appraisal*

²National Heritage List, ref 1164464

appears as an obvious member of the terraced group. The east side of the two-storey house, facing onto Moor Lane, is also prominent from the Whalley side. To the south of the property is a pasture field, approximately level with the house eaves, and there are neighbouring back gardens to the south-west.

8 The present buildings

- 8.1 The late 19th century house has exposed sandstone rubble walls, with painted ashlar dressings, of a style typical for the period. The front has an arched doorway with fanlight, and a regular array of tall windows, which would originally have held vertical sashes. The same window forms and surrounds appear on the east and rear elevations. The house has a hipped, slated roof, with rendered brick chimney stack set within the east pitch, and small Velux-type rooflights in both the front and rear pitches.
- 8.2 The single storey rear extension is flat-roofed and has painted, rendered walls, and uPVC window and door. The detached garage is similarly rendered and painted but has a pitched, slated roof. Its ridge is approximately level with the flagged patio, to the south-west.

9 Statement of significance

- 9.1 The site comprises a late 19th century terraced house of generally plain appearance, but enhanced by a few architectural details typical of the period, particularly so in the north front, where the arched, stone door surround is of a common, but pleasing form. The original house is largely built from traditional



View from north-east, across Whalley Road



Rear of the property

materials, with the exception of its rendered brick chimney, and the hipped roof is another, locally non-traditional aspect. The flat-roofed rear extension, which forms a major component of views from the east, is very modern in appearance, while the garage, although a recent construction, has a slightly more sympathetic form due to its pitched, slated roof.

- 9.2 The site has significance as part of a short terrace of similarly sized houses, and despite being a late addition to it, its front and east sides form balanced elevations, which are prominent within the conservation area. However, the rear is very largely concealed from view by virtue of topography, and its significance has been diminished by the modern extension.

10 Potential impact of proposals

- 10.1 The proposed scheme contains both internal and external alterations.
- 10.2 The internal changes would have no effect on the significance of any identified heritage assets, except where they necessitate external changes, specifically the removal of the chimney stack, and the creation of new window to the east elevation.

- 10.3 The other external proposals comprise two new rooflights to replace the existing smaller ones, and the creation of a new walkway from a new, rear, first floor doorway, leading across the flat roof to the existing patio, with protective railings.
- 10.4 Although the north and east elevations are prominent within the conservation area, the creation of a new first floor window in the east elevation could be easily achieved without harm, by being placed centrally within the existing symmetrical arrangement, and by careful matching to the other windows here.
- 10.5 It is also considered that removal of the chimney would not result in harm, given its awkward position within a hipped roof, and its rendered brick construction. To some degree, the house can be seen as an appendage to 4 Bridge End, which retains its gable chimney, and so the loss of the stack from no. 2 would preserve the conservation area's character and appearance.
- 10.6 The rear of the property, by virtue of its largely concealed appearance and the effect of a substantial, modern, non-traditional addition, does not contribute to the conservation area's character or appearance. This means that the proposed rear walkway, with new doorway, could be established without causing any level of harm, so long as details of the new opening and door, and the appearance of the railings, are carefully controlled. The doorway surround should be matched to the existing windows.
- 10.7 The proposed new rooflights are of a size whereby they would not cause a visual impact on the slate roof, and if of a flush, conservation type, could be seen as an improvement on the existing, non-conservation type rooflights.

11 Conclusion

- 11.1 Subject to clarification and satisfactory design details, where external changes are proposed, the scheme would preserve the character and appearance of the Whalley Conservation Area, and would not cause harm to either designated or non-designated heritage assets.

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