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Marathon House
The Sidings Business Park
Whalley
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BB7 9SE
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**HERITAGE STATEMENT
PROPOSED CHANGE OF USE FROM PRIVATE DWELLING TO HOLIDAY LET
23 PENDLETON ROAD, WISWELL, CLITHEROE, BB7 9DD**

INTRODUCTION

This heritage statement has been produced to inform and support the planning application for the proposed change of use of the private dwelling to a holiday let 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 proposal on the existing house and the wider area. The property has a modest townscape architectural value to its setting and it has previously stood disused for several years until recently as described in this statement.

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 been the subject of a recent planning approval to extend and alter the property (ref 3/2024/0234) and the works are almost completed. 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 previous unsympathetic treatment of the exterior and interior. The recent planning approval and subsequent work on the house has significantly enhanced the properties appearance and restored a redundant building in the heart of the conservation area.

PROPOSAL

The applicant is seeking consent to change the use of the extended and refurbished house from a private residence to a holiday let only.

SUMMARY OF THE IMPACT OF THE PROPOSED EXTENSION.

It is clear that the proposed redevelopment will not have any impact on the character of the conservation area as it is limited to a change of use only with no material alterations proposed.

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