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DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE APPRAISAL FOR THE REAR EXTENSION AND ALTERATIONS TO CROSS TREES, 6 WHALLEY ROAD, HURST GREEN, BB7 9QJ



This statement supports the listed building consent application demonstrating the proposal for a proposed rear extension and internal alterations to Cross Trees, Hurst Green.

Site:

The property is on Whalley road in Hurst Green and is the end cottage in a run of 3. It is grade 2 listed and is from the 18th century. The heritage listing gives the following description.

“Row of 3 cottages, late C18th. Squared sandstone with stone slate roof. 2 storeys. Windows and doors have plain reveals. All the cottages are separated by straight joints, which suggest that No. 6 (at the left) is the earliest. No. 6 has a wooden porch. To the left is a sashed window. To the right is a casement in what is probably a blocked doorway. Further right is another sashed window. On the 1st floor are 2 sashed windows. No. 4 has a sash window to the right of its door with a similar window above on the 1st floor. No. 2 has a bow window to the right of its door, with a modern window above on the 1st floor. The chimneys are between the cottages and on the gables.”

It lays within a well sized plot in the heart of the Hurst Green conservation area. The Cottage is just adjacent to the 3 way turning with the world war 1 memorial in the centre.



Figure 1 LOCATION PLAN

Proposal:

The proposal is to create an addition of an extension to the rear of the property including the installation of 2 conservation style rooflights to the rear elevation. The proposal has no impact on the historic listing of the property on the basis that the listing makes notable references but these are all to the front elevations of the cottages. The front/side elevations of the cottages are comprised of stone but the rear of the properties are rendered in appearance. This means there is no outward effect on the surrounding conservation area as the proposal will not be visible from the public realm.

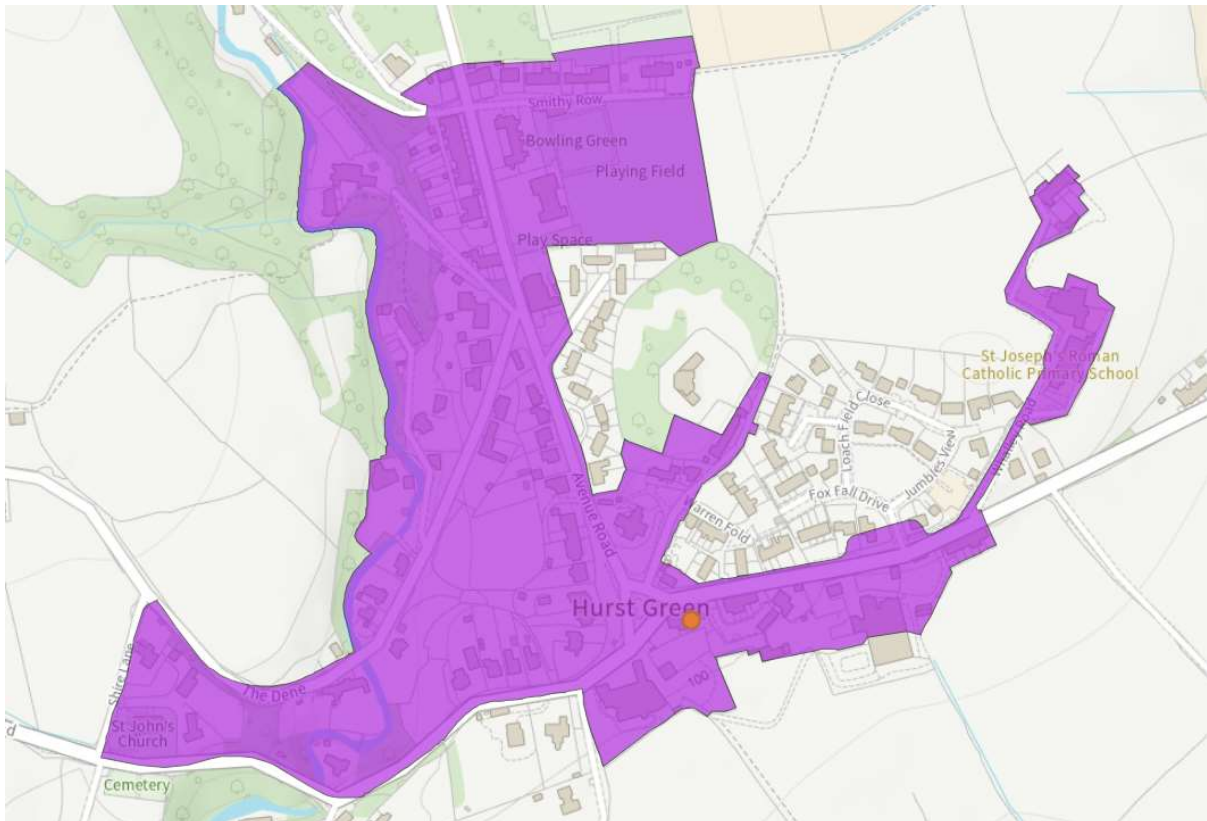


Figure 2 HURST GREEN CONSERVATION AREA

PLANNING HISTORY:

3/2007/0914 - Demolition of existing timber lean-to extension (single storey) and replacement with single storey extension to contain utility and cloaks (Listed Building Consent). And subsequent re-submission.

The application was approved with conditions.

3/2007/1047 - Extension of existing fencing to east boundary for approx. 8.7m.

The application was refused.

3/2007/1046 - Retrospective application for replacement of existing modern windows to rear elevation. Replacement of window to gable elevation. Replacement of porch to front elevation. Lowering of ground levels to rear garden by 150mm. Replacement of render to rear elevation, like for like.

The application was refused.

3/2008/0172 - Repair of existing boundary fencing and provision of 3no. bollards to boundary. Structural repairs to gable. Re-instatement of window to gable. Replacement of trestle to porch.

The application was approved with conditions.

MASSING:

The proposal of a rear extension adds a massing of roughly 14m². This is in the form of a ground floor extension with a mono-pitch “catslide roof”.

MATERIALITY AND APPEARANCE

Cross Trees at present features a squared sandstone front elevation with larger sandstone blocks to the corners forming quoins. The side elevation features a more random stone finish to its elevation. There is a previously approved side extension to the property which has been finished with a more uniform stone fronting and with render to the side elevation. The entire rear elevation has been finished in a white render style finish with a stone plinth still visible. All windows to the front elevation are of a traditional timber nature and are sash windows with one older style casement window. The side and rear elevations also feature sash windows but are of a slightly newer age and all feature limestone colour stone to the tops and cills.

ROOF

The main roof of the cottage is a traditional stone slate roof. This is matched on the side extension and the proposed rear extension. The main cottage roof also features a conservation style rooflight to illuminate the current staircase of the property.

PROPOSED MATERIALITY:

The extension is proposed to be finished in a white render with a stone plinth to match the existing rear elevation of the cottage. The doors are a timber style to match the existing doors to this elevation. There are two proposed rooflights which will both be conservation style. The proposed roof will be finished in the same stone slate as the existing.

SUSTAINABILITY

The traditional nature of the cottage is preserved through this extension as all of the works are proposed to the rear elevation. The design has been done in such a way so as to not detract away from the original dwelling and is designed to be in keeping. The current internal layout is not practical in a modern sense of living so in opening up the interior spaces the cottage can be adapted and therefore its use extended and retained.

HERITAGE APPRAISAL:

The building that is the subject of this report is Grade II Listed and is located within the Hurst Green Conservation Area and is adjacent to other designated and non-designated heritage

assets. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area, the heritage assets and the adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

HERITAGE ASSET: 2,4 AND 6, WHALLEY ROAD

Category: Listed Building

Grade: II

List Entry Number: 1072305

Row of 3 cottages, late C18th. Squared sandstone with stone slate roof. 2 storeys. Windows and doors have plain reveals. All the cottages are separated by straight joints, which suggest that No. 6 (at the left) is the earliest. No. 6 has a wooden porch. To the left is a sashed window. To the right is a casement in what is probably a blocked doorway. Further right is another sashed window. On the 1st floor are 2 sashed windows. No. 4 has a sash window to the right of its door with a similar window above on the 1st floor. No. 2 has a bow window to the right of its door, with a modern window above on the 1st floor. The chimneys are between the cottages and on the gables.



Figure 3 2,4 AND 6 WHALLEY ROAD

Adjacent to the gable end of the cottages is the recently developed Eagle child inn which is listed as a building of townscape merit.

The next nearest listed building in the conservation area is the Shireburn Arms Hotel listed below.

HERITAGE ASSET: SHIREBURN ARMS HOTEL AND STABLE BLOCK ADJOINING AT RIGHT ANGLES TO THE EAST

Category: Listed Building

Grade: II

List Entry Number: 1362195

Hotel, probably mid C18th. Sandstone rubble with slate roof. 2 storeys, 5 bays. Windows sashed with rebated and chamfered surrounds. Door, in 3rd bay, has plain stone surround. Bay 5 possibly added, being set back slightly beyond quoins. Chimney on left-hand gable and on each side of central 3 bays. At the rear is a window with plain stone surround and semi-circular head with keystone, lighting a landing. The former stable block, running northwards at the east end of the main building, has a stone slate roof and is of 2 storeys. Its windows are modern with plain reveals and projecting sills, with one on each side of a plain stone door surround on each floor. At the south end of the facade is a blocked doorway, with a later projection above linking it with the main hotel. At the far north of the facade is a flight of external stone steps to a 1st floor doorway now with a modern porch.



Figure 4 SHIREBURN ARMS HOTEL

CONCLUSION:

This statement along with the associated plans, elevations and visuals should clearly outline the proposal and any impact if any that this development would have on the conservation area. Following approval this project will be specified and then constructed by a competent builder with experience working with and protecting heritage properties to make sure the works are done to the highest standards so as to not adversely affect the existing property.