

## LAND TO THE REAR OF 9 DOWNHAM ROAD, CHATBURN:

### HERITAGE IMPACT STATEMENT

#### 1 Introduction

- 1.1 This heritage impact statement has been produced to support for an application to Ribble Valley Borough Council for a new garage and glazed link from the house to the annex on the land to the rear of 9 Downham road, Chatburn. for Mr A Jackson .  
The House was built and the existing small barn converted to garage / flat accommodation under the planning approval 3/2016/0711.
- 1.2 This statement should be read in conjunction with the Heritage Assessment for the site, produced in July 2015 to inform the design process at an earlier stage.
- 1.3 There are no nationally designated heritage assets within or adjacent to the proposed application area, but the site lies within the Chatburn Conservation Area, and 9 Downham Road is identified as a "building of townscape merit" in the conservation area appraisal<sup>1</sup>. Conservation areas are defined by the Planning (Listed Buildings and Conservation Areas) Act 1990, as areas of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Because of this status, the planning application requires a statement of significance of the heritage asset and its setting (see Heritage Assessment), and a statement of impact of the proposed work, to enable the planning authority to consider the potential impact of the proposed scheme as regards the heritage assets.

#### 2 Development proposals

- 2.1 It is proposed to construct a new detached garage for the use of the house to the rear of no.9 Downham road and for a new glazed link from the house to the annex building ( house and annex conversion to 3/2016/0711 planning approval) .

#### 3 Applicable planning policies

- 3.1 The relevant national planning guidance applicable here is Section 12, *Conserving and Enhancing the Historic Environment*, of the *National Planning Policy Framework*, and the accompanying advice given in *Historic Environment Planning Practice Guide*. The local planning policy is contained within the Ribble

Valley Core Strategy: *Policy EN5 – Heritage Assets*, and *Policy DME4 – Protecting Heritage Assets*, as well as the *Chatburn Conservation Area Appraisal* and *Chatburn Conservation Area Management Guidance*.

- 3.2 The main thrust of these policies relevant here is provided by Policy DME4, which states that:

*Proposals within or closely related to Conservation Areas should not harm the Area. This should include considerations as to whether it is in keeping with the architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development in these areas will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials and also respects trees and important open space. In the Conservation Areas there will be a presumption in favour of the preservation of elements that make a positive contribution to the character or appearance of the Conservation Area.*

#### **4 The Chatburn Conservation Area and its significance**

- 4.1 The Chatburn conservation area was designated in 1974 and the special interest which justifies its designation can be summarised as arising from its origins as an agricultural village, which underwent increasing industrialisation in the 18th and 19th centuries, but still retains its rural village character.
- 4.2 The Conservation Area Appraisal notes a number of specific aspects which confer its special interest, but those relevant here include only two:
- 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village
  - mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill.

## 5 Impact of the proposals

### 5.1

The potential impact of the proposed development is considered on both the impact on the previously identified heritage asset (Heritage impact scheme 2015 former Barn/ workshop now identified as Annex) and the conservation area as a whole.

The proposed glazed link is a structure connecting the house with the annex. It consists of a glazed wall and a flat roof only, the rear wall is existing, the flat roof is set below the top of the wall and will remain unchanged, each end abuts the house and annex respectively. The abutment of the frame and the flat roof to the annex has minimal impact on the structure and will not detract from the previously identified heritage asset ( Heritage impact scheme 2015 by Stephen Haigh)

The proposed new garage is positioned on the site adjacent to the neighbouring no.9 Downham road garage thus minimising its impact

## 6 Conclusion

### 6.1

In summary the proposal which forms the basis of this householder planning application has been designed to provide a minimal visual impact, the scheme does not affect the Heritage asset street scene and will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposed garage and link being concealed behind walls and adjacent buildings are not particularly visible and will not compromise the amenity or result in loss of light or privacy to adjacent properties

This proposal fits with National and Local planning policy and will blend with the surrounding area with minimal negative effect in terms of visual impact within this site.

