

**10 Bridge Road, Chatburn, Lancs, BB7 4AW**

## **HERITAGE ASSESSMENT**

for

**Planning Application for Change of Use of premises from residential (Class C3) to independently accessed, part commercial Class E (Dog grooming – ground floor ) and part residential retained Class C3 (first floor) – including replacement front door and front first floor window**

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## **Introduction, site and setting**

This Heritage Assessment is intended to accompany the planning application for Change of Use of No10 Bridge Road, Chatburn from its present use as a single dwellinghouse to use as a dog grooming parlour (Use Class E) on the ground floor and, independently accessed, residential flat (retained Use Class C3) on the first.

The application premises are located within the centre of Chatburn village and are contained within an existing terrace of small, traditional stone/slate-built properties which front directly onto Bridge Road - which serves as a local distributor (the majority of through traffic being directed along the A 59 Chatburn bypass). Chatburn is a sustainable settlement with a mix of local shops and services (as well as dwellings) grouped in the village centre, including the Brown Cow public house & car park, located immediately across the road from the terrace containing No 10.

The terrace itself is already a mix of residential and businesses serving the local community, with two Class E (professional services) premises at its northern end and a hot food takeaway at the southern end (ie, immediately adjoining No 10). Other business uses in the immediate vicinity include a further public house, an ice cream parlour, a butcher's and a general store/post office - with the village church and primary school located a further short distance away.

The majority of the commercial properties have altered facias with associated signage at ground floor level, reflecting their commercial use. The dwellings within the application terrace are narrow fronted with raised front entrances, most reflecting a similar style especially in the hooded stone detailing above their windows (although individual windows and doors reflect a variety of styles and materials). In many cases UPVC has replaced original timber doors and windows (that also being the partly the case at the application premises).

Pedestrian access to the application premises is currently gained from the front door adjoining the Bridge Road pavement and also from a separate access at the rear onto a private shared courtyard/footpath - that then connecting with the tarmaced access which serves two cottages (numbers 7 and 8a), linking with Bridge Road itself.

No 10 is stone built with a slate roof. Both entrances are raised above existing external ground level by some 450mm – 500mm, access being gained by three steps. This has successfully protected occupants from any perceived flood risk in the past.

The application premises are located approximately 10 m away from the highway bridge crossing Chatburn (Heys) Brook - the brook itself flowing in a deep, (stone-wall) retained channel, under Bridge Road before falling over the weir approximately 17 m to the north of the bridge parapet. Bridge Road is fairly level in front of number 10 before rising towards the junction with Clough Bank, to the north-east.



No 10 (second from right) with raised front entrance



Chatburn (Heys) Brook in deep channel (as seen from the Bridge)



View of the upper section of the application terrace



View from the car park of The Brown Cow (opposite)



Rear of No 10 Bridge Road

The application premises are contained within the Chatburn Conservation Area the designation of which seeks to preserve the character of the central part of the village, protecting it from inappropriate development.

### **Chatburn Conservation Area considerations**

The Chatburn Conservation Area was designated on 3 October 1974. The CA Appraisal explains that 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 Roads 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.

The Appraisal also explains that within the village, the Chatburn Bridge forms the main focal point, with almost adjacent pubs standing either side of the bridge. At equal distances from the bridge, to the south west and north east, two triangular areas of ground mark the point at which the main road splits, with buildings in the apex of the triangle as well as along both branches of the divided road. The focal point of the south western triangle is the Post Office and village store. Rows of 19th century dwellings, probably built for mill workers, fill the apex of the triangle and the side roads. Their colourful 'cottage' gardens contribute to a 'traditional' village feel. Tucked in behind these terraces and away from the road are some larger late-19th-century villas, some of whose extensive gardens take in the banks of the Chatburn Brook.

The application premises is located opposite the Brown Cow PH, in the section between the two 'triangles'. It is not a Listed Building nor is it located in a position where a proposed change of use or any associated works could impact upon the setting of a Listed building. No 10 is not specifically identified within the CA Appraisal as a "Building of Note" although reference is made to an intention to remove permitted development rights for some of the unlisted family dwelling houses in the Conservation Area by means of an Article 4 Direction. The Appraisal (page 23) proposes "Chatburn Bridge Nos 8-18" for inclusion within any confirmed Article 4 Direction and a similar reference appears on the Conservation Area Map. However that intention appears never to have been put into practice with no reference appearing on the Council website. The Conservation Area map also identifies the terrace as "Buildings of Townscape Merit" although none of the terrace is specifically mentioned in the explanation of building quality or features within the CA Appraisal text.

Its value therefore appears to be as a mostly unchanged central section of a traditional residential terrace - the setting, character and materials of which complement the Conservation Area generally.

### **The application proposal**

The applicants are licensees of the adjacent Brown Cow public house, at the rear of which (and contained within the overall public house curtilage) is a small, single roomed ancillary building which for the last four years has been utilised by their daughter as a dog grooming business serving primarily the local community in Chatburn and its immediate surroundings. The business is now successfully established but requires extra space to provide further improvements, namely:-

- more spacious grooming area

- a separate area in which to accommodate any waiting pet
- a more suitable electrically operated rising bath for washing
- a drying cabinet
- a staff toilet

Customers do not wait with their pets. Drop-off or collection is generally on foot, given the local nature of the business but, if by car, this can either be through on-street parking (as happens with the other businesses in the centre) or parking space during the day would be available (for customers) on The Brown Cow car park immediately across the road. Any impact upon the character and functioning of the village centre would therefore be negligible. Indeed, one could argue that the business helps to support the vitality of Chatburn centre and is welcome new investment.

The pet grooming salon would utilise the existing front entrance to the premises with a replacement UPVC door, whilst the existing rear doorway would provide dedicated residential access to the first floor flat. The first floor flat would also be provided with an escape window, over the pavement at the front of the premises. The premises would be reconfigured and improved, internally on this basis. No external alterations (other than general maintenance and the small hanging sign for the grooming salon) will be required.

Being internal works, planning permission is not required for the work to fit out of the dog grooming salon nor for the improvement of the first floor accommodation to provide a single bedroom flat. Planning permission is only required for the (change of use) creation of an independent Use Class E planning unit at ground floor level. No works requiring planning permission nor change of use are intended for the rear (shared) yard area which will continue to provide access and ancillary residential space for the properties which it serves.

The application premises form part of the village core, adjacent to Chatburn Bridge and, being contained within a traditional terrace of small dwellings, compliments the general character of that area. Although the terrace appearance has been changed at either end through the conversion of the original dwellings to retail premises, the central section remains largely unchanged other than in updated window and door details. For example, the application premises already has a partially glazed 'imitation timber' UPVC front door of more modern design, although the front elevation windows remain of timber construction.

Indeed it seems as though most of the properties closest to the application premises have experienced changes to windows and doors in past decades, with 15 out of the 19 closest properties displaying the use of UPVC doors and/or window frames, including adjacent Nos 8 and 12 Bridge Road.

In conclusion, the proposed change of use and associated building alteration will have no materially harmful impact upon the setting or function of the Conservation Area and particularly upon the individual special qualities of the area which are identified in the Conservation Area Appraisal. In recent years the application premises have become somewhat rundown, especially in terms of external appearance. The application provides an opportunity to improve the appearance and to add vitality, together with good quality future maintenance, into this village centre traditional terrace.

Those benefits are consistent with the broader policies found within the Council's adopted development plan and are consistent with the wider sustainable aims of the National Planning Policy Framework.