

**HERITAGE STATEMENT IN SUPPORT OF PLANNING AND LBC APPLICATION
FOR DEMOLITION AND REPLACEMENT OF EXISTING EXTENSIONS TO THE
REAR OF 10 AND 11 CHURCH VIEW GISBURN AND LANDSCAPING OF REAR
GARDENS**

PLANNING APPLICATION: 3/2021/1241

1 Introduction

1.1 This heritage statement has been produced to support planning and building consent applications to Ribble Valley Borough Council, for the applicants Mr and Mrs Fryars.

1.2 The site is within the designated conservation area of Gisburn see: https://www.ribblevalley.gov.uk/downloads/file/3685/gisburn_conservation_area_appraisal

1.3 In summary, this statement finds that while the demolition and replacement of existing extensions to the rear of 10 and 11 Church View Gisburn may fall within the conservation area, the application only applies only to the rear south facing elevation which lacks special interest as it is of low architectural and historic interest by virtue of the three existing ad-hoc uncontrolled poorly constructed extension developments. Consequently, the current modest proposals are acceptable because they would not affect the North facing aspect of the properties, nor otherwise represent harm to the significance of the buildings as part of the designated conservation area. The replacement extension location is well screened from all aspects, and is a considerable improvement on the appearance of the existing extensions.

2 Location

2.1 10 and 11 Church View stands in Gisburn civil parish, to the south of the A59 road, facing Gisburn Parish Church at SD 83016 48802.

3 Planning history

3.1 After visiting the Council Offices and looked at their records. There does not appear to be any planning application history on the property.

4 Proposed development

- 4.1 Demolish the existing domestic extensions at 10 and 11 Church View and replace these with a new joint extension to serve both properties
- 4.2 The new development will have the same floor area as those to be demolished.

5 Planning policies

National Planning Policy Framework

- 5.1 National Planning Policy Framework. Section 12 Conserving and enhancing the historic environment.

Local policy – Ribble Valley Core Strategy

- 5.2 The Development Plan for this site is the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2012).
Core Strategy (2014)

- 5.3 The following policies are of relevance to the proposal:

- Key Statement EN5: Heritage Assets
- Policy DMG1: General Considerations
- Policy DME1: Protecting Trees and Woodlands
- Policy DME2: Landscape and Townscape Protection
- Policy DME3: Site and Species Protection and Conservation
- Policy DME4: Protecting Heritage Assets

6 Historical background

- 6.1 10 and 11 Church View were constructed by the Lister family in 1853. The Lister family disposed of the 11 Church View in 1928 and was subsequently sold on to become the village police station, after which it returned to private hands in the 1960's.

7 Recent planning history

- 7.1 No Recent Planning History
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Figure 1 - 10 and 11 Church View -North Elevation

8 The existing building

- 8.1 The original layout of 10 and 11 Church View appears to have been terraced cottages facing north towards the Church with a passageway along the backs of the houses with separate outbuildings (coal places and toilets) opposite the backs of the houses. The land to the south is at a substantially higher level so that the outbuildings also act as retaining structures to the gardens behind. Two storey extensions have been added to the rear of both 10 and 11 Church View.



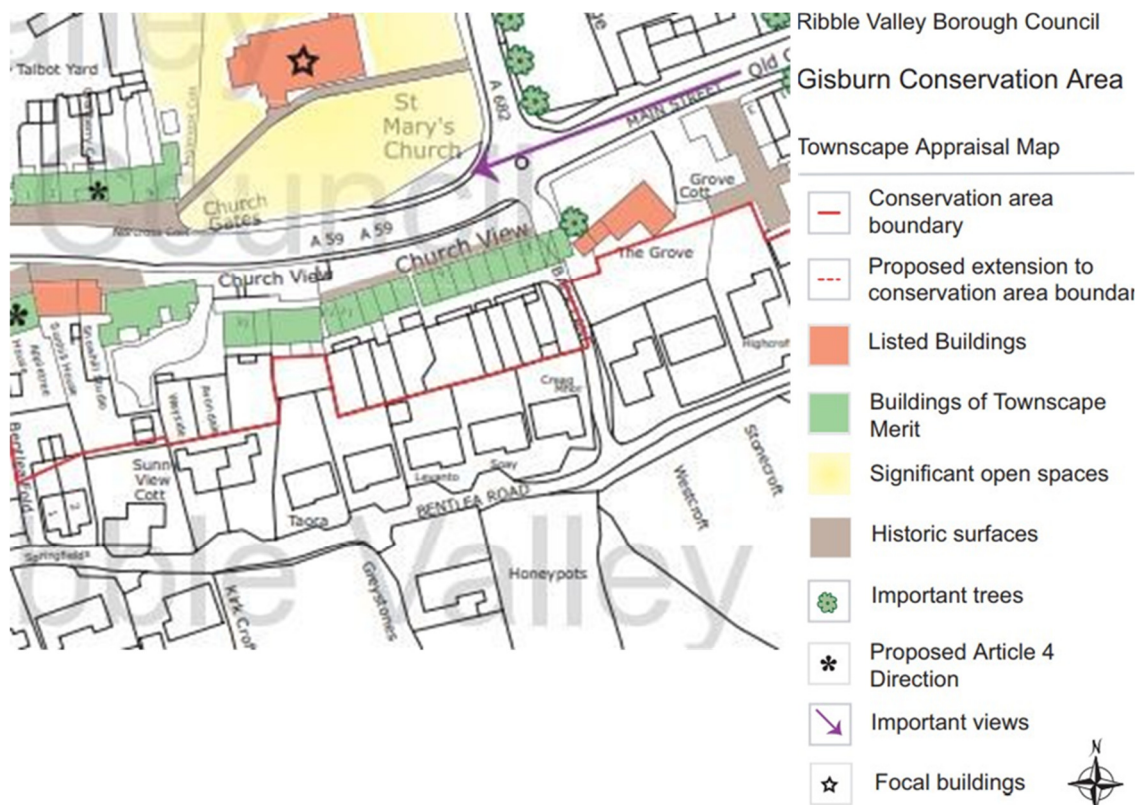
Figure 2 rear of 11 and 10 Church View - South Elevation

- 8.2 The current extensions at 10 and 11 are out of character with the other buildings around it and the long flat roofed extension at no.10 particularly incongruous.
- 8.3 The extensions at 10 Church View comprise of a small wooden structure with a slatted timber roof at ground level, and a second storey extension built on two rolled steel joists which are supported from house rear and garden retaining walls. The rolled steel joists carry the extension rendered block walls and a bitumen felt flat roof. The lower storey south facing wall of the original house has a full-size window which is screened from direct natural sunlight by the addition of the second storey extension.
- 8.4 The two-storey extension at 11 Church View is constructed in brick with a slate roof and concrete lintels. The lower storey is fully glazed across the width of the south facing elevation in the form of a sun room. The upper storey has a single window with concrete lintels.

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- 8.5 At the rear of the properties are small yard areas across which the right of way passes. Beyond the yards to the south there are long elevated rear gardens. This is the pattern of development for all the terraced cottages along Church View. The accesses along the backs of the houses on Church View is private. The only public view of these back yards and the rear of the terraced houses is from Back Lane.
- 8.6 There are houses to the south of Church View with access off Bentlea Road. There are only glimpsed view of the roofs of the houses on Church View from Bentlea Road as they are screened by the intervening gardens and outbuildings and are set at a much lower level that the houses on Bentlea Road.
- 8.7 10 and 11 Church View are within the village settlement boundary of Gisburn and within Gisburn Conservation Area. They have been identified as buildings of 'townscape merit' in the Conservation Area Appraisal. The conservation area boundary runs along the southern boundary of the gardens to Church View.

See below:



9 Statement of heritage significance

- 9.1 The significance of 10 and 11 Church view is outlined in the list of buildings of townscape merit as:
“Nos 10 to 12 Church View rubble under Welsh Slate 1853 datestone, original doors and windows stone gutter brackets.”
- 9.2 This statement applies in full the north facing elevation (*Fig1*) of Nos 10 & 11 Church View but does not apply to the south facing elevation (*Fig2*) which the subject of this planning application. The south facing elevation has been substantially modified over the years in an ad-hoc manner with little of the original structural features remaining. The overall form and size of the south facing aspect has changed through the addition of the three extensions which has also resulted in the loss of the detail features such as stone windows, doorways and random rubble walls.
- 9.3 The significance of 10 & 11 Church view as outlined in the list of buildings of townscape merit is largely confined to the original intact north elevation as viewed from the A59 and facing Gisburn’s Medieval Church.

10 Assessment of impact

- 10.1 Overall, given the extent and character of the three extensions, and the lack of visibility, it is considered that the proposals **would not harm** the conservation area. The individual proposals are assessed below. In all cases however, these are contingent upon further details being provided, to ensure that roofing materials and the most visible glazing will be appropriately sympathetic to adjoining buildings and the overall appearance of the building.

Proposal	Impact
Extensions to the rear of 10 and 11 church view Gisburn	No negative impact, as the existing extension has a flat roof with walls constructed from mixed inappropriate building materials. The extension will improve the character and appearance of the Conservation Area.
Extension roofing material Grey Slate	No negative impact, the material will match house roof material.

11 Conclusion

- 11.1 In conclusion, it is recommended that the proposals include matching roof materials to the existing and inclusion of stone window surrounds. The proposals would then have an acceptable level of impact on the historic environment, both within the terms of Section 16 of the NPPF, and local planning policies.