

HERITAGE / DESIGN & ACCESS STATEMENT

Planning and Listed Building - Application for the

Proposed single storey extension, replacement garage and insertion of roof windows in the rear roof pitch.

No.84 Whalley Road,

Clitheroe,

Lancashire

Date: September 2021

Job ref: 6410

INTRODUCTION

This Heritage Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our client Mr Evans and Ms Tomlin, as part of applications for householder planning permission and Listed Building Consent for the proposed erection of a single storey rear extension, demolition of the existing garage and erection of a replacement garage and insertion of 3no. roof windows in the rear west facing roof slope at No.84 Whalley Road, Clitheroe, Lancashire. This document is to be read in conjunction with planning drawing Nos:

- 6410-01 - Existing Plans and Elevations
- 6410-02a - Proposed Plans and Elevations.

The purpose of this document is to provide the Local Planning Authority with an assessment of the heritage values of the affected Heritage Assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the buildings.

It is produced in response to policies set out in 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.

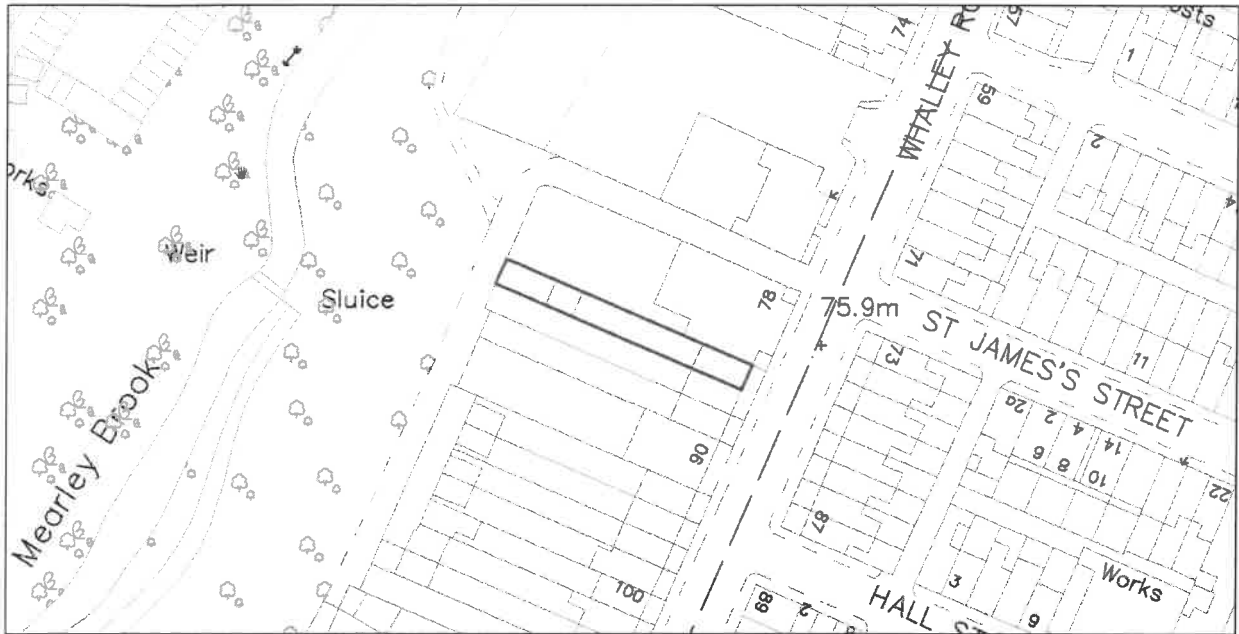
This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.

SITE LOCATION

84 Whalley Road stands at NGR SD 74167 41187 and is located on the east side of Whalley Road, beyond the southern fringe of Clitheroe town centre.

SITE DESCRIPTION

84 Whalley road occupies a long and narrow site spanning from north west to south east, with the building sited to the south east. A modern garage is sited at the end of the garden to the north east and is access from a track to rear. A small area of hardstanding lies between the front elevation of the building and the pavement and was likely to be a former garden given the appearance of similar dwellings in the area.



Location Plan showing location of 84 Whalley Road

HERITAGE ASSET DESIGNATIONS

84 Whalley Road is a Grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was formerly designated on the 10th March 1987 and the list entry for the building is as follows;

Early C19. 3 storeys, rendered, with slate and stone slate roofs and modillion eaves cornice. 1 window each, except for No 80 which has 2, stone surrounds, no glazing bars. Doorways have stone surrounds with cornices. Small mid C19 shop front to No 84. Modern windows and modern door to the end property which is occupied as a club. Nos 60 to 164 (even) form a group, all except Nos 76 to 110 being buildings of local interest only.

BUILDING DESCRIPTION

84 Whalley Road is an early 19th century single fronted mid-terrace dwelling of three storeys with an additional lower ground floor. The external walls are finished in a cement render with a natural slate roof covering to the gable form roof. The front south east facing elevation is comprised of a doorway with painted plain stone surrounds and cornice over the head. The door is in timber. This is flanked by a column of three windows, each with plain stone surrounds and casement window. The rear elevation has a similar fenestration pattern with a single ground floor doorway and column of windows, all with plain stone surrounds and uPVC casement windows. However, a second window is present to the left of the first and second floor windows also with plain stone surrounds and uPVC casement windows.



Front elevation



Rear Elevation

SUMMARY OF SIGNIFICANCE

84 Whalley Road is a grade II listed building and this designation suggests that the building is of importance from a national perspective in terms of its architectural and historical significance, however the building is not listed on its own individual merits but rather as a group of buildings which form a block of early 19th century three storey dwellings (No's 78 to 88). This suggests that the buildings own individual significance is limited but increases when considered as part of the wider streetscape of Whalley Road. Whilst the building is of importance, it has limited individual intrinsic interest. The building is an example of an early 19th century dwelling however it is not a fine example with similar better examples within Clitheroe. The appearance of the building leaves much to be desired and its exterior has suffered from the implementation of inappropriate window and door styles as well as unsightly cement render finishes, however, the fenestration pattern to the front is neat and dignified. The building essentially serves as a 'shell' with little interest to its interior. The significance of the building is derived from its illustrative value as an example of an early 19th century dwelling where as its archaeological value, through its remaining historic fabric, and its aesthetic value, limited to the front principal elevation are both secondary to this.

SUMMARY OF DEVELOPMENT PROPOSALS

The applications for planning approval and listed building consent seek to gain approval for the following works which are summarised below;

- Demolition of the existing modern garage and erection of new replacement garage.

- Erection of a single storey extension to the lower ground floor.
- Creation of a second floor ensuite to the rear bedroom.
- Installation of 3no. conservation roof lights to the rear roof slope.
- Removal of the ceiling to the second-floor rear bedroom to form vaulted ceiling.

HERITAGE IMPACT ASSESSMENT

The following impact assessment will judge the impact of proposals on 84 Whalley Road which is a designated heritage asset. The proposals will be assessed against the following magnitudes.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

PROPOSAL	JUSTIFICATION	IMPACT ON LISTED BUILDING	MITIGATION
<p>Demolition of existing garage and erection of new garage.</p>	<p>The extant garage is a modern prefabricated concrete garage with profiled sheet roof covering and a pebble dash render finish. It is proposed that this is demolished and a new garage erected. The existing detached garage is of poor-quality construction and appearance and modern. The building is not fit for the needs of the applicants and has a harmful impact on the setting of the listed building.</p>	<p>No direct harm to listed building. Harm to be considered in context of setting. The proposed garage will be of traditional gable form with a natural slate roof covering. Walls will receive a render finish, rainwater good are to be in black aluminum, with the double doors being in timber and the vehicular door being in metal. The proposed garage will be will be slightly smaller in area and will be located closer to the rear access track therefore creating a greater degree of separation between the garage and the listed building resulting in a reduced impact on its setting. Garages are not uncommon in this area, a number of which line the rear access track to the north west of Whalley Road. The use of the garage will be consistent with the residential use of the site and will be ancillary to the main dwelling. With the proposed garage adopting a more traditional appearance than the existing, this will provide an enhancement to the setting of the listed building.</p>	<p>Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.</p> <p>All work should be undertaken by competent / suitably qualified contractors / workers who are competent and experienced in undertaking works to historic buildings and to ensure work is carried out with minimal harm to historic fabric. All work is to be carried out carefully and under supervision.</p>
<p>Erection of single storey garden room extension.</p>	<p>The proposals consist of the construction of a modestly sized (and therefore subservient) single</p>	<p>The proposed extension will be commensurate with the existing character of the building in terms</p>	<p>Details / material specification to be submitted to local planning authority for approval through a</p>

<p>second floor rear bedroom and formation of vaulted ceiling.</p>	<p>desirable by the application in order to create a bedroom of larger volume and vaulted ceiling with exposed timber purlins to create visual interest in the property.</p>	<p>is not expected to have a significant impact on the overall significance of the building.</p>	<p>be submitted to local planning authority for approval through a suitably worded planning condition. All work should be undertaken by competent / suitably qualified contractors / workers who are competent and experienced in undertaking works to historic buildings and to ensure work is carried out with minimal harm to historic fabric. All work is to be carried out carefully and under supervision.</p>
<p>Installation of 3no rooflights to the rear roof slope.</p>	<p>The proposed conservation roof lights will be of a minimal size and will be flush fit between the existing rafters and avoiding the existing purlins.</p>	<p>The proposals will require the removal of some of the rear roof covering but the roof structure which appears to be relatively modern will remain intact. The roof lights will be small in size so as to reduce visual impact. The roof lights will not affect the principal elevation and the overall streetscape of Whalley Road and will have limited visibility from the rear which is not within the main public realm.</p>	<p>Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition. All work should be undertaken by competent / suitably qualified contractors / workers who are competent and experienced in undertaking works to historic buildings and to ensure work is carried out with minimal harm to historic fabric. All work is to be carried out carefully and under supervision.</p>

Given the nature of the proposed internal alterations, proposed structures and the proposed landscaping works it may be prudent to implement a programme of historic building recording and analysis and / or photographic recording prior to the commencement of works on site.