

**Planning Application for conversion of existing store and raising of roof
to rear of existing summer house
to create washroom**

Design and Heritage Statement

23-029



June 2023

1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for conversion of an existing store and raising of roof to accommodate an internal washroom, at Victoria House, Worston. It has been written by AW+A Architects on the instruction of the applicant Mary Brill. A site visit was made by the writer on 5 May 2023.
- 1.2 The site lies within the Worston Conservation Area, a designated heritage asset; Victoria House (but not the outbuildings) is noted as a “Building of Townscape Merit” within the conservation area, and so might be considered a non-designated heritage asset by the local planning authority.

2 The existing site

- 2.1 Victoria House is a detached dwelling standing in the centre of Worston, a small village about 3km north-east of Clitheroe. It was established through the conversion of an agricultural barn in about 1990, and stands on the north-west side of the main street, set back behind a grass verge (NGR: SD 76762 42753).

Access from the highway is at the south-west side of the house, via a tarmac drive shared with neighbouring properties.

- 2.2 The detached summerhouse was built on a previously undeveloped part of the plot in about 1990 to serve the new dwelling, and stands to its rear, separated from it by a level, tarmac parking area, and otherwise surrounded by garden. It is not prominent from public viewpoints, although it can be glimpsed from the main street. There is a small lean-to log store to the rear of the summerhouse, and beyond the garden is a grassed croft, in the same ownership.



- 2.3 The summerhouse is of a single storey, and faced with natural stone to three sides; the rear elevation is screened by the timber clad store, with a single rooflight to the rear. The front has a set of French doors opening onto a decked terrace.

3 The Worston Conservation Area

- 3.1 The Worston Conservation Area was designated in 2007 following the production of an appraisal by consultants.
- 3.2 The appraisal lists a number of attributes according the special interest justifying designation, of which the primary one is the “architectural and historic interest of the conservation area’s buildings”. It goes on to note that the conservation area is mostly “characterised by nineteenth century vernacular building”.

4 Proposed development

- 4.1 The external aspects of conversion of the store and extension of the summerhouse to accommodate a washroom would involve only minor changes to the building: the existing sloping roof is proposed to be changed to a flat roof to provide additional internal ceiling height.

5 Impact on heritage assets

- 5.1 The limited external changes within the proposed conversion are of such a minor degree that they would have no impact on the character or appearance of the conservation area, nor on the setting of the non-designated Victoria House. The existing summerhouse is an obviously modern building, albeit mainly of materials which for the most part are fully in keeping with the local traditional building stock, and replacement of the timber store to the rear with matching stonework walls with a flat roof is out of view of the conservation area. The new doors to the side are again largely concealed from public view.

6 Conclusion

- 6.1 Given the minor nature of the changes proposed, and the fact that the summerhouse is an entirely modern building which lacks heritage significance, the scheme is acceptable as far as any impact on the historic environment is concerned