

Heritage Statement

This statement is to support a planning application for:

Second storey extension with solar panels to bungalow, front porch, single storey rear extension, detached garage to front of property, detached summer house to rear garden.

Site Address:

Avondale

Sawley Road

Grindleton

BB7 4QS

Avondale is a detached bungalow in Grindleton. It falls within the Grindleton Conservation area, a designated heritage asset.



The bungalow is sandstone with a slate roof. There appears to be no previous planning applications recorded on the council's website. Avondale is a true bungalow with large, detached houses to either side. The land to the front of the property is a driveway and stoned area with a hedge/wall fronting Sawley Road.



The Land to the rear is an extensive lawned garden.



The conservation area was designated on 3rd October 1974. The following features justify the designation:

Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages.

The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road.

Its important place in non-conformist history as the village that gave birth to the Grindletonian sect in the 1600s.

Numerous historic buildings, including 17th and 18th century weavers' cottages, given extra height and bigger windows in the 19th century.

Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village.

The proximity of relatively wild moorland and open fields, which provide a rural setting to the village.

Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.

It should be noted that the historical core of the village runs up to main street, perpendicular to Sawley Road so Avondale is very much peripheral to that part of the settlement.

Avondale is not directly mentioned in the conservation area appraisal.

The proposal is to create a first-floor extension to the left-hand side of the property.



The roof will be slate to match the existing bungalow, and the new upper portion will be rendered to provide a contrast to the stonework and to avoid a mismatch of the old and new on the prominent front elevation. The open flat roofed porch provides a modern entrance addition. There is a mixture of stone and render properties in close vicinity, so the materials will not be out of character for the conservation area and as the property is situated between two large, detached houses the proposal does not have detrimental effect on the street scene.

We propose a rear detached **summer** house and a detached garage on the front of the property. The garage will be rendered with a slate roof to match the dwelling. Access will be from the existing driveway. The wall/hedge will be retained.

The summer house to the rear will be of a modern design with a render/ clad finish and a flat roof.

Solar panels are proposed to the new roof making the house more energy efficient.

Conclusion

Avondale is not listed or a building of note in the conservation area. The extent of the proposal is not excessive given the context of the surrounding properties. Materials are matching to those within the conservation area. The updated/extended dwelling will enhance the conservation area.