

**HERITAGE STATEMENT
DESIGN AND ACCESS STATEMENT**

**6 DOWNHAM ROAD
CHATBURN**



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1.00 INTRODUCTION

This statement has been written in support of the listed building planning application for the demolition of the roof garden and the majority of the single storey outbuildings within the garden and curtilage of the Grade II listed building of 6 Downham Road Chatburn and the refurbishment of part to form to a small single storey garden storage building.

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:

2108.00.00 LOCATION PLAN

2108.00.01 EXISTING PLANS, REAR ELEVATION AND PART SECTIONS

2108.00.02 PROPOSED PLANS, REAR ELEVATION AND PART SECTIONS

1.01 SCOPE AND PURPOSE OF THIS REPORT

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. This proposal seeks to remove a large single storey modern building to the rear of the property which has a detrimental and negative impact on the historic building and causes significant harm to the building.

Overall, it is concluded that the removal of the modern oversized building which utilises the roof as a garden deck causes significant harm to the building and its replacement with a much smaller, subservient building with materials in keeping with the traditional materials and silhouette which sits in proportion with the 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.

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.



Google Earth bird's eye image of Chatburn



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 1774



Map 1888



Map 1846

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



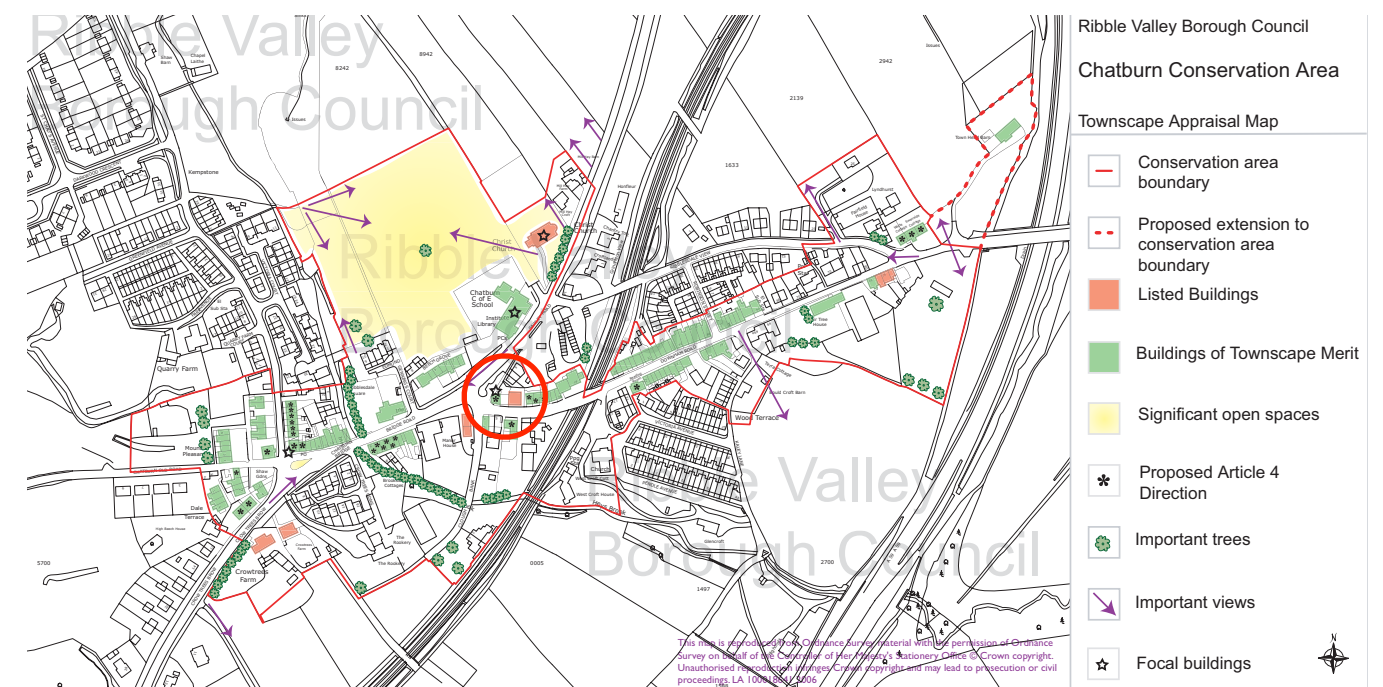
View from the junction of Downham Road and Sawley Road
 No. 6 Downham Road can be seen to the RH side of the image above

2.04 CONSERVATION AREA

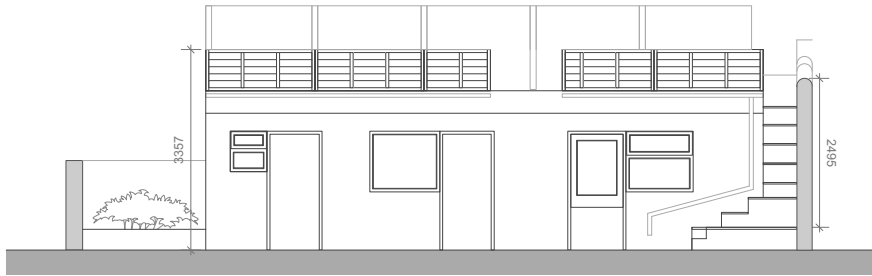
No. 6 Downham Road is located within the Chatburn Conservation Area which is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). 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, as 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.

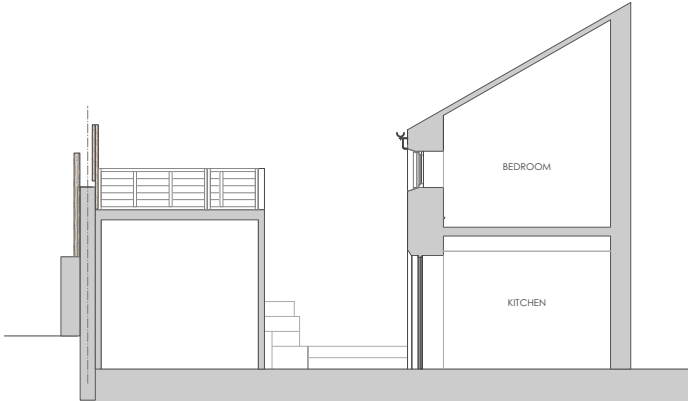
One of the strengths of the area, described in the report, are the 'well-kept houses, gardens and open spaces'. The identified weakness of the area include 'plastic or treated timber windows and doors on many of the buildings' and 'roof conversions that result in very large dormer windows on the rear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



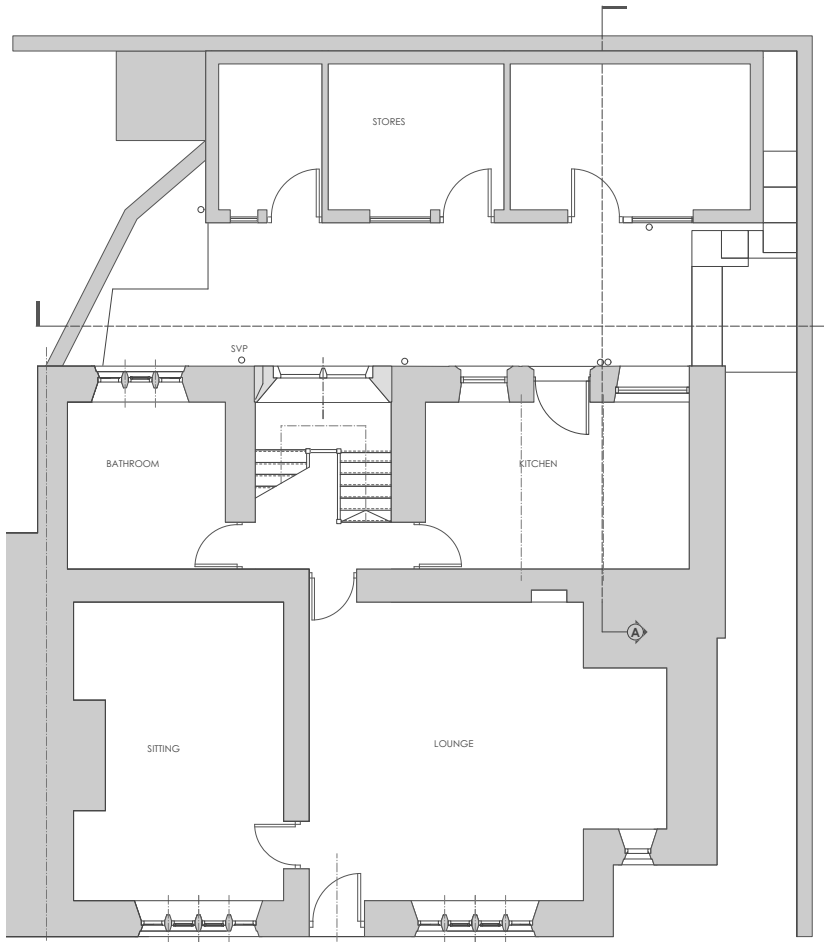
2.05 EXISTING DRAWINGS



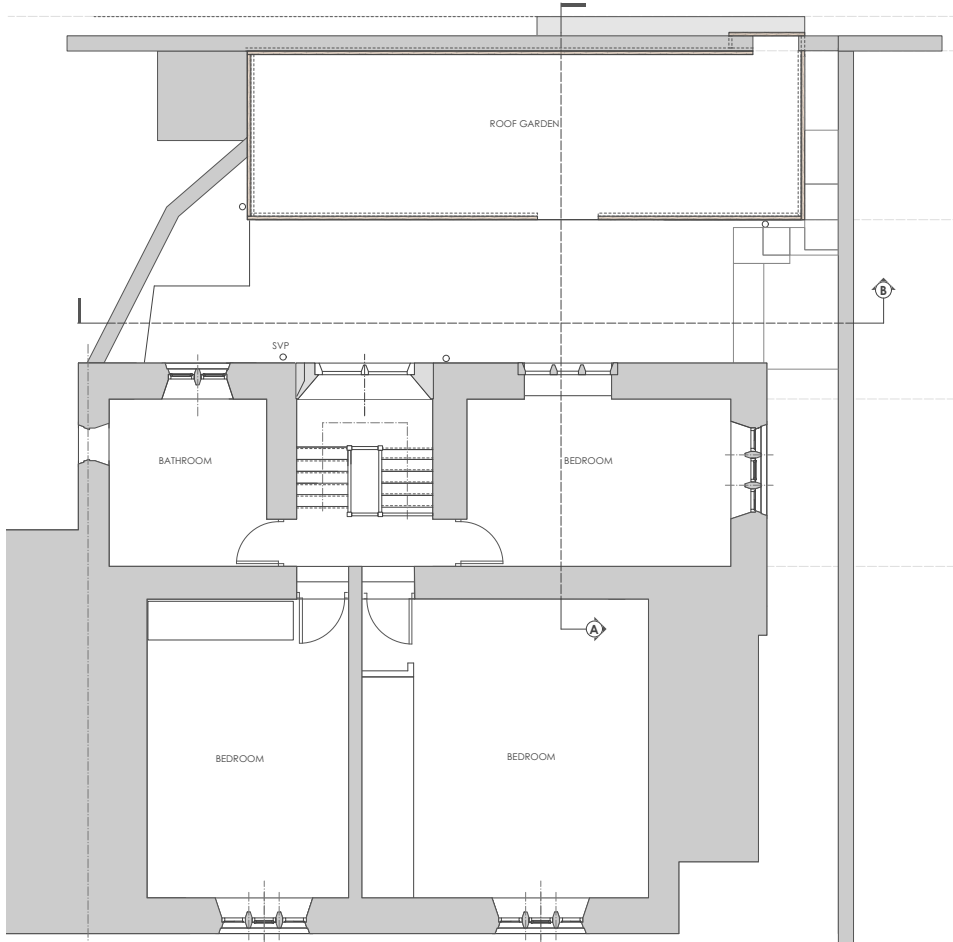
EXISTING FRONT ELEVATION
PART SECTION B



EXISTING SIDE ELEVATION
PART SECTION A



EXISTING GF PLAN



EXISTING FF PLAN

Not to scale.

2.06 PHOTOGRAPHIC RECORD



View of existing roof terrace. Note that the wooden bridge between the outbuildings and the house has since been removed.



View from the rear of the walled garden from an adjacent property.



View of outbuilding and stone steps.



View of yard between outbuildings and house.

3.00 THE PROPOSAL

3.01 PROPOSED SCHEME

The main emphasis of this scheme is to remove the majority of the modern single storey outbuildings and roof terrace. The modern outbuildings were inserted some years ago and were connected to the existing house via a wooden footbridge accessed from the first floor of the historic house which has since been removed. The roof terrace and oversized modern outbuildings have a significant negative impact on this building and its removal greatly enhances this important building within the Chatburn Conservation Area.

The proposed scheme, as shown on proposed drawing 2108.00.02, is concerned with the rear yard of No. 6 Downham Road specifically to a number of modern outbuildings and roof terrace. The proposed works are to allow for the removal of the inappropriate modern oversized outbuildings and roof garden. A new much more suitably proportioned outbuilding is proposed, which will hand back much needed yard space for the resident whilst still ensuring that the property has outdoor storage.

3.02 ACCESS AND LANDSCAPE ISSUES

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

This application does not affect the historic landscape of the property and will actually serve to expose a greater portion of the historic wall to the garden. However, the application does include the removal of some of the more modern stone steps: an inappropriate addition which will cease to serve any purpose after the terrace has been removed.

Access to the rear of the property may be restricted during the works but will be unaffected after the works have been completed.

3.03 LAYOUT, SCALE AND APPEARANCE OF THE PROPOSED DEVELOPMENT

The scale of the large single storey modern building to the rear of the property has a detrimental and negative impact on the historic building and causes significant harm. The proposed development is of a much smaller scale but still gives the resident much needed outdoor storage in a small walled garden. The scale of the proposed outbuilding is much more appropriate and subservient to the historic property and will fit better in to the context with its diminished size. The proposed openings are of an appropriate scale and proportion to the outbuilding and wider context.

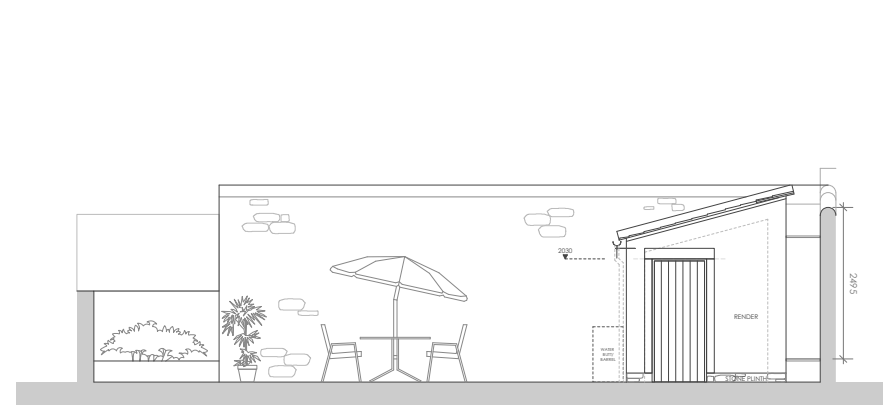
Use of natural materials such as the stone plinth, stone windows and door surrounds and the slate roof will sit to compliment the existing.



View of part of the historic Wall to the garden. This wall currently sits behind the modern outbuilding.

3.04 PROPOSED DRAWINGS

6 DOWNHAM ROAD CHATBURN
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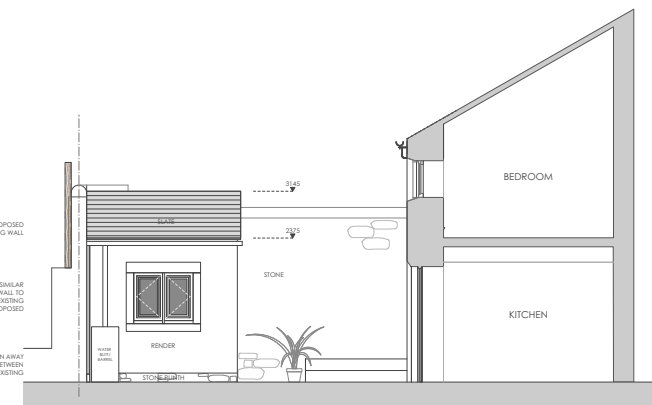


PROPOSED FRONT ELEVATION
 PART SECTION B

RANDOM COURSED STONE PLUMB
 RENDER FINISH

PAINTED TIMBER CASSETTE WINDOWS
 STONE SURROUND, HEAD AND CILL TO
 WINDOWS AND DOORS

2ND. REARER TIMBER BOARDED SWING DOORS

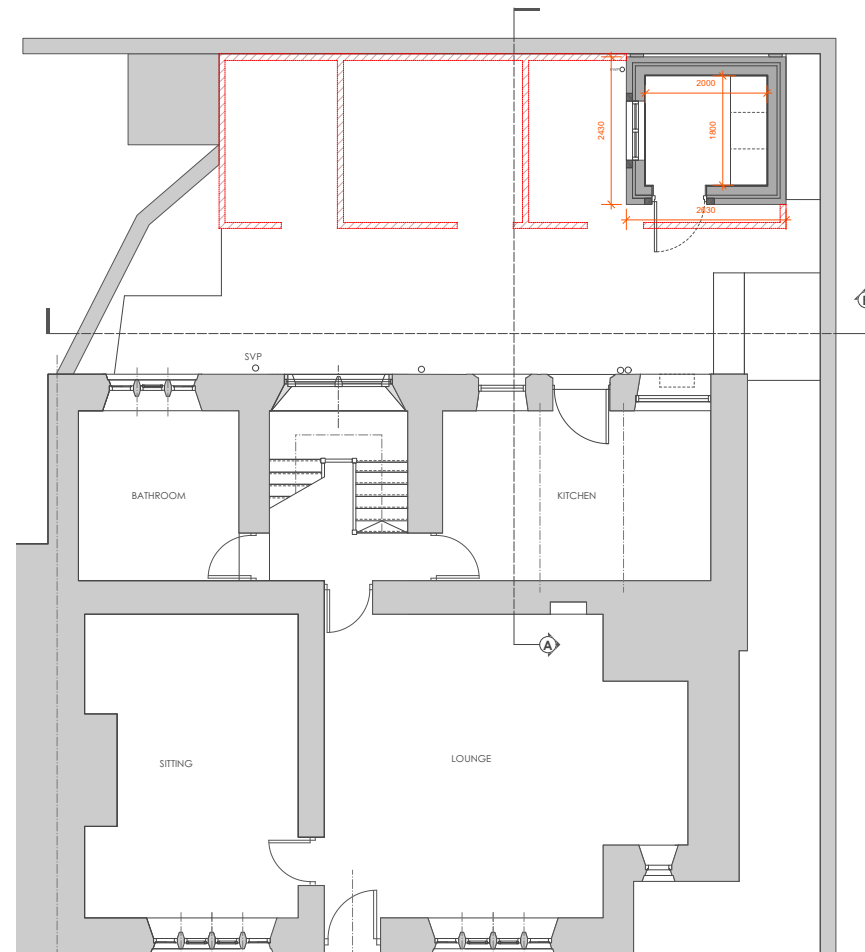


PROPOSED SIDE ELEVATION
 PART SECTION A

LEAD DRESSING UPSTAIR FROM PROPOSED
 ROOF RIDGE INTO EXISTING WALL

REWORKS TIMBER MEMBRANE OF SHED AIR
 APPROVED FINED TO BACK OF STONE WALL TO
 CREATE WATERPROOF BARRIER BETWEEN EXISTING
 AND PROPOSED

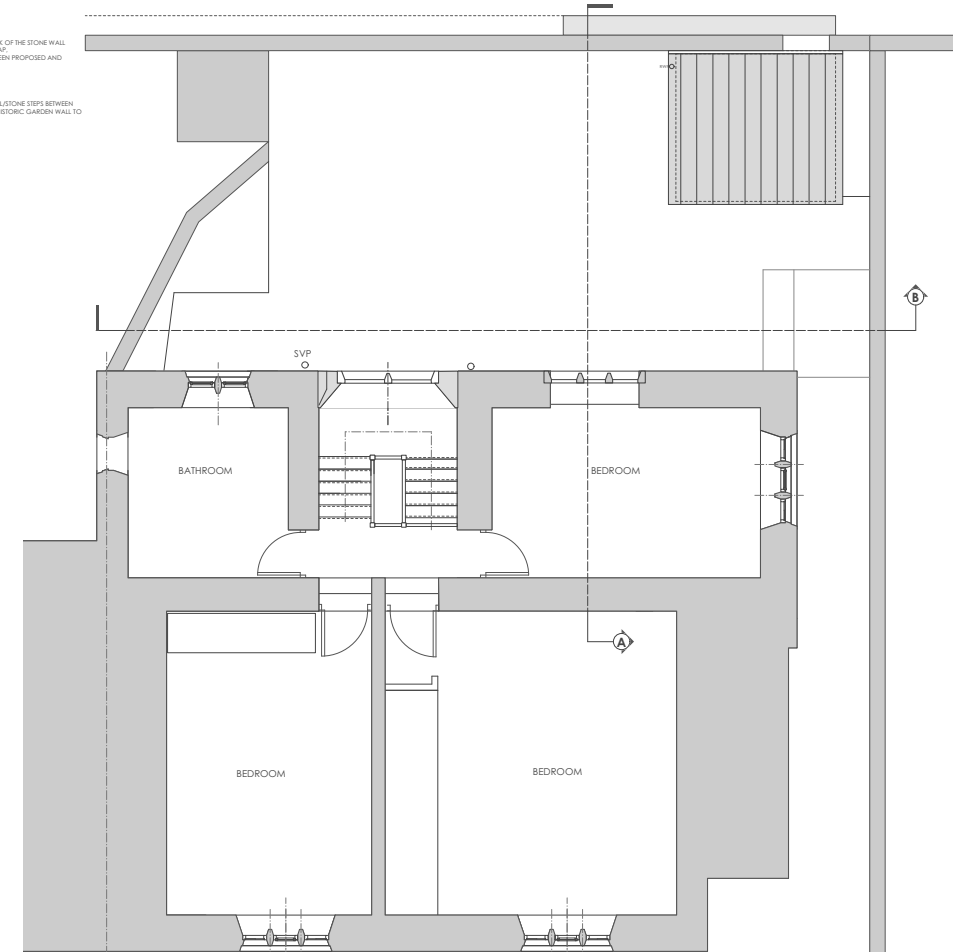
DRAIN OUTLET AT BASE OF WALL TO DRAIN AWAY
 WATER ACCUMULATED IN THE GAP BETWEEN
 PROPOSED AND EXISTING



PROPOSED GF PLAN

DAMMING TO THE BACK OF THE STONE WALL
 DRAIN TO BASE OF GAP.
 INFILL TO BRIDGE BETWEEN PROPOSED AND
 EXISTING

RETAINING WALL INFILL/STONE STEPS BETWEEN
 OVERBUILDING AND HISTORIC GARDEN WALL TO
 BE INVESTIGATED



PROPOSED FF PLAN

Not to scale.

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 considered 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.

Modern outbuildings introduced in the past take up much of the rear walled garden area and have a significant negative impact on the setting of the historic 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.

4.03 PRESERVATION, ENHANCEMENT, MITIGATION STRATEGY

The proposed outbuilding footprint is significantly smaller than the existing, thus enhancing the already small rear garden.

New stone surrounds and stone mullions will be used around the proposed openings to form a more traditional window appearance, and one which aims to enhance the character of the outbuilding 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.

3/2019/1079 – Alterations to the door & window openings and removal of a link bridge to the rear elevation only.