

Heritage statement & flood risk assessments for 5 Brookes Lane

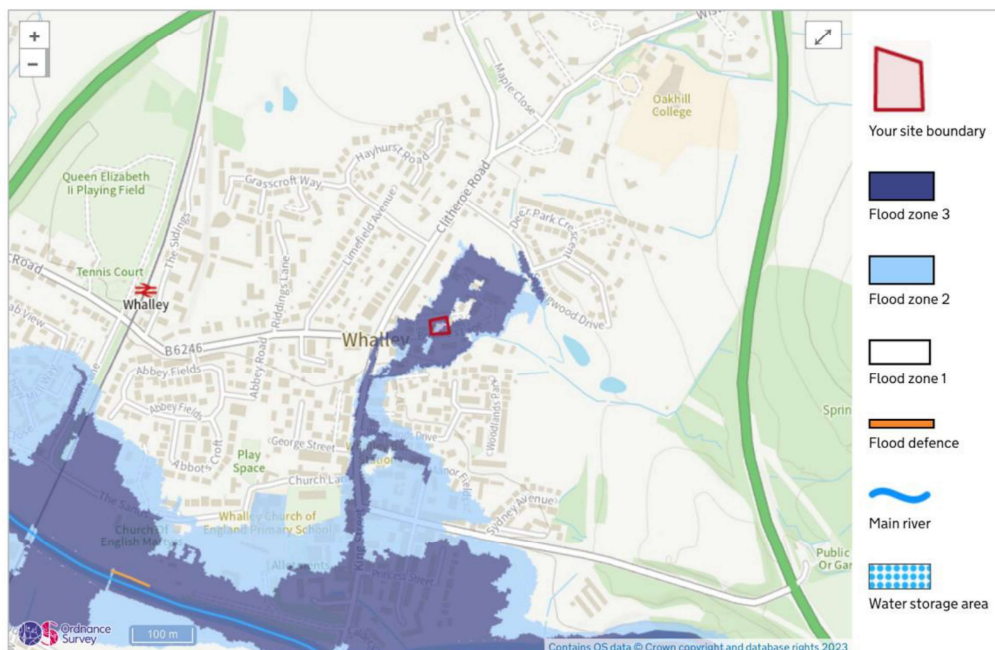
For our retrospective garden fence planning application, we have been asked to provide a flood risk assessment and submit additional information about our house's heritage and position within Whalley Conservation Area.

Flood risk assessment for The Hawthorns, 5 Brookes Lane, Whalley, BB7 9RG

Flood zone

This property (red outline) is in flood zone 3:

The map shows the flood risk to your site and the surrounding area.



Flood waters have never reached the house according to information from previous owners, historical records and the home survey conducted before purchase (date of survey - January 2022). Our buildings and contents insurance was obtained on normal terms.

In December 2015 there was a flood in Whalley caused by blockage of a culvert on Brookside Close which lead to flooding of Wiswell Brook out on to King Street. Wiswell Brook runs between properties on Brookside Close and the back gardens of the more modern properties on the south side of Brookes Lane. The flood water did not reach Brookes Lane itself. The culvert is now regularly maintained by the local council and a group of local volunteers.

Description of the development

We have installed a new wooden boundary fence on top of the garden wall at the front of our house. The local council have informed us that if we wish to keep the fence, we must apply for retrospective planning permission because the total height of the wall and fence exceeds 1m. The fence is constructed from individual timber boards which produces a feather edge effect. It is attached to the back of a low stone wall which runs along the length of the property. Vertical fence posts have been hammered in to the soil at approximately 1.2m intervals along the length of the fence. These are attached to the posterior side of low stone wall and help to secure the fence. The fence itself protrudes up from behind the garden wall at heights of between 0.5-1m.

Steps taken to mitigate flood risk from the fence

The fence is constructed from individual unsanded (rough) wooden panels. This material is porous which helps to absorb precipitation. There is a gap between the underside of the fence and the wall such that any rainwater that falls on the fence drains on to the soil in the garden behind the fence - the panels themselves are 0.8-1.2m clear of the ground. There is a 2.5m tall beech hedge behind the wall and fence. Ground cover from this vegetation slows the transit of water down to the ground and roots from the hedge help to absorb excess rainwater. Behind the hedge is a mature garden with perennial plants, shrubs and lawn which also helps to absorb excess water - no water from the fence drains on to patio or artificial grass.

Heritage statement The Hawthorns, 5 Brookes Lane, Whalley, BB7 9RG

The Hawthorns, 5 Brookes Lane sits within Whalley Conservation area. It is located approximately halfway along the lane on the north side. Built in 1890, it is a typical example of a late Victorian detached house. It has not been altered or extended in any way. The walls are of solid masonry construction under a pitched slate roof. There are enclosed gardens to the front, side and rear. A driveway at the right side (as viewed from the lane) leads to a detached double garage. There is an unmade shared private track at the rear of the house. The property benefits from outline planning consent for a single detached dwelling to be sited in the side garden, however, the current owners have no plans to pursue this.

Brookes Lane itself is a private cul-de-sac. It is a quiet road in terms of vehicle traffic, however, it is regularly used as a pedestrian route by dog walkers and ramblers on their way up to Spring Wood. Brookes Lane connects King Street with The Manor House, formerly called Lawsonsteads, a pre-18th century dwelling now somewhat altered and converted into two separate properties. On the north side of Brookes Lane are a number of well-detailed, late 19th century houses, all shown on the 1892 map. The Hawthorns is the only detached house on this side of the lane, sitting in between number 3 (a stone-built late Victorian semi-detached house) and number 7 (a red brick-built late Victorian terrace house).

Along the front of the property is a low stone garden wall which ranges in height from the road between 0.8m and 1.2m. A beech hedge sits behind the front wall. The hedge is approximately 2.5m in height and runs along the length of the front of the house and down the drive at the side. In March 2023, we added a wooden feather edge fence which is attached to the back of and protrudes above the stone wall. The new fence sits in front of the beech hedge. The fence panels measure between 0.5m and 1m in height and the fence runs along the length of the wall at the front of the house and down the gable side on the left as viewed from the road and down the driveway side on the right.

The joiner who erected the fence lives and works in Whalley. He has installed numerous gates and fences within the conservation area previously. For our fence, he ensured it fitted in sympathetically and was in-keeping with the heritage of the other properties along Brookes Lane. The fence is of average height when compared with other walls and fences that face on to the lane - it is higher than some but lower than others. [REDACTED]

[REDACTED] A number of our neighbours and passers-by have since commented positively on the fence and how they feel it has improved the appearance of the house at the front.