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**HERITAGE STATEMENT
PROPOSED EXTENSION AND ALTERATIONS AT
23 PENDLETON ROAD, WISWELL, CLITHEROE, BB7 9DD**

INTRODUCTION

This heritage statement has been produced to inform and support the planning application for the proposed renovation and extension of the existing disused cottage at 23 Pendleton road, Wiswell.

The house is designated as a Building of Townscape Merit and lies within the Wiswell conservation area. This statement is provided to enable the planning authority to consider the potential impact of the proposed scheme on the existing house and the wider area. The property has a modest townscape architectural value to its setting and it has currently stood disused for several years.

HISTORICAL BACKGROUND

The property is likely to be early 19th century in origin, the building has no historical background of any heritage significance.

HERITAGE DESIGNATIONS

The Wiswell Conservation Area was Designated in 1972, and according to the planning authority's current appraisal 1, its special interest derives from:-

- it's rural setting with green fields and woodland that comes right into the heart of the village
- its many brooks and bank-side woods:
- the sunken lanes that thread the village, passing between stone walls or banks and field hedges,
- the numerous 19th-century farm buildings as evidence of the agrarian history of the village
- the historic interest of the village plans, with its 'folds' or rectangular enclosures lined with rows of cottages;
- its buildings (listed and unlisted) of character and architectural interest;
- the homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls
- its tranquility and biodiversity

DESCRIPTION OF THE HOUSE AND ITS SETTING

The overall character of 23 Pendleton Road is of a simple cottage aesthetic that has been much altered outside and in, and much of whose early fabric is concealed or removed. It has also been extended in an unsympathetic manner which has left the premises in a current state of disrepair. The property has a dash finish to the front elevation, covering the natural stone appearance. The Building is set within an eclectic mix of traditional buildings within the village of Wiswell.

STATEMENT OF HERITAGE SIGNIFICANCE

23 Pendleton Road originated as a small one-bedroom semi-rural cottage. The aspects of the interior have been substantially altered over its lifetime, particularly by its unsympathetic treatment of the exterior and interior.

DEVELOPMENT PROPOSAL

The applicant is seeking consent to improve and redevelop the existing small disused cottage and garage structure into a suitable modern dwelling fit for a family. The proposed design is sympathetic to the surrounding area by virtue of the scale and materiality choice for the proposal.

The derelict garage structure is to be demolished to allow the space for the extension which demonstrates important additional space at ground floor and with bedroom space above. There is no increase in footprint with this design and the layout of the proposed design will retain 2 two car parking spaces at the front. The proposed development will be limestone-faced with a traditional slate roof form.

The existing lean-to kitchen which currently stands in a state of disrepair is going to be redeveloped in line with the existing design features of the cottage.

SUMMARY OF THE IMPACT OF THE PROPOSED EXTENSION.

It is clear that the proposed redevelopment will be sympathetic to the appearance of the house and aesthetically enhance the dwelling. There would be no detriment to the setting or wider conservation area.

The proposed extension will enhance the locality, and adjacent properties bringing a redundant house back into use whilst creating a far more positive visual appearance for both residents and visitors of Wiswell along Pendleton Road.

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