



# HERITAGE STATEMENT

32 Gardeners Row  
Sabden  
Clitheroe  
BB7 9EB

APRIL 2023



Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
BB1 4ER

# INTRODUCTION

## OVERVIEW

The National Planning Policy Framework (NPPF) 2019 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"*

The purpose of this heritage statement is to set out the significance of the property and how the proposed work will affect the wider area. The document has been set out to aid the local planning authority when making their decision and has sufficient information based on the minor nature of the works involved.

## PROPOSED WORKS

The proposed works are for the demolition of the existing outbuilding and construction of new flat roof extension to create downstairs W.C.

## JUSTIFICATION OF WORKS

When carrying out any works on a building within a historic setting it is important to ensure that the proposed works do not adversely erode the historical importance of the area. The property is located within the Sabden Conservation Area which has two listed buildings. The proposed works are to the rear of 32 Gardeners Row and not visible from the listed buildings. When looking at the Townscape Appraisal Map the has been highlighted as "Buildings of Townscape Merit".

The proposed works are to the rear of the property which backs on to the rear of the properties on Padiham Road. This will mean that the proposed works will not be seen as part of the wider conservation area and only seen by the local residents using the alley to access their properties.

# UNDERSTANDING THE HERITAGE

## THE BUILDING AND THE WIDER AREA

The concerned building, subject to the above works, is located within Sabden Conservation Area. The conservation area is located within a valley to the south of Pendle Hill and is within the Forest of Bowland Area of Outstanding Natural Beauty. Sabden Brook and Badger Well Water flow through the conservation area with Sabden brook being less than a 100m to the south of the property. Within the conservation area there are two listed buildings located to the north-eastern boundary of the conservation area. There are also a significant number of Buildings of Townscape Merit and areas of Significant Open Space. The property is highlighted as Buildings of Townscape Merit and faces onto Sabden Park which is identified as a Significant Open Space.

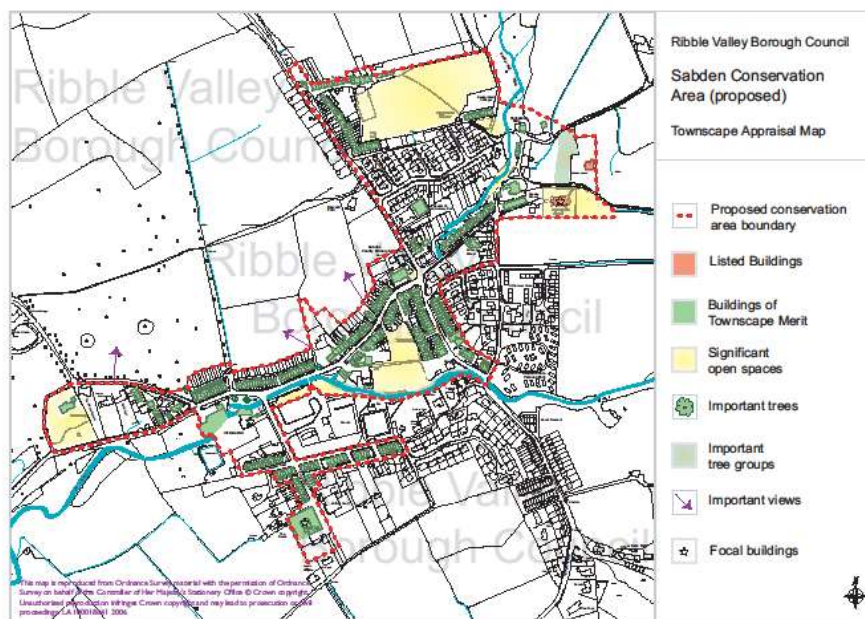


Figure 1 - Sabden Conservation Area Townscape Appraisal Map taken from Ribble Valley Borough Council Website

From Figure 1 you can see the location of the listed buildings, important trees, Significant Open Space, Buildings of Townscape Merit and important views.

## SABDEN CONSERVATION AREA

Ribble Valley Borough Council is required under Section 71 of the Planning (listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. Bellow is the summary of the special interests of Sabden Conservation Area Appraisal which was carried out in 2005;

*"The special interest that justifies designation of the proposed Sabden Conservation Area derives from the following features:*

- *The village's industrial past and links with cotton weaving and printing;*
- *The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill;*
- *Forest of Bowland Area of Outstanding Natural Beauty;*
- *The picturesque ensemble of St Nicholas's Church, Sunday School and former parsonage (Sabden House);*
- *The tranquil character of Heyhouses;*
- *The diversity of mill workers' terraced houses ranging from the late 18th to the late 19th centuries;*
- *The Baptist, Methodist, Anglican and Roman Catholic churches;*
- *Sabden Brook and its tributary, Badger Well Water;*
- *Prevalent use of local stone as a building material;*
- *Architectural and historic interest of the conservation area's buildings, including 2 listed buildings;*
- *Trees, particularly beside Sabden Brook and in the churchyard of St Nicholas's Church;*
- *Historical association with Richard Cobden (1804 -1865), a politician noted for his role in the repeal of the Corn Laws;*
- *Areas of historic stone floorscape;*
- *Views of Pendle Hill;*
- *Within Forest of Bowland Area of Outstanding Natural Beauty."*

Our application to demolish the existing outbuilding and replace with new extension acknowledges the importance of the property and the surrounding area. We have designed the proposed works to ensure no additional negative impact will be caused on the conservation area. There is an existing flat roof structure which will be demolished and rebuilt with a small link to the existing property. From the alley there will be an additional height increase of approximately 426mm. This extension is lower than the

existing extension to 32 Gardeners Row and is significantly lower than the extension to 30 Gardeners Row. Carrying out these proposed works will have minimal impact on the wider area.

## THE EXISTING BUILDING

The concerned building 32 Gardeners Row has undergone a number of alterations in its history including a large single story flat roof rear extension. This is typical of these properties and can be found to the majority of the properties along the Gardeners Row and Padiham Road.



Figure 2 - Picture of rear alley between Gardeners Row and Padiham Road



Figure 3 - Picture of rear alley between Gardeners Row and Padiham Road with extension superimposed

## STATEMENT OF SIGNIFICANCE

The original property has is a Building of Townscape Merit and fronts on to Sabden Park which is a Significant Open Space. Figure 1 shows the significance of the building within the Sabden Conservation Area. The property does not form part of the important views within the conservation area and is not within the sightlines of the listed buildings.

What gives this property it's merit is to the front of the property and the rear of the property is shielded from the wider Sabden Conservation Area by the large properties on Padiham Road.

# IMPACT OF THE DEVELOPMENT

## ASSESSMENT OF IMPACT

The proposed works will remove an existing flat roof outbuilding and be replaced with a new flat roof extension of similar height and construction. The proposed works will provide a ground floor W.C. which is a requirement in all new properties and for families.

The works we have proposed are designed to ensure that they will not cause a negative impact on the significance of the conservation area. As shown within Figure 3 the proposed extension will be subservient to the surrounding properties and will not further erode the character of the area.



# SUMMARY

The proposed works are to replace the existing single storey flat roof outbuilding with a new single storey flat roof extension of similar height. The proposed works will not create any further impact on the surrounding buildings and is shielded from the wider conservation area. The addition of this extension will allow the applicant and their family better enjoyment of the property by providing what amenities that are provided as standard in all new properties.

We believe the proposed works to be appreciate and ask the council to address the legislative requirements and consider the features that make the building significant to the area. This statement has set out the issues affecting the conservation area and the rationale behind the proposed works.



# APPENDIX

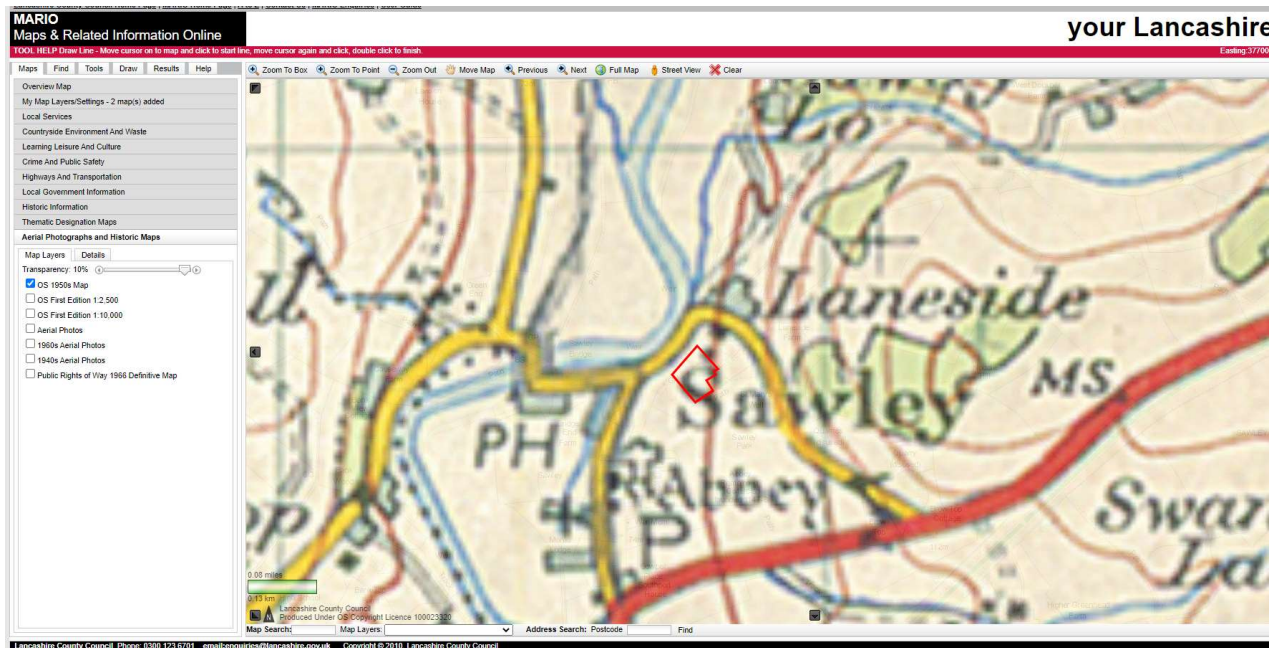


Figure 4 - 1950's Map taken from Lancashire County Council MARIO

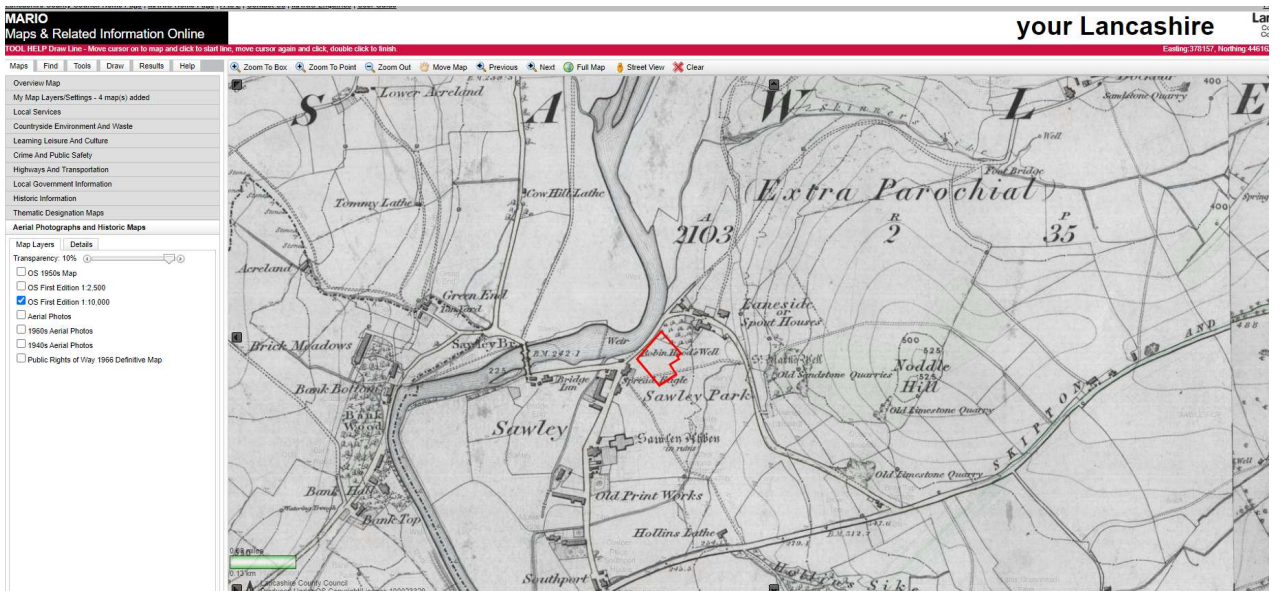


Figure 5 - OS First Edition taken from Lancashire County Council MARIO



Figure 4 – 1960's Aerial Photo taken from Lancashire County Council MARIO



Figure 5 – 1940's Aerial Photo taken from Lancashire County Council MARIO