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**SUPPORTING DESIGN & HERITAGE STATEMENT
CONVERSION OF THE EXISTING GARAGE AND GLAZED LINK
AT
59 DOWNHAM ROAD, CHATBURN, LANCASHIRE, BB7 4AU**



This statement is written to support the householder planning application following the approval of the most recent application (ref 3/2020/0892) for the conversion of the garage into a holiday let which has not been activated. This application demonstrates the garage to be used as extended living accommodation for the family including a glazed link between the house and the garage.

Site location and description

59 Downham Road is a detached dwelling with associated garage on a large plot of approximately 7068m² (1.74 acres). The main house frontage and the garage front the main road. The site is located within the Chatburn Conservation area. The garage to be converted is surplus to requirements for vehicular use as a large parking area is located at the rear of 59 Downham Road which has a gated set back for safe access. The garage forms part of a small terrace of 3 dwellings No's 53-57 but is within the ownership of the applicant. No's 55 & 57 are grade 2 listed.

The existing garage is a substantial building over 2 floors of 36m² each and can be compared in size to the existing dwellings at No. 55 & 57 Downham Road. The size of the existing building demonstrates its previous use as a residential cottage.

Proposal

The proposal is to renovate and convert the garage into extended living accommodation for the applicant's family and create a glazed link between the garage and the house across the existing external passage. The garage has recently been re-roofed in a stone slate.

The proposal demonstrates a wholesale internal redevelopment on two floors including the replacement of the garage door arrangement to the front elevation with traditional randomly coursed limestone and new windows. The window/door pattern of the existing cottages to provide a harmonious addition to the street scene

The glazed link is an aluminium powder coated frame which will provide an internal passage between the house and the extended living area. This link incorporates a new stair which provides access to the upper floor within the former garage and steps down to the ground floor as the plans demonstrate.

The proposed conversion will not affect the size of the building envelope and maintains the scale of the existing terrace. The garage shares a party wall with No.57 and is hard landscaped around its perimeter, this condition will remain.

Heritage assessment for the conversion of the garage

Heritage Category: Listed Building Grade: II
List Entry Number: 1072167
Date first listed: 27-Apr-1984

The garage forms part of a terrace with Nos. 53, 55 and 57 Downham Road, with Nos. 55 and 57 being Grade II listed. The site falls within the Chatburn Conservation Area. Both these facts have necessitated the requirement for the heritage assessment as outlined in this statement. The purpose of the assessment is to provide an overview of the significance of the designated heritage asset and assess the potential impact of the scheme on the significance of the asset and its setting.

This assessment is written in accordance with the requirements of the National Planning Policy Framework (2019), National Planning Policy Guidance, and the Historic England Good Practice and Advice Notes "Managing Significance in Decision-Taking in the Historic Environment" and "The setting of Heritage Assets" published in July 2015. These require applicants to make an assessment of the significance of Heritage Assets and their settings in relation to proposed development and make an assessment of the impact of their proposals upon them. It demonstrates to the Council that the significance of the historic environment has been fully assessed and understood and that the conservation impacts of the proposed scheme have been properly considered as an integral part of the proposals.

No.59 Downham Road consists of a detached two and half storey detached, doubled fronted Victorian property which is set back from the edge of the pavement within semi-private space abounded by low stone walls. The property follows the local vernacular and is constructed of limestone with sandstone dressings to the windows and doors. To the west of the house, forming part of a terrace with Nos 53, 55 and 57 is the garage, which is subject to the application. The materials, form and scale of the garage is identical to that of Nos. 55 and 57 which are Grade II listed.

No. 59 and the garage are undesignated heritage assets, by virtue of their inclusion within the Chatburn Conservation Area. No. 59 is considered to make a positive contribution to the character and appearance of the conservation area, however, this is not recorded within the appraisal as the building had previously been rendered and painted which detracted from its appearance. However, the original façade was restored around 2015, revealing its cohesive vernacular materials and detailing.

The garage is considered to have a neutral, erring towards detracting, impact on the character of the conservation area. Whilst the building is cohesive in terms of form and materials as the predominant local vernacular, the garage doors are anomalous within the street scene and its redundant nature detracts from the appearance of the building.

The historic map regression, which is included at the end of this report show that both No. 59, as the main house and the garage building were both in existence during the mid-19th Century, with the garage forming part of the existing terrace. As such, it is likely that the garage was originally a separate residential dwelling from No.59, that was purchased and adapted in the early 20th Century.

Nos. 55 and 57 Downham Street

Nos. 55 and 57 Downham Street are two terraced two-storey houses which date from the 1800. The properties were statutorily listed on the 27th April 1984, at Grade II. The full list description is included within Appendix 2. The list description is focuses entirely on the appearance of the buildings, which are constructed of coursed limestone with sandstone dressings, with a pitched roof covered with slate. Each property has an internal chimney stack which has two flues. The properties are single fronted and have a simple floor plan of two rooms on each floor.

The Chatburn Conservation Area Appraisal states that Nos. 55 and 57 Downham Street belong to an earlier phase in the development of the village and that the properties display a simple timber screens passage between the front door and the stone staircases to the upper floor.

The properties are modest in scale and represent a form of the local vernacular workers cottage. As such, they have historic and architectural significance as an example of the simplistic buildings constructed out of local materials to provide simple affordable homes to the workers that were integral to the local economy.

The Chatburn Conservation Area retains a strong cohesive village character; most of the buildings included within the conservation area boundary were constructed prior to 1884, and the buildings display a limited palette of materials dominated by the use of limestone and sandstone.

The integrity of the conservation area has remained relatively unchanged with few modern infill buildings, as 20th Century development has occurred largely outside of the historic core. As such, the conservation area demonstrates a high-quality 19th Century streetscape.

Summary of Significance:

The Chatburn Conservation Area is characterised by a cohesive village character, in which the buildings are all constructed from a limited palette of materials dominated by limestone and sandstone. The buildings predominately date from the 19th Century and take the form of modest workers cottages, constructed as a result of industrialisation of the town during the same period.

Nos. 55 and 57 Downham Road as designated heritage assets have historic and architectural significance; not only are they a high quality example of an early 19th Century workers cottage built in the local vernacular, but they represent the social change to an industrialised economy.

No.59 Downham Road is a mid-19th Century detached house which is an undesignated heritage asset which makes a positive contribution the historic and architectural character of the Chatburn Conservation Area. Its garage, which forms part of the terrace with Nos. 53, 55 and 57 is considered to make a neutral contribution to the conservation area; whilst the scale, form and materials are typical of the conservation area, its use as a garage is anomalous within the street scene and its largely redundant use detracts from the character of this part of the conservation area.

The proposed scheme is for the conversion of the existing garage to provide extended living accommodation. The existing garage has limited use as the vehicular access is impractical and unsafe due to position on the back edge of the pavement, and lack of visibility.

No.59 Downham Rd Heritage Statement.

It is proposed to create a extended accommodation area on two floors with access by a new internal staircase in the glazed link. It is proposed to remove the existing garage doors and the steel beam spanning the opening and rebuild the front elevation in matching coursed rubble limestone to ensure it is structurally sound.

The front elevation will be altered to replicate the appearance of Nos. 55 and 57, with stone mullioned windows of a traditional appearance in timber. At first floor will be a side hung timber casement window with central stone mullion, replicating No. 55. On the east elevation it is proposed to remove the existing external stair and the doorways at ground and first floor level and replaced by the glazed link. On the south elevation it is proposed to block up the small window at ground floor level. It is proposed to replace the existing first floor window, in a matching style. All new windows will include double glazed units to improve the thermal performance of the property.

The existing building is used primarily for storage as its use as a garage is both impractical and unsafe due to its position on the back edge of the pavement combined with limited visibility when removing a vehicle from the building. As such, a new long-term residential use, which is cohesive with the character of the street is considered to have a positive effect on both the setting of the listed buildings and the character of the conservation area by reinforcing the existing character of this part of Downham Road.

The benefit of a cohesive character, and the provision of a new long term use has previously been recognised by the Council, as in 2014 permission was granted for the conversion of the garage to provide a residential annexe which was ancillary to the main dwelling (planning reference 3/2014/0353).

The proposed front elevation, which replicates the fenestration and door details of Nos. 55 is considered to enhance the setting of the listed buildings. At present, the garage frontage appears anomalous in terms of the urban pattern of development, especially as the garage building is proportionally comparable with the listed properties and in its form and materials.

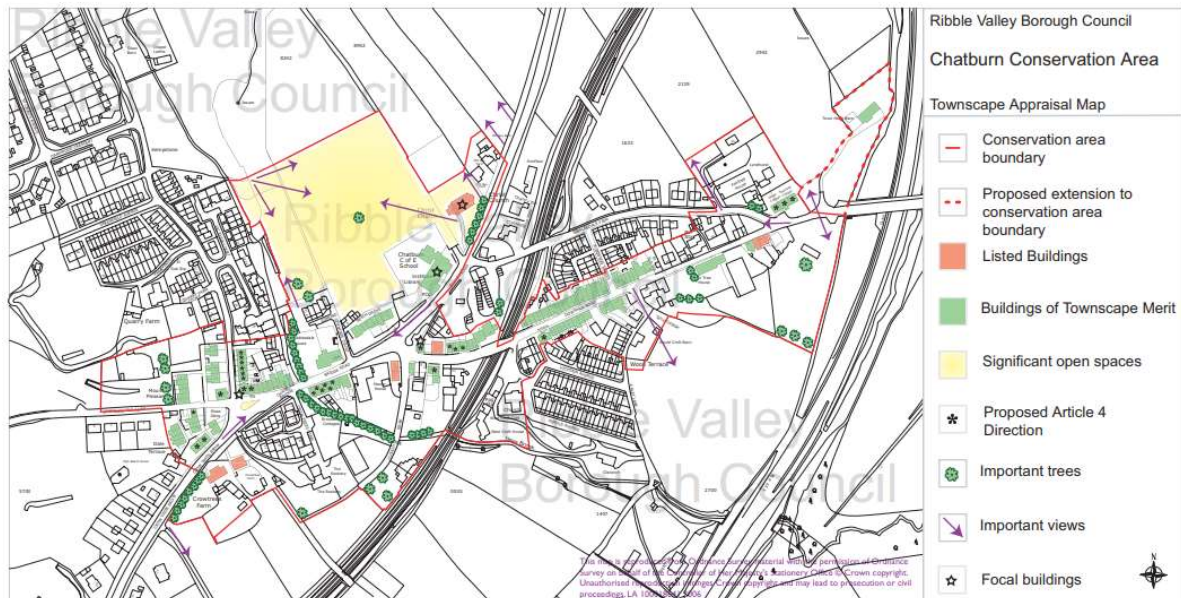
Continuing the architectural character along the terrace to include No.59 is an appropriate design response as the existing alternative frontage does somewhat detract from the setting of the listed buildings.

The historic maps included within Appendix 1 show that historically, the garage building has formed part of the existing terrace, and as such, it is likely that originally it was a residential building that was adapted in the early 20th Century. As such, returning the building to a use that it was originally designed for is, in conservation terms, the most appropriate use of the building.

It is also considered the proposed works to rebuild the front elevation are beneficial not only to remediate the aesthetic impact of the inserted steel beam and the associated settlement, it will also ensure that the existing garage building will cause no structural harm to the adjoining designated heritage assets. The principle of ensuring the structural stability of this building to ensure no adverse effects on the designated heritage assets applies also to the proposed roof repairs.

It is considered that the proposed scheme to convert the existing garage for extended living accommodation is considered to have a beneficial impact on the significance of the designated heritage assets. The proposed scheme would enhance the setting of the adjacent listed buildings and reinstate a residential use which will preserve the existing character and appearance of the Chatburn Conservation Area.

Following this assessment of the impact it is clear that the conversion of the property for extended living accommodation and the proposed alterations to the exterior of the building would enhance the setting of the designated heritage assets, and preserve the character and appearance of the Chatburn Conservation Area. It is, therefore, in accordance with the policies contained in the NPPF and NPPG, the relevant sections of the Historic Environment Planning Practice Guide and the Ribble Valley District Council's Core Strategy. As such, there should be no reason in heritage terms, why the proposed scheme should not be considered favourably by the Local Authority.



Conservation area map in 2024

