

Design and Access / Heritage Statement
Fairhaven
The Croft
Back Lane
Grindleton
BB7 4RW



Front Elevation

Harrison Architecture LTD
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BB7 1NU

INTRODUCTION

OVERVIEW

This Design and Access and Heritage Statement has been produced in support of an application for planning permission for a proposed single storey side Kitchen extension and refurbishment of existing Utility (rear extension).

This Heritage Statement has been prepared by Harrison Architecture Ltd on the behalf of the applicants, Mr and Mrs Williams, for Fairhaven, The Croft, Back Lane, Grindleton, BB7 4RW.

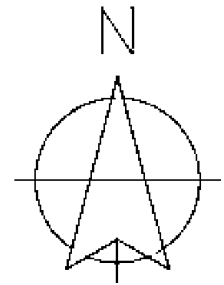
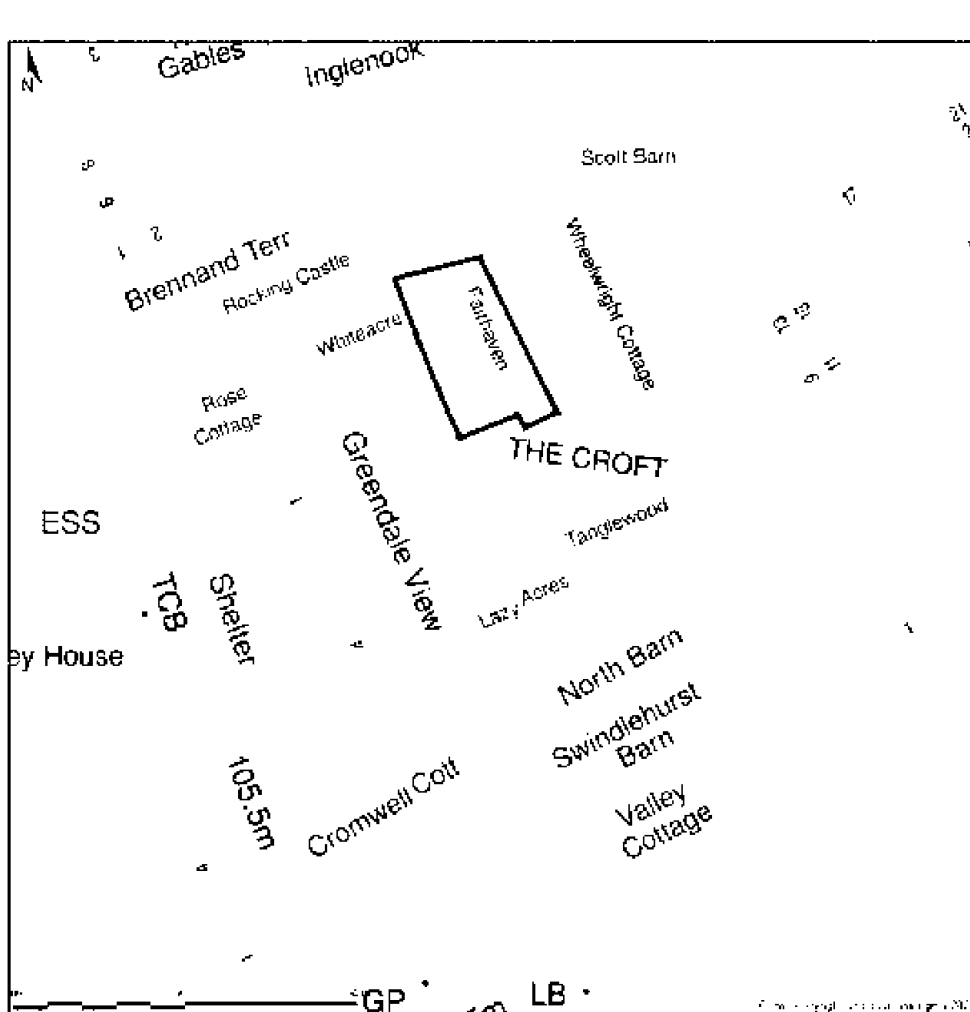
It has been prepared as part of a planning application which seeks permission for the erection of a side single storey Kitchen and the refurbishment of the existing rear Utility extension. The existing Dwelling is not a listed building or a building of townscape merit but it is located within the Grindleton Conservation Area.

The aim of this Heritage Statement is to assess any potential impact that the above proposals may have on the conservation area in order to ensure that the significance of the conservation area is not harmed. It is produced in response to policies set out in Paragraph 128 of the National Planning policy Framework, 2012, as it 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" This document has also been produced in conjunction with the guidance that is contained within the Grindleton Conservation Area Appraisal. It is to be read in conjunction with all planning drawings and supporting documentation.

SITE LOCATION

The property known as Fairhaven is located within the small village of Grindleton within the administrative boundary of the Ribble Valley. The village is approximately 4km north of the town of Clitheroe and approximately 1.6km North West of the village of Chatburn. The Village is also contained within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty. More specifically, Fairhaven is located on the south western side of Back Lane and is accessed from a side road to The Croft development which consists of 2 pairs of semi detached dwellings. The dwelling is also located within the defined boundaries of the Grindleton Conservation Area.



BUILDING DESCRIPTION

The dwelling, which is relatively modern and was built just over 20 years ago is of a traditional appearance and is comprised of 2 storeys with a pitched roof and is rectangular semi detached dwelling in plan. The building is constructed from stone and rendered walls with a concrete roof tile covering. The door and window openings consist of modern white UPVC frames. A central stone chimney is present between the semi detached dwellings. There is a Utility built to rear of the property which would appear to be a later addition to the dwelling, with a stone walls and white uPVC double glazed windows and doors and with concrete tile roof. The rainwater goods to the house are in black uPVC and the gutters to the front and rear are fixed back to a timber fascia board with soffits, and barge boards to the gable. Internally, the ground floor is made up of a Porch, Lounge/Dining room, Kitchen rear Utility and Study (in place of original integral garage). A staircase located in the Lounge leads to the first floor. At first floor there are 3 Bedrooms, and a WC and Bathroom.



PROPOSAL

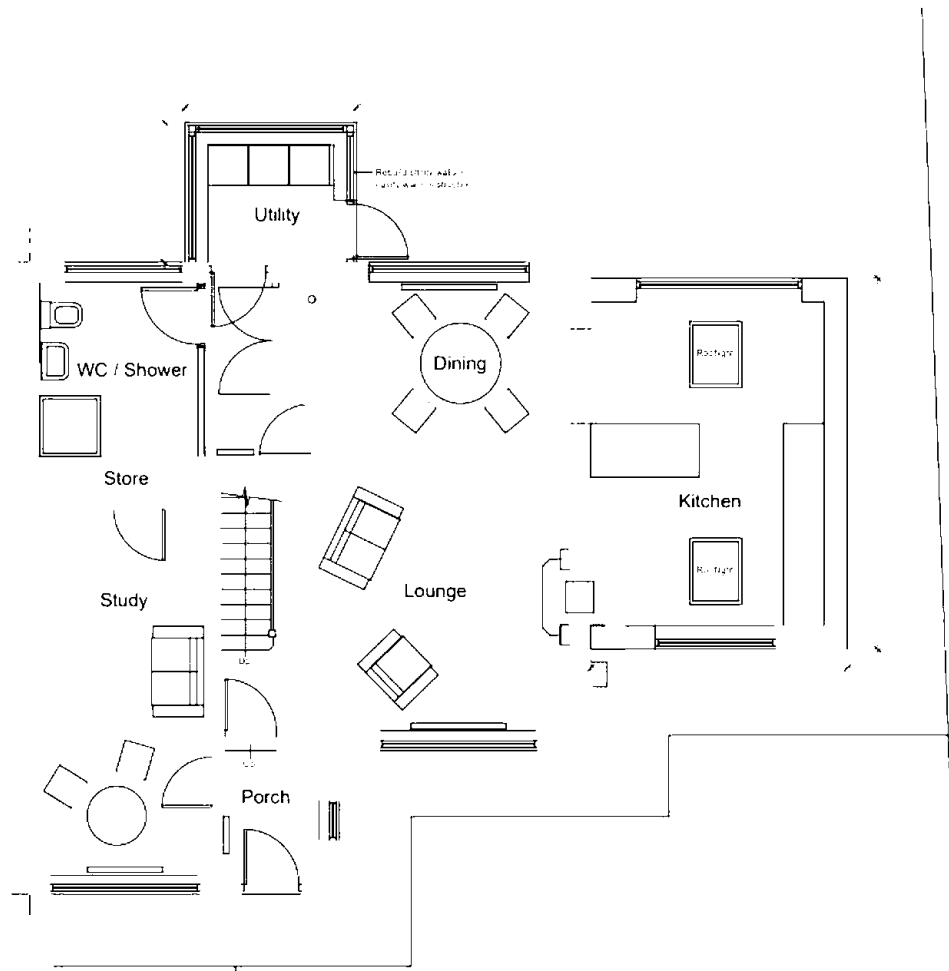
Single storey side extension to form Kitchen with link through existing open plan lounge / dining room. Internal alterations to provide ground floor WC. The proposed subservient extension is set back from the main elevation and all materials chosen to match the existing style.



Front Elevation



Rear Elevation



Proposed Floor Plan

HISTORICAL BACKGROUND AND REVIEW OF HISTORICAL MAPS

The village of Grindleton is a planned medieval village with potential Saxon origins as is evident by the planner linear street layout that runs north to south which can still be seen today, this was common between the 10th and 14th centuries. It is mentioned within the Domesday Book of 1086 and a village mill is also mentioned. The village is also widely recognised as the meeting place of the non-conformist sect, the Grindletonians who were well known for their radical religious ideologies in the 17th century. The following maps show the evolution of the village from 1850 through to 1934. What was to become the site of the dwelling in question is also highlighted. The Street on which Fairhaven is located off, Back Lane, once went by the name of Back Side and is located to the east of Main Street and would have provided direct access to the open farmland to the east of the road. The maps show that the site on which Fairhaven is built has remained vacant possibly up to its construction and has been an open space within the village of which there where once many. However this is no longer the case as many of these plots have since been built upon to provide more modern housing, therefore reducing the amount of open space within the village. However the use of existing open spaces within the village has meant that the original layout and boundaries of the village has largely gone unchanged throughout the past.

HERITAGE ASSET DESIGNATIONS

Fairhaven is located within the Grindleton Conservation Area which is a Designated Heritage Asset. The conservation area was designated in 1974 and encapsulates most of the village. The special interest associated with the conservation area is derived from the following justifications as set out in the Grindleton Conservation Area Appraisal by Ribble Valley Borough Council 2005 and are as follows; • Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages; 10 • The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road; • Its important place in non-conformist history as the village that gave birth to the Grindletonian Sect in the 1600s; • Numerous historic buildings, including 17th and 18th century weavers cottages, given the extra height and bigger windows in the 19th century; • Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village; • The close proximity of the relatively wild moorland and open fields, which provide a rural setting to the village; • Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.

HERITAGE VALUES

An assessment of the heritage values associated with the property will be carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings potential significance and significance of the conservation area could be affected by the works that are proposed as part of this application.

EVIDENTIAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity" The evidential value relating directly to the dwelling is non-existent due to the non-historic nature of the dwelling and the fact that it has been an open space for a long period of time as evident on historic maps.

HISTORICAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present" The historical value of the dwelling is again non-existent and no historical people or events can be attributed to it.

COMMUNAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory" The dwelling does not possess any communal value as it is a private residence and would only be valued by those who occupy it in a private capacity.

AESTHETIC VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place" The house is built in a modern plain style; the use of stone and plain dark grey concrete tiles help the dwelling fit into the conservation area without affecting the character of the wider conservation area. The overall appearance of the house does not detract from the special interest of the conservation area and helps to ensure that this special interest is kept intact. However the aesthetic value of the building is very low as it possesses very few architectural features, the features that it does contain are simple in nature; this is also partly due to the non-historic nature of the building. The features such as stone plinth do help to add a certain amount of character to the building however these are not significant.

STATEMENT OF SIGNIFICANCE

The significance of the building within its setting of the conservation area is low as it is not original to the building and possesses no special architectural and historical significance due to its age. A small amount of evidential value could potentially be associated with it as it is on a site within the original medieval street plan however this does not directly relate to the significance of the property itself but the site as a whole. The proposals described earlier seek to provide the occupants with the necessary space that they desire as well as further enhancing the appearance of the property and that of the immediate surroundings. All new materials will be so as to match the existing materials in order to complement the existing dwelling and not cause any detracting from the special interest of the wider conservation area.

CONCLUSION

The works that are proposed within this planning application will help to further enhance the dwelling as well as enhancing its surroundings in a sensitive nature. The proposals will be of equal quality to that of the main dwelling and will be sympathetic to the dwelling and its surroundings through the use of existing materials and features. The scale of the proposals is so that they are also subservient to the existing house and will not be overpowering to the surrounding area so as to provide a positive contribution to the existing character of the streetscape. The proposals will not have a negative impact on the conservation area or on the listed buildings and buildings of merit within the area of which there are few.