

**HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION**  
**FOR THE REPLACEMENT OF A CONSERVATORY WITH A DINING-KITCHEN**  
**AT LOWER WHINS, SABDEN**

**1 Introduction**

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for the replacement of an existing conservatory with a dining-kitchen at Lower Whins, Sabden. It has been written by Stephen Haigh MA, on the instruction of the applicant Mr Woods, and with reference to scheme drawings by AW+A Architects. A site visit was made by the writer on 9 May 2022.

**2 Lower Whins**

- 2.1 Lower Whins is a detached bungalow of a single storey throughout, standing within its own grounds at the west end of Sabden village, between Whalley Road, and the private road and public footpath known as the Whins. The NGR for the bungalow is SD 77373 37315.
- 2.2 The dwelling appears to date primarily from about the 1970s, and to have been established within a formerly undeveloped plot. Access is from the Whins, to the north, and the building comprises three wings, all of which face onto and partly enclose the south-facing garden. The majority of the accommodation is within the east and north wings. The west wing is linked to the north wing by a glazed entrance porch, and projects slightly to the south, where it has been extended by the addition of a conservatory, now proposed for replacement by a slightly larger dining-kitchen.
- 2.3 The bungalow is entirely modern in character. Its outer walls are a mixture of sandstone and painted render, and have a high proportion of glazing, while the roofs are all laid with concrete tiles. The profile of the building, broad, low, and with shallow roof pitches, adds much to the modern appearance, as do the north-facing clerestory over the west wing and gabled canopy to the east wing.
- 2.4 The building is surrounded by generous gardens, particularly to the south and north, which have a combination of lawns, trees and shrubs, and there is a driveway to the house at the north side. There are traditional stone boundary walls on the east, south and north sides of the property, which probably largely pre-date the bungalow.

### 3 Identified heritage assets

- 3.1 The property lies within the Sabden conservation area<sup>1</sup>, a designated heritage asset, under the terms of the NPPF. No other heritage assets have been identified which might have a bearing on the application. A character appraisal of the conservation area was produced for the local planning authority, prior to its adoption<sup>2</sup>. The appraisal makes reference to trees along the Whins, and the accompanying townscape map identifies an important view northwards from it, as well as buildings of townscape merit at Whins Lodge and Whins Avenue, but all of these are screened from Lower Whins by intervening buildings.

### 4 Statement of heritage significance

- 4.1 As an entirely modern structure with limited architectural qualities, the bungalow makes no positive contribution to the significance, character, or appearance of the conservation area, although other aspects of the property, namely the open character of the garden, the mature trees close to Whalley Road, and historic boundary walls, are considered to do so.

### 5 Proposals

- 5.1 It is proposed to demolish the conservatory and construct a flat-roofed, single-storey extension in its place, with rendered walls and glazed patio doors to the south and east sides.

### 6 Impact of proposals

- 6.1 The demolition of the existing conservatory would have no impact on the conservation area, and the same is true of its proposed replacement by the slightly larger extension. The new build would be entirely in keeping with the existing bungalow, and set within the courtyard garden on its south side, where it does not impose on any views inside or outside the conservation area.
- 6.2 Given the above, it is considered that the scheme would completely preserve the character and appearance of the conservation area, and cannot be seen to have any impact on the historic environment.

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<sup>1</sup> Designated 2007.

<sup>2</sup> The Conservation Studio 2005/6 *Sabden Conservation Area Appraisal (proposed)*

Stephen Haigh, MA  
Buildings Archaeologist  
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Photo 1: Courtyard garden at south side of bungalow, with conservatory proposed for replacement at left



Photo 2: Detail of conservatory