

# PLANNING, DESIGN & HERITAGE STATEMENT

for

## REPLACEMENT PORCH & ACCESS STEPS WITH RAILINGS

at

12 Higher Road  
Longridge  
Preston  
PR3 3SX

**Version:**

**Date:**

**Revision:**

**Master maintained by:**

**Latest Edits by:**



Prepared by:

Jones & Company

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BS4871-24

## **1.0 Subject Building**

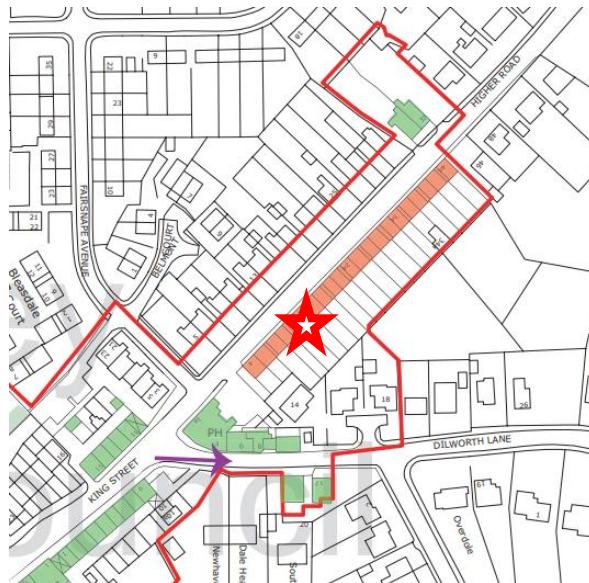
This Design, Access and Heritage Statement is in support of a Planning Application and Conservation Area Consent for the replacement of a dilapidated porch together with access steps.

The application property 12 Higher Road, Longridge is a mid terrace property with stone front below slate roof and fronting onto Higher Road and in a row or similar properties, built circa 1790's or thereabouts and recorded as Grade II Listed in 1971.

Listing 1308531 includes 6-44 Higher Road described as:

*Row of houses, begun in 1793. Squared coursed sandstone with slate roof and brick stacks, except that on the gable (left-hand) wall of No. 44. 2 storeys-with cellars entered at lower ground level to the rear. Windows have plain reveals and projecting stone sills, with modern windows. Each house is of one bay, with the doors of adjacent houses paired, with a third door, leading through a tunnel to the yard, between them. The doorways have plain stone surrounds. Some of the houses now have an extra window on the 1st floor over the door. Nos. 6, 8 and 44 have stone gutter brackets. A keyed joint between No. 24 and 26 indicates a break in construction. Built by the Longridge Building Society, one of the earliest terminating building societies in the country, and used as an example by Price, Seymour J., *Building Societies, their Origin and History*, Cambridge, 1958, pp 32-44.*

The application property is located to the East side of the Longridge Conservation Area that is the subject of an Article 4 direction to control works to the dwelling by way of removing the benefit of permitted development rights.



*Location Map, Ribble Valley BC - Copyright Acknowledged*

Higher Road is predominantly a residential area and the following selection of photographs provide context of the property.



*View of property from Higher Road*



*View of property from rear*



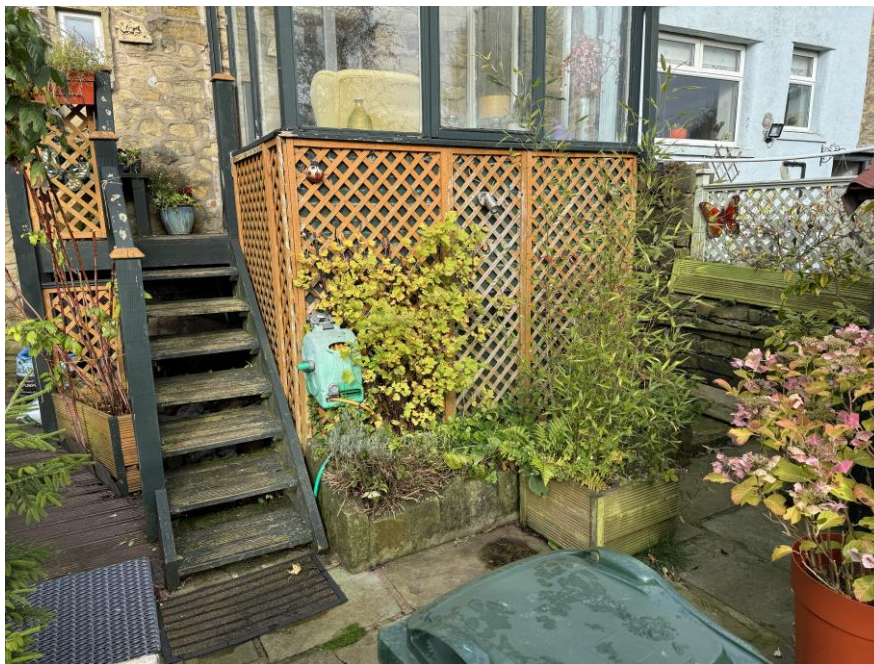
## **2.0 Scope of Works**

This application includes for the following works:

- Replacement of timber framed leanto porch
- Replacement of timber access stair and landing

All external materials shall closely match existing and are specifically stated on the drawing.

The following general images are for identification purposes:



### **3.0 Site History & Planning Status**

The past planning history has not been exhaustively researched although planning has been granted in the past for window and door repairs / replacements as follows:

3.1 Application for window replacements 2024

3/2024/0080 Approved

3.2 Application for repair ./ replacement works to timber door and frame.

3/2011/0182 Approved

3.3 From the current Historic England data, the property is understood to have been listed as part of a group since in 1971 and without specific reference to the application property.

3.4 Having reviewed historic map data, aerial photographs from 1960's clearly show a porch structure to the rear of the application property and so the porch in some form did pre-date the listing as per the following image



## **4.0 Proposals**

### **Porch:**

The existing painted timber framed porch is elevated and supported by substantial masonry piers and masonry low level walls that extend upto 500mm above internal floor level.

The timber frame and lightweight translucent roof have become dilapidated due to their age and require replacement.

The proposed replacement works will seek to lower the masonry dwarf walls down by approximately 500mm from existing sill height down to the existing internal floor height, the effect of lengthening the glazing and the overall appearance of removing bulk form in favour of glass.

In addition, consent is sought to replace the ad-hoc timber cladding and trellis around the low level masonry with a horizontal feather edge timber cladding, the timber being used as a more traditional material than either a modern cladding material or even render.

The frame structure will be to proportions to replicate the existing and as generally illustrated on the drawing including vertical and horizontal frame sections.

The overall shape and volume are to replicate the existing form and the highest part of the roof shall be identical with the retention of the existing lead flashing abutment.

### **External Steps:**

The property is built on a slope and the external levels to the rear of the property are lower than the front and so the internal floor level is raised to the rear. Currently the porch is accessed via a timber step arrangement and it is proposed that this be replaced at the same time.

The proposed steps and railings are to be in painted metal with simple spindle and handrail designs so as to reduce the visual impact of the step structure as per details shown. This omits the bulky timber newel posts and spindle and offers a visually lightweight structure, provides a traditional feel and negates the use of apparent modern shaped spindle timbers.

The steps will be inlaid with natural stone to minimise the possible expanse of visible metal plate.

## **5.0 Layout**

The layout of the porch will not differ from the existing.

## **6.0 Scale**

The proposals do not alter the scale of the dwelling or the existing frame structure.

## **7.0 Hard & Soft Landscaping**

No alterations

## **8.0 Access**

No alterations

## **9.0 Flood Risk**

The proposed works will not affect the flood risk status of this property.

## **10.0 Summary**

In preparing this application all matters of design, scale, materials and impact have been addressed and we consider these to be in keeping with the character of the existing dwelling and its setting in the Conservation Area and are not considered to have an adverse effect, simply because this application seeks to replace the existing with like materials.

The buildings listed status remains unaffected, again because this application seeks to replace existing.

- The replacement does not adversely affect the conservation area
- The replacement does not affect size, scale, massing, style, alignment, features and materials.
- The replacement does not adversely affect the amenity of the surrounding area
- The replacement does not adversely affect the heritage asset or its status given it pre-dated the property listing from 1971.

The proposed replacement by virtue of its replication of design, bulk, massing and use of traditional materials would not therefore have a harmful impact upon the Grade II Listed Building and would therefore meet the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Key Statement EN5 and Policy DME4 and DMG1 of the Ribble Valley Core Strategy (2008-2028) and Paragraphs 205 and 208 of the National Planning Policy Framework.

We can see no reason why such works would not be granted Planning Permission and we look to Ribble Valley Borough Council in supporting this application and we look forward to your earliest notification of Approval.