

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR PROPOSED PORCH, INFILL EXTENSION AND NEW WINDOW OPENING

AT

PACKWOOD

MAIN STREET

GRINDLETON

LANCASHIRE

BB7 4RB



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CONTENTS

1.0	INTRODUCTION	4
2.0	SETTING AND CONTEXT	4
3.0	HERITAGE ASSET DESIGNATIONS	5
4.0	SUMMARY OF SIGNIFICANCE	6
5.0	DEVELOPMENT PROPOSALS	6
6.0	HERITAGE IMPACT ASSESSMENT	9

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1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This document has been produced in support of an application for planning permission for the demolition of the existing porch and its subsequent replacement, formation of a new window opening to the first-floor landing and a small infill side extension to the north elevation at:

Packwood, Main Street, Grindleton, Lancashire, BB7 4RB

- 1.1.2 Packwood is a modern dwelling of no Heritage Value but it is located within the Grindleton Conservation Area which is a designated Heritage Asset and is also located within the Forest of Bowland Area of Outstanding Natural Beauty. The proposals also incorporate the construction of a new single storey rear garden room; however, this is not included within the scope of this application and will be dealt with separately under permitted development rights.

1.2 PURPOSE

- 1.2.1 The National Planning Policy Framework (NPPF), 2019 requires that an assessment of the significance of any heritage asset, including their setting, that are to be affected by development proposals as part of this planning application.

- 1.2.2 It is produced in response to Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

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

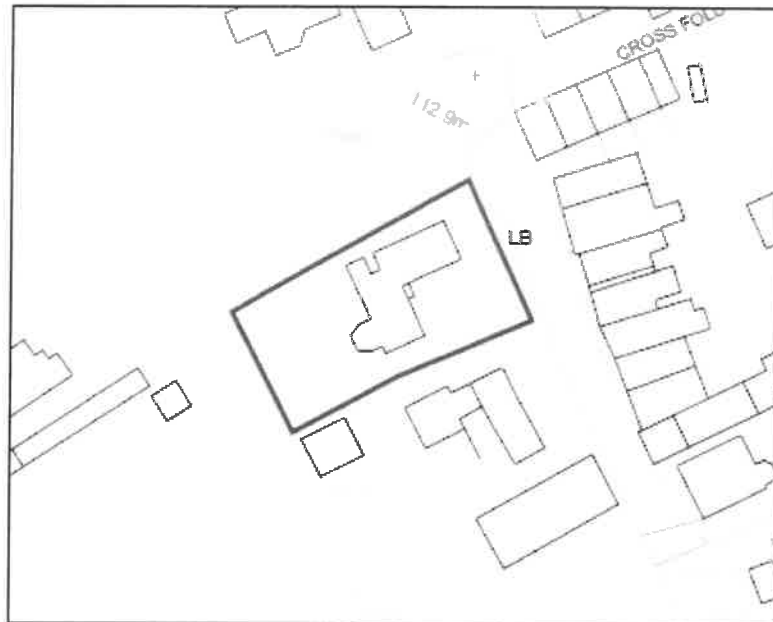
- 1.2.3 This document also specifically assesses the impact of the development proposals on the setting of the listed building.

2.0 SETTING AND CONTEXT

2.1 SITE LOCATION

- 2.1.1 Packwood is located on the west side of Main Street, in the village of Grindleton, in the Ribble Valley Borough of Lancashire.

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 22nd March 2021)



PL01: Site Location Plan.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

3.1.1 The dwelling is of no heritage interest but is sited within the defined boundary of the Grindleton conservation Area which is a Designated Heritage Asset. A summary of the special interest of the Conservation Area is provided below.

2.1.2 The Grindleton Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Its important place in non-conformist history as the village that gave birth to the Grindletonian sect in the 1600s;
- Numerous historic buildings, including 17th and 18th century weavers' cottages, given extra height and bigger windows in the 19th century;
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village; Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.

4.0 SUMMARY OF SIGNIFICANCE

4.1 SUMMARY STATEMENT OF SIGNIFICANCE

- 4.1.1 The designation of the village of Grindleton as a Conservation Area highlights its important architectural and historical character and appearance and its special interest is derived from the historic core of the village which is considered to date from the Anglo-Saxon period. The character and appearance of the historic core is derived from the many traditionally built, historical buildings i.e., farmhouses, barns and differing types of dwelling all of which remain connected by the medieval street layout. The village has a rural setting that is dominated by outward views across the surrounding open countryside, comprising of farmland and woodland, and with views southwards towards Pendle Hill, Chatburn and Worston.

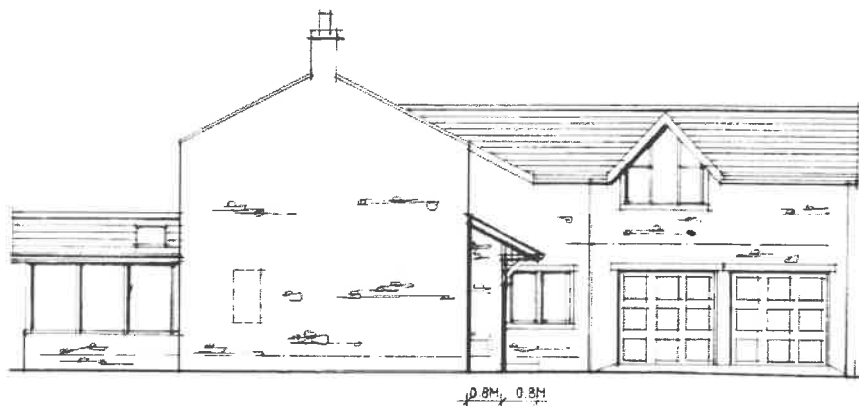
5.0 DEVELOPMENT PROPOSALS

5.1 USE

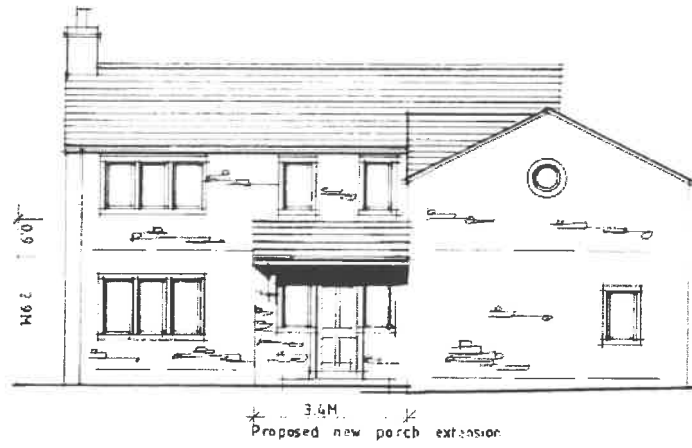
- 5.1.1 The proposals are for domestic / residential use as existing.

5.2 APPEARANCE

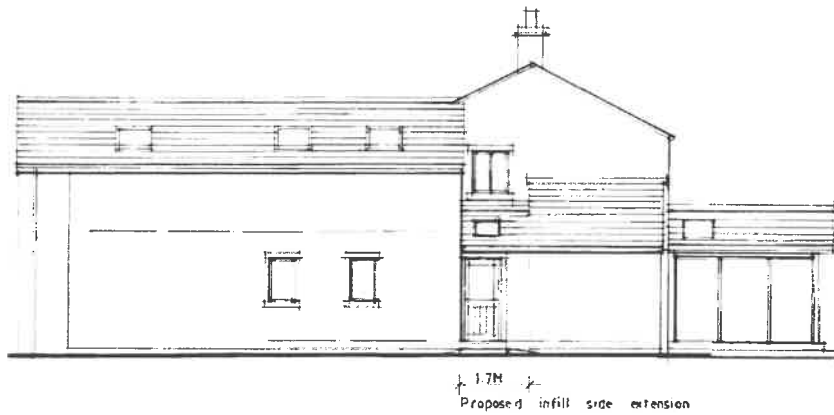
- 5.2.1 The proposed changes are modest in nature. The existing front porch is to be demolished and replaced with a new porch, finished in natural stone, but is to be wider than the existing at 3.4m wide across the front of the dwelling. The roof is to be of a lean-to form with natural slate finish and exposed hardwood gallows brackets to support the overhanging section of the roof. The windows and doors are to be in painted timber with dressed stone surrounds. Rainwater goods are to be of black metal type, with black painted fascia and barge boards.
- 5.2.2 The proposed utility room infill extension is to be 1.7m wide with rendered wall finish to match the adjoining wall fabric. The roof form and materials are to match the existing and will be in natural slate and will be positioned below the cill of the window directly above. Rainwater goods are to be in black metal and a flush fitting conservation roof light is to be installed to the roof. The external door is again to be in painted timber.
- 5.2.3 The proposed new window opening to the first floor of the front east facing elevation is to be of the same size as the window to Ensuite 02 and is again to be in painted timber to match the existing.



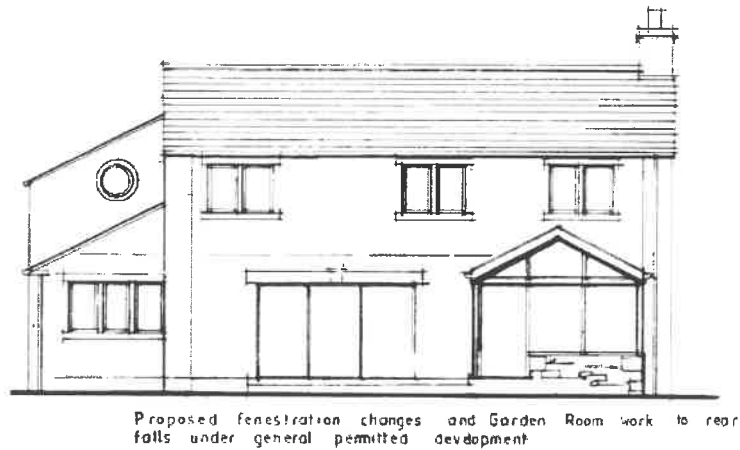
PL02: Proposed South Elevation



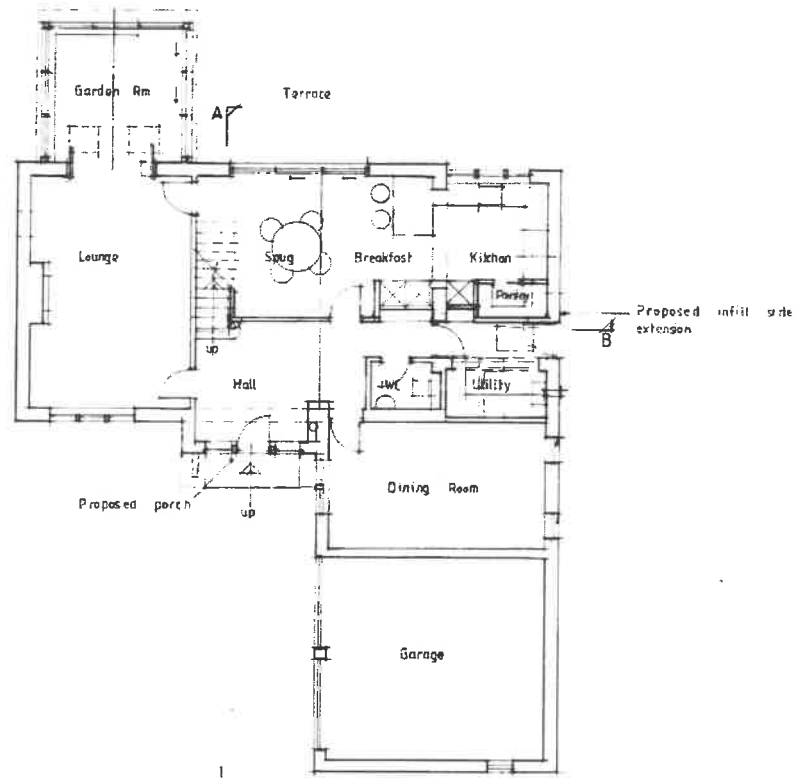
PL03: Proposed East Elevation



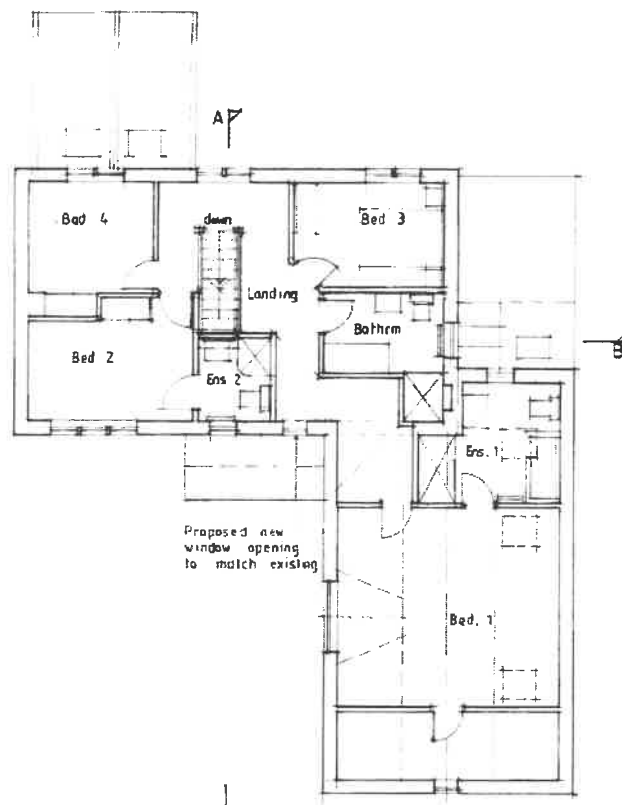
PL04: Proposed North Elevation



PL05: Proposed West Elevation



PL06: Proposed Ground Floor Plan



PL07: Proposed First Floor Plan

5.3 LANDSCAPING

5.4.1 No new landscaping is proposed as part of this application.

5.4 HIGHWAYS AND ACCESS

5.5.1 Due to the nature of the proposals, no highways / access implications are expected due to the implementation of the proposals.

5.6 PROTECTED SPECIES

5.6.1 Given the demolition of the existing front porch a bat survey has been undertaken and a report has been provided as part of this application.

5.7 FLOOD RISK

5.7.1 The application site is located within flood zone one, with a low probability of flooding. A flood risk assessment is therefore not required as part of this application

5.8 TREES AND HEDGES

6.8.1 No trees or hedges are to be removed as part of the proposals.

5.9 RESIDENTIAL AMENITY

5.9.1 The proposals, given their very modest nature, are not considered to be harmful to the residential amenity of the surrounding neighbouring properties and as a result will not have an unacceptable impact upon their occupants through loss of outlook, privacy or light.

6.0 HERITAGE IMPACT ASSESMENT

6.1 IMPACT ON THE CONSERVATION AREA

6.1.1 Again due to the very modest nature of the proposals, the proposals are considered not to have an adverse impact upon the Grindleton Conservation Area. The materials and forms adopted by the proposals are to match the existing dwelling so as to seamlessly integrate into the appearance of the existing dwelling and remain harmonious within its historic context.

6.2 IMPACT ON NON-SCHEDULED BELOW GROUND ARCHAEOLOGICAL DEPOSITS

6.2.1 An analysis of historical OS mapping of the site shows that a small number of buildings did once front the roadside of the application site but have since been demolished. The house is set back from the roadside and given the location of the proposed porch and infill extension; it is unlikely that any below ground archaeological deposits will be encountered during the implementation of the proposals.