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HERITAGE STATEMENT FOR THE EXTENSION AND ALTERATIONS TO WINDSHADOW, AVENUE RD, HURST GREEN, BB7 9QB

The building that is the subject of this report is not listed and is located within the Hurst Green Conservation Area and is adjacent to other designated and non-designated heritage assets. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area, the heritage assets and the adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

The Hurst Green Conservation Area was designated in 2005 and identified as an area of historic and architectural interest, Hurst Green is one of 22 conservation areas within the Ribble Valley. The boundary of the conservation area extends to the east as far as Timothy Farm St. John's Church to the west, the proposed site occupies a central location within the area.

The conservation area contains many features of special interest that contribute to the character of Hurst Green, with architectural and historic interest in the conservation area's buildings including 11 listed buildings and several buildings of townscape merit.

The rural setting of the conservation area is partly located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) with several green spaces located within the village centre.

The conservation area is adjacent to the Stonyhurst College Historic Park which is a Grade II* registered park and garden, the village also provides a route through to the principle entrance for the college.

The settlement of Hurst Green is historically closely associated with Stonyhurst (refer to the maps of 1646 & 1752 to Fig's 02 & 03 below which name Stonyhurst).

The Hurst Green estate passed to the Shireburn family in 1377 and in 1592 Stonyhurst Hall was built by Sir Richard Shireburn. It was occupied as the family seat until 1794 when an ancestor gave the Hall and Estate to the Society of Jesus as a new home for their College. The buildings are still used for educational purposes.

Hurst Green was then associated with the bobbin industry, with four bobbin mills being shown to the OS map of 1847. By this time the majority of the buildings which contribute positively to the character of the conservation area were extant and provide the strong characteristic of a late 18th and early 19th century settlement.

There are several designated heritage assets within the Conservation Area and the closest property within this category to the application site is the following property: -

SHIREBURN ARMS HOTEL:

Hotel, probably mid C18th. Sandstone rubble with slate roof. 2 storeys, 5 bays. Windows sashed with rebated and chamfered surrounds. Door, in 3rd bay, has plain stone surround. Bay 5 possibly added, being set back slightly beyond quoins. Chimney on left-hand gable and on each side of central 3 bays. At the rear is a window with plain stone surround and semi-circular head with keystone, lighting a landing. The former stable block, running northwards at the east end of the main building, has a stone slate roof and is of 2 storeys. Its windows are modern with plain reveals and projecting sills, with one on each side of a plain stone door surround on each floor. At the south end of the facade is a blocked doorway, with a later projection above linking it with the main hotel. At the far north of the facade is a flight of external stone steps to a 1st floor doorway now with a modern porch.

The materiality for the proposal for a rear extension and dormers to Windshadow have been considered in regards to that of the original dwelling, the materials to be used will be sympathetic to the surrounding buildings.

Although the majority of Hurst Green has a mixture of old and new developments, many of the developments are 20th century. The intent of the proposal is to improve the amenities of the original dwelling, whilst limiting its impacting upon the conservation area. By virtue of the above the proposal adds to the architectural variety in the vicinity whilst recognising the special quality of the site within the conservation area and the AONB.