

HERITAGE STATEMENT

FOR THE ERECTION OF AN OUTBUILDING
AT NO.10 THE DENE,
HURST GREEN, BB7 9QF



Ribble Valley Architecture Ltd

1.0 INTRODUCTION

1.1 This Heritage statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a planning application which seeks approval for the erection of an outbuilding.

1.2 The document has been produced in accordance with the policies set out in paragraph 200 (Proposals affecting heritage assets) of the National Planning Policy Framework: *“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”.*

1.3 This statement:

- Identifies the heritage assets and heritage context of the site
- Analyses the significance of the identified heritage assets and
- Assesses the impact of the development proposal on the heritage assets

It is to be read in conjunction with the following planning drawing and documentation:

- 2329 - P01 Proposed Outbuilding Floor Plan, Elevations and Site Plans
- Flood Risk Assessment

2.0 APPLICATION SITE AND SURROUNDING AREAS

- 2.1** The application site is located in the village of Hurst Green. Dean Brook is located along the western perimeter of the application site.
- 2.2** The residential dwelling No.10 The Dene consist of a detached bungalow, constructed in the 1970s. The external materials of the detached bungalow consists of render and brickwork with a concrete pantile roof. A conservatory is located to the side elevation of the property. A gravel / chipping drive / parking area is located to the front of the property, lawn / grassed areas are located to the side and front of the property, paving is located to the sides and rear of the property and timber decking to the rear of the property.
- 2.3** The application site is located within the Hurst Green Conservation Area.
- 2.4** A conservation area appraisal was undertaken for Hurst Green in 2006 and contains a detailed assessment of the special architectural and historic interest of Hurst Green justifying the conservation area and includes Dean Brook.
- 2.5** SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) identified during the appraisal process identifies a number of weaknesses and threats, these include Modern infill that detracts from the historic character and appearance, the mix of old and new buildings without cohesive character and appearance, loss of original roof tiles at No.9 The Dene and Continuing loss of original architectural details and use of inappropriate modern materials or details.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 The Hurst Green Conservation Area is the key Heritage asset in regards to this application.

3.2 Significance of the heritage asset

The key heritage asset of significance arises from the designation of the conservation area:

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

4.0 HERITAGE IMPACT ASSESMENT OF THE PROPOSAL ON THE HERITAGE ASSET

- 4.1** The applicant's intention is to erect a single storey outbuilding (shed) to the rear of the property. The outbuilding will be constructed from timber and clad in timber cladding.
- 4.2** The outbuilding will be used to store garden tools and equipment.
- 4.3** The outbuilding will be well screened with existing vegetation when viewed from the street scene and therefore will not be a prominent addition to the garden of No.10 The Dene.
- 4.4** The proposed outbuilding will have a minimal aesthetical impact and there will be no significant impact or loss of character to the conservation area.

5.0 SUMMARY

- 5.1** In summary, the proposal will provide a dry and secure outbuilding to store gardening equipment, the proposal will not have a detrimental impact to the key Heritage asset the Hurst Green Conservation Area.