



HERITAGE STATEMENT

18 Downham Road
Chatburn
Clitheroe
BB7 4AU

JULY 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 alteration of the existing rear extension to create a new first floor extension providing a first floor bathroom and additional bedroom.

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 Chatburn Conservation Area which has nine listed buildings. The proposed works are to the rear of 18 Downham Road and has limited visibility from Christ Church located to the North of the property. When looking at the Townscape Appraisal Map 18 Downham Road 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 Sawley Road. The properties to Sawley Road provide screening to 18 Downham Road and the proposed works can only be seen when stood around the entrance area of Chatburn Church of England School.

UNDERSTANDING THE HERITAGE

THE BUILDING AND THE WIDER AREA

The concerned building, subject to the above works, is located within Chatburn Conservation Area. The conservation area is located within a hollow created by Chatburn Brook. Chatburn is located to the North-East of Clitheroe at the meeting point of four roads. Historically the main road through Chatburn was the main route from Preston to Skipton. The properties are largely made up of limestone, with sandstone detailing (from local quarries) and slate roof covering.

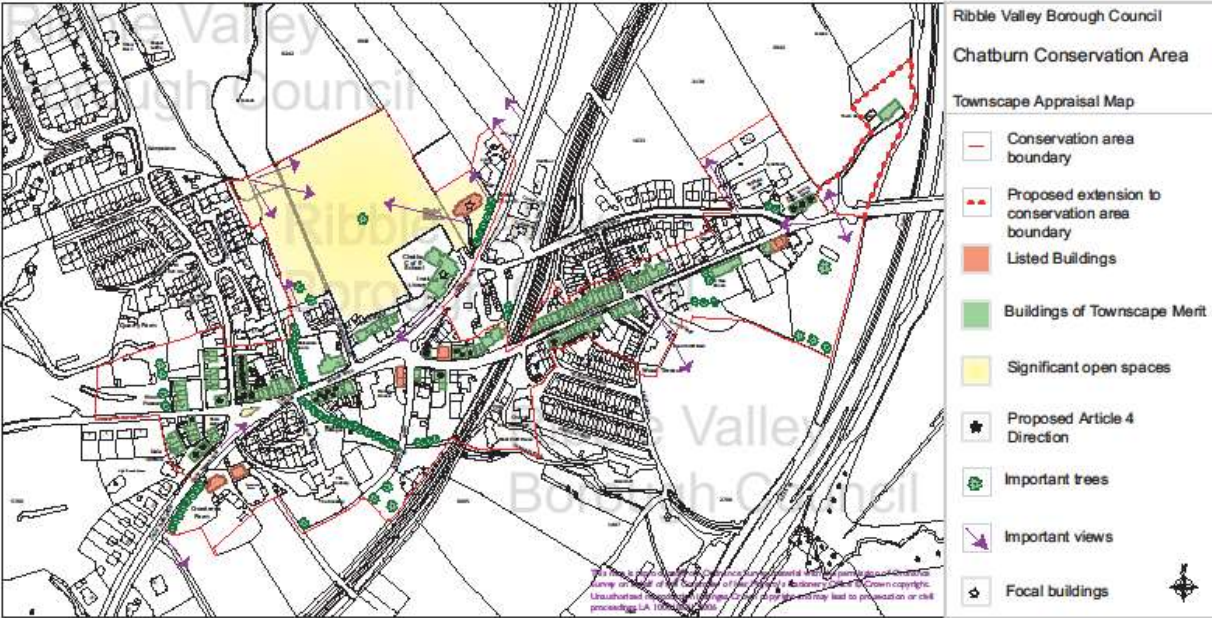


Figure 1 - Chatburn Conservation Area Townscape Appraisal Map taken from Ribble Valley Borough Council Website

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. Below is the summary of the special interests of Sabden Conservation Area Appraisal which was carried out in 2005;

"The Chatburn Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

- *Its setting in a hollow formed by the Chatburn Brook;*
- *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*
- *The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;*
- *The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;*
- *The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;*
- *Long views to the fells that define and enclose the Ribble Valley*

Our application for the alteration of the existing rear extension to create a new first floor extension providing a first floor bathroom and additional bedroom acknowledges the importance of the property and the surrounding area. We have designed the proposed works to reflect the existing ensuring it doesn't have a negative impact on the conservation area. The existing extension to the rear has a "saltbox roof" with no openings in the first-floor wall. The existing extension is constructed of limestone to the ground floor and limestone dash to the first-floor portion. The openings at ground floor have sandstone head details with a sandstone cill to one of the windows.

THE EXISTING BUILDING

The concerned building 18 Downham Road has undergone a number of alterations in its history including the first-floor extension to the rear of the property and the single storey garage to the side of the property. The property is attached to a limestone barn which is used as storage and is part of 18 Downham Road. To the rear of the property is another access track which leads onto Sawley Road and there are a number of detached prefabricated garage buildings.



Figure 2 - Picture of Single Storey Garage to the Side and Part of Side Elevation

The main house is predominantly finished in a limestone dash with a few areas of limestone walling shown.



Figure 3 - Picture of Attached Barn to Side of Property



Figure 4 - Picture of Rear of Property Where the Extension is to be Built.

STATEMENT OF SIGNIFICANCE

The original property has a designation as a Building of Townscape Merit and fronts on to Downham Road which has two listed buildings along it. Figure 1 shows the significance of the building within the Chatburn Conservation Area. The property does not form part of the important views within the conservation area but is within the sightlines of the listed buildings. However, the view from Christ Church is limited and 18 Downham Road is located behind modern new build properties which dominate the views when looking towards Downham Road from Christ Church.

Given the age of the property it is an important feature within the conservation area and as such any works are to be appropriate and are not to detract from the character of the area.

IMPACT OF THE DEVELOPMENT

ASSESSMENT OF IMPACT

The existing extension to the rear has a "saltbox box" style roof, which was likely done to reduce the costs when constructing the first floor extension. The external finish is a limestone dash with a first floor window to the east elevation overlooking the railway. The roof is finished with natural blue slate.

Internally the first floor of the property has a single W.C. and three double bedrooms. The main bathroom to the property is located on the ground floor. The previous owner of the property lived there all his life with his parents owning it before him. The property is to be kept within the family but requires modernisation to bring the property inline with current standards of living. The property has a large curtilage with off street parking accessed from Sawley Road.

The proposed extension will allow moving the bathroom from the ground floor up to the first floor of the property and give a further bedroom giving a total of four bedrooms. The proposed extension will have a dual pitched roof leaving a valley between the existing and proposed. This design will ensure the new ridge reflects the existing and is typical to historic buildings as can be seen in Figure 5.



Figure 5 - Google Picture of 2 Downham Road Showing the Type of Roof Detail Proposed

The external finish to the extension will be limestone dash with blue slate to match the existing property.

SUMMARY

The proposed works will add an additional 16m³ of volume to the rear of the property and are to be finished with materials matching the existing property. The proposed works will not adversely impact the surrounding buildings and the wider conservation area. The addition of this extension will allow the applicant and their family better enjoyment of the property by providing that amenities that are standard in all new properties.

We believe the proposed works to be appropriate 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.