

HERITAGE STATEMENT FOR PROPOSED EXTENSION TO :

23 SMITHY ROW

HURST GREEN

BB7 9QA

HERITAGE STATEMENT

The property is a traditional end of terrace two storey cottage of local vernacular design with natural slate roof and random coursed stone walls.

The property's formal name is Four Meadows but is known locally as ' Dead-End Cottage ' since it is located at the end of a terrace of properties facing Smithy Row.

The property is thought to date from mid to late 19th century and is likely to have originally been built as a worker's cottage, either for the local landowner Richard Shireburn who built the nearby Stonyhurst Hall, or for workers employed in the bobbin mills which existed in the village at the time of the Industrial Revolution.

Hurst Green lies along the southern boundary of the Forest of Bowland in an area designated as an Area of Outstanding Natural Beauty (ANOB). The property is located within the Hurst Green Conservation Area.

Whilst the existing property is not Listed, it is considered to be a building of townscape merit. The view along Smithy Row and the public footpath to the front of the property is noted as being important.

The front of the property faces due South. At the front of the property across Smithy Row there is the village bowling green and to the rear the village football ground. The property is set back from the footpath and has a large garden to the side and front with open views eastwards over fields and meadows towards Pendle Hill.

The proposal is to construct a single storey extension to the side and rear of the existing cottage to provide a larger kitchen, a utility room, ground floor shower room/wc and additional reception room.

The extension has been designed in accordance with National and Local Planning Policy and aims to preserve and enhance the character of the existing cottage with

an extension which does not dominate the existing cottage and includes appropriate materials and detailing which match the existing vernacular.

The existing stone built pigsty which is located adjacent to the side of the property is considered to be an integral part of the character of the cottage and therefore it is to be retained and incorporated into the design. The stone wall which links the rear of the cottage with the pigsty is to be taken down and moved forwards to form an enclosed courtyard to the side entrance. The existing corrugated asbestos roof to the pigsty is to be replaced with slate matching the cottage and proposed extension.

There are several Listed buildings located within the village but none are in close proximity. The nearest Listed building is Shireburn Cottages which is Grade 2 Listed and comprises stone built almshouses thought to date from around the same time as the subject property. The cottages are located approximately 300m south westwards from the subject property and the extension will not have any negative impact upon the Listing.

The Conservation Area plan shows an extension to the side of the cottage and it also shows the pigsty. The extension must have been removed at some time in the past. It was located where the courtyard is now proposed.

The cottage has had an infill two storey extension to the rear where the kitchen and bathroom are now located. The extension is thought to have been carried out at the beginning of the 20th century since the wall construction is of single skin, rendered externally.

The original timber windows and doors have also been replaced at some time in the past. The replacement windows and doors are now of casement design and framed in PVCu with double glazing. It is assumed that Conservation Area Consent, if applicable, was obtained for this work.