

**Heritage statement to support planning application
for a two-storey extension and internal alterations
at Sandrock, Avenue Road, Hurst Green**

RVBC planning ref: 3/2024/0696

1 Introduction

- 1.1 This heritage statement was commissioned by the applicant (through her agent Gary Hoerty Associates Ltd), to support her planning application for a two-storey extension and internal alterations at the dwelling known as Sandrock. It has been written by Stephen Haigh MA, following a site visit on 17 October 2024.
- 1.2 The site lies within the grade II* registered park and garden of Stonyhurst College, a designated heritage asset (DHA) within the terms of the NPPF. It also lies close to two other DHAs: the Hurst Green Conservation Area (CA), and the grade II listed 51 and 53 Avenue Road, whose settings the development has the potential to affect.

2 Location and setting

- 2.1 The application property is a detached house, believed to date from the 1960s, which stands to the west of Avenue Road at the northern edge of the village of Hurst Green, at NGR: SD 68355 38301. It stands within an enclosed garden, with access via a driveway on the south-west side.
- 2.2 The site slopes down to the south-west, towards the Dean Brook. There are mature trees to the north-west and north-east, and more open ground to the south-west around the driveway.

3 Planning background

- 3.1 There are three recent approved applications for the site listed on the RVBC planning website; these were for a two-storey extension and conservatory (3/2007/0887 & 3/2008/0098), and for a single-storey extension at the north-west end, which was not built (3/2014/0453). In each of the three cases, the planning officer considered that no negative impact on the registered park and garden would arise.

4 The present structure

- 4.1 Sandrock is a house which is stone-faced with a slate roof, and faces south-west. The original part of the structure began as a bungalow, thought to have been built in the 1960s, and there is a 21st century two-storey extension forming a cross-wing at the south-east end.
- 4.2 The building has no historic interest nor any particular architectural merit.

5 Heritage assets

- 5.1 The property forms part of the grade II* registered park and garden of Stonyhurst College (first listed in 1986)¹, but as a modern dwelling Sandrock makes no contribution to its significance, whose focus is at the college itself and its immediate surroundings. The plantation lying between Sandrock and Avenue Road makes a minor contribution to the park and garden's significance, but the garden fence around the Sandrock property creates a very clear delineation from it.
- 5.2 The grade II listed building of special architectural or historic interest "51 and 53, Avenue Road"² also forms part of the registered park and garden, and lies within the Stonyhurst CA (see below). It too is set within its own clearly defined garden, which forms its immediate setting.
- 5.3 The Hurst Green CA boundary passes close to the south of Sandrock, but the application property's boundary similarly forms an obvious division which provides clear separation of the CA's setting from the dwelling.

6 Impact on heritage assets

- 6.1 Due to the modern date of the existing dwelling, the siting of the proposed extension, and the clear delineation provided by the garden fence, no harm to the significance of any designated heritage assets would arise from the development.

Stephen Haigh, MA
Buildings Archaeologist
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photographs below

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
www.stephenhaigh.co.uk 07986 612548

¹ National Heritage List, entry 1000953 <https://historicengland.org.uk/listing/the-list/list-entry/1000953>

² National Heritage List, entry 1072332 <https://historicengland.org.uk/listing/the-list/list-entry/1072332>



Photo 1: View of Sandrock, from the west



Photo 2: View from the south



Photo 3: Back garden, looking north-west



Photo 4: View from the north