

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.

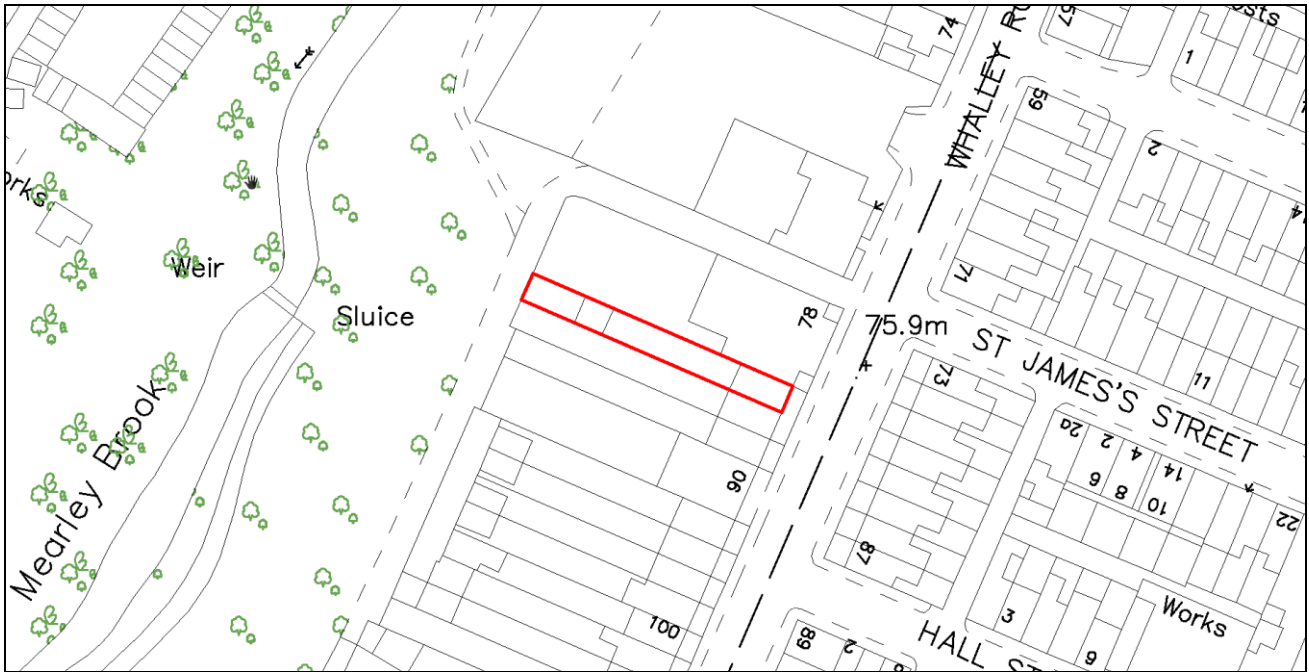
This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.

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, its and its aesthetic value, limited to the front principal elevation are both secondary to this.

SUMMARY OF DEVELOPMENT PROPOSALS

The first applications for planning approval and listed building consent were refused for the following reason;

“The proposal is harmful to the special architectural and historic interest of the listed building and the setting of listed buildings because of the loss and alteration of important historic fabric, the installation of incongruous and conspicuous roof lights and the incongruous and conspicuous design of the extension.”

In order to respond to the comment made by the planning case officer, the following amendments to the scheme have been made and approval for the following is now sought;

- The removal of the existing uPVC window and door at rear lower ground floor level. The existing wall apertures are to be retained to keep the internal plan form intact and remain as evidence of these former external all openings.
- The flat roof and roof lantern have been omitted and the proposed rear extension is now of traditional gable form, with a natural slate roof covering, flush struck verge and a flush fitting conservation roof light to each roof slope. The extension is to remain as cavity wall construction, with a rendered wall finish to match the external appearance of the listed building.
- The previous bi-folding doors have been omitted and new aluminium double glazed windows and single leaf door are now proposed. The door and south window replicate the positions of the now internal door and window opening and a new window is proposed to the north side of door and all are in alignment with the existing pattern of fenestration.
- The proposal for the ensuite to the second floor ensuite has been retained. The existing rear soil and waste pipes are to be removed from the rear elevation to offer enhancement to the listed building and a new internal soil pipe is proposed which will serve the ensuite and first floor bathroom below. The soil stack is to pass between the existing floor / ceiling joists. The proposed ensuite is also to have a mechanical extract fan in accordance with current building regulations and will be ducted through the roof, passing through existing roof and ceiling timbers and terminating at an 'in-line' slate vent which is to match the colour of the existing slate roof covering.
- The amount of roof lights proposed has been reduced from three to two, with a single roof light to the proposed ensuite, providing a means of natural lighting and ventilation, and the existing bedroom. The removal of the ceiling to the rear second floor bedroom has been omitted and new light wells will be formed in the ceiling to serve the passage of light from the proposed roof lights.
- The proposed garage has also been retained as part of the proposals and it was noted as part of the previous application that the proposed garage, although of modern materials and design would not have a harmful impact on the setting of the listed buildings, given that there are numerous outbuildings located to the rear of the properties on the west side of Whalley Road and that the impact is insufficient to warrant the refusal of this element of the proposals.

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
Demolition of existing garage and erection of new garage.	<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>It was noted as part of the previous application that the proposed garage, although of modern materials and design would not have a harmful impact on the setting of the listed buildings, given that there are numerous outbuildings located to the rear of the properties on the west side of Whalley Road and that the impact is insufficient to warrant th refusal of this element of the proposals.</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 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>
Erection of single storey garden room extension.	<p>The proposals consist of the construction of a modestly sized (and therefore subservient) single storey rear extension, with rendered cavity walls, gable form roof with natural slate roof covering, and aluminium windows and doors, which will align with the existing pattern of fenestration and will match the character of the listed building. This is desired by the applicant in order to provide garden room amenity and an open plan layout with the existing kitchen. This will require the removal of the existing lower ground floor external kitchen door and window, however the openings will r=be retained as evidence of these former external wall openings.</p> <p>Single storey rear extensions are not an unknown feature to the dwellings on the north west side of Whalley Road as these have been approved in the past, such as to 96 Whalley Road (3/2013/0367) which is also a grade II listed building.</p>	<p>The proposed extension will be commensurate with the existing character of the building in terms of its appearance and material selection and as such will have a minimal impact on the external appearance of the building. The front principal elevation will remain unchanged leaving the existing streetscape unchanged within the public realm. The rear of the building is not within the public realm of Whalley Road and its visibility is minimal. No historic fabric requires removal as part of this element of the proposals.</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>Existing door and window opening to be retained following removal of the window and door.</p>
Proposed ensuite to the existing rear second floor bedroom.	<p>The rear second floor bedroom is to be sub-divided in order to form a new en-suite bathroom to serve this particular bedroom with new wall and floor finishes as well as the installation of sanitaryware and an extractor fan.</p> <p>Proposal deemed desirable by</p>	<p>The proposal will create some sub-division of the existing room. However, the en-suite will only be accessible from within the rear bedroom and not accessible from the landing therefore minimising the impact on plan from essentially by creating a room within a room. This will</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</p>

	<p>the applicants in order to improve the living accommodation and bring the building to a standard commensurate with the buildings optimum viable use as a family home.</p>	<p>ensure that the historic plan form of the building can still be interpreted. The walls are to be constructed in lightweight timber studwork with wall finishes being carefully scribed around the existing skirting if required. This construction allows for an element of reversibility.</p> <p>No new wall chases are to be formed to accommodate wiring or pipework will and should be housed in stud walls / above floor carcassing / boxing out were possible. Pipework from below to pass through voids to floor structure where possible. No significant structural implications are expected as part of this proposal. The proposed extractor duct will pass between the ceiling / roof structure to an in-line slate vent of similar size and colour so as to reduce visual impact.</p>	<p>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>The extract vent ducting is to pass between existing roof and ceiling timbers and will terminate with an 'in-line' slate vent to match the existing slate roof covering.</p>
<p>Creation of light-wells to rear second floor ceilings to serve the proposed roof lights.</p>	<p>The proposal is deemed to be desirable by the applicant to provide natural lighting and ventilation to the bedroom and en-suite and is an alternative to the removal of the ceiling as previously proposed.</p>	<p>The removal of small areas of the existing ceiling is not expected to have a significant impact on the overall significance of the 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>Installation of 2no rooflights to the rear roof slope.</p>	<p>The proposed conservation roof lights which will be of a minimal size and will be flush fit between the existing rafters and avoiding the existing purlins and are required to provide natural lighting and ventilation to the relevant spaces.</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.</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>Removal of existing external soil and waste pipes and installation of new internal soil stack.</p>	<p>The proposal is required to provide a means of foul water drainage to the proposed en-suite, whilst offering minor enhancement to the rear and currently utilitarian appearance of the building.</p>	<p>The proposal will provide a minor enhancement to the rear of the building, whilst the proposed internal stack will have no harm on the existing floor and ceiling structures.</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</p>

			carried out carefully and under supervision. Pipework to pass between existing floor and ceiling timbers.
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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.