

HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION FOR CONVERSION OF DETACHED GARAGE TO DOMESTIC ANNEX AT VICTORIA HOUSE, WORSTON

1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for the conversion of a detached garage to a domestic annex, at Victoria House, Worston. It has been written by Stephen Haigh MA, on the instruction of the applicant Mary Brill, through her agent AW+A Architects. A site visit was made by the writer on 30 November 2021.
- 1.2 The site lies within the Worston Conservation Area, a designated heritage asset; Victoria House (but not the garage) is noted as a “Building of Townscape Merit” within the conservation area, and so might be considered a non-designated heritage asset by the local planning authority.

2 The existing site



Photo 1: Victoria House, viewed from the main street; detached garage just visible to left

- 2.1 Victoria House is a detached dwelling standing in the centre of Worston, a small village about 3km north-east of Clitheroe. It was established through the conversion of an agricultural barn in about 1990, and stands on the north-west side of the main street, set back behind a grass verge (NGR: SD 76762 42753).

Access from the highway is at the south-west side of the house, via a tarmac drive shared with neighbouring properties.

- 2.2 The detached garage was built on a previously undeveloped part of the plot in about 1990 to serve the new dwelling, and stands to its rear, separated from it by a level, tarmac parking area, and otherwise surrounded by garden. It is not prominent from public viewpoints, although it can be glimpsed from the main street. Ground level rises to its north-west, behind a retaining wall and small lean-to log store, and beyond the garden is a grassed croft, in the same ownership.



Photo 2: Application building

- 2.3 The garage is of a single storey, and faced with natural stone to its south-east front and south-west gable; the other elevations have roughcast render and the roof is blue slate, with a single rooflight to the rear. The front has a pair of up-and-over garage doors and a personnel door to an office in the south-west end, while each gable has a window.

3 The Worston Conservation Area

- 3.1 The Worston Conservation Area was designated in 2007 following the production of an appraisal by consultants¹.

¹The Conservation Studio 2005/6 *Worston Conservation Area Appraisal (proposed)*

- 3.2 The appraisal lists a number of attributes according the special interest justifying designation, of which the primary one is the “architectural and historic interest of the conservation area’s buildings”. It goes on to note that the conservation area is mostly “characterised by nineteenth century vernacular building”.

4 Proposed development

- 4.1 The external aspects of conversion of the garage to a domestic annex would involve only minor changes to the building: the up-and-over garage doors would be replaced by timber-framed, three-light windows, one of them incorporating a door for wheelchair access. A new window opening would be inserted in the north-east gable, and two new rooflights added in the rear pitch.

5 Impact on heritage assets

- 5.1 The limited external changes within the proposed conversion are of such a minor degree that they would have no impact on the character or appearance of the conservation area, nor on the setting of the non-designated Victoria House. The existing garage is an obviously modern building, albeit mainly of materials which for the most part are fully in keeping with the local traditional building stock, and replacement of the two up-and-over doors with glazing would be a neutral change. The few new openings proposed are all to the rear of the building, where they are effectively concealed from public view, and would in any case make a negligible impact on the appearance of the building.

6 Conclusion

- 6.1 Given the minor nature of the changes proposed, and the fact that the garage is an entirely modern building which lacks heritage significance, the scheme is acceptable as far as any impact on the historic environment is concerned.

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