



Professional Planning and Development
Member of the Royal Town Planning
Institute



Heritage Statement

Proposal: Erection of a single storey rear to create additional storage to the existing shop (Class E a)

At: 1 Whittingham Road, Longridge, PR3 2AA

On behalf of: HB Investments (NW) Ltd

August 2025

1. Introduction

- 1.1 Fitzgerald Planning & Design have been commissioned to prepare a supporting Heritage statement to support a full planning application for a single storey extension for a commercial property at 1 Whittingham Road, Longridge.
- 1.2 The property falls within the Longridge Conservation Area (CA) and is also noted as a building with Townscape merit. The site is therefore considered as a designated heritage asset and any development needs to address any potential heritage impacts.
- 1.3 This statement has been prepared, to address the requirements of Section 16 of the NPPF, in particular para 207, which states;

'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.'

2.0 The Application Site

2.1 The site lies within the defined settlement boundary of Longridge and within the Longridge Conservation Area. The site is also contained within the adopted Longridge Neighbourhood Plan 2018.

2.2 Surrounding context

The surrounding area is a mix of commercial and residential. The site is located on a key junction of Derby Road and Whittingham Lane, a key junction in the town.

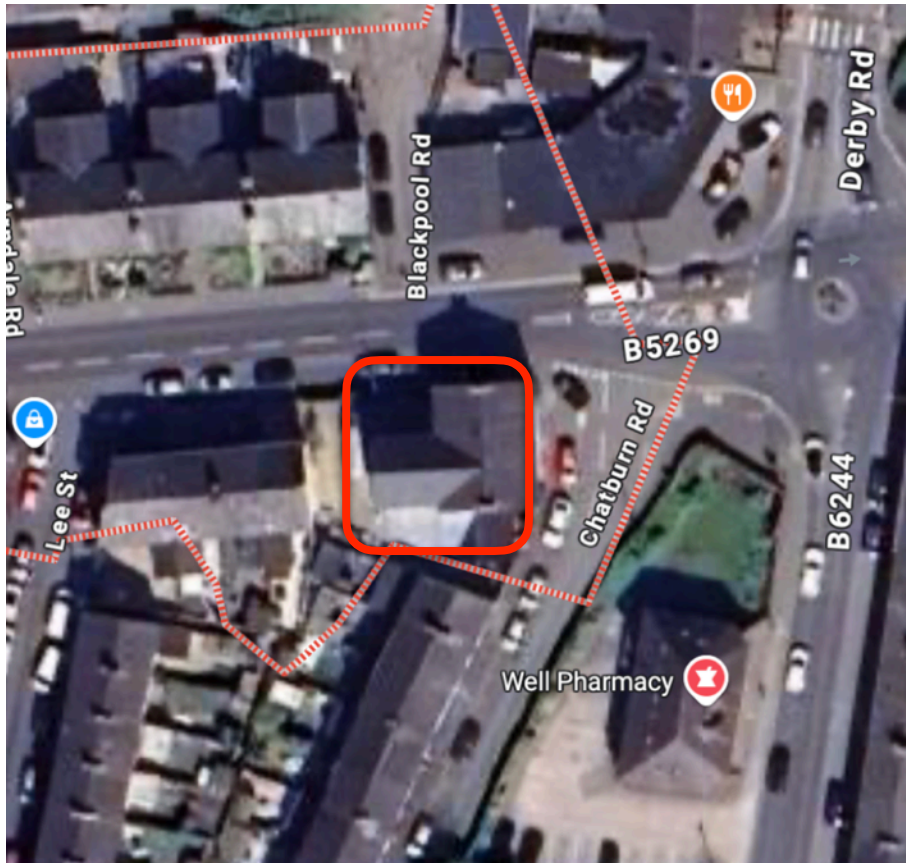


Photo 1: google maps extract showing an aerial image of the site and its surroundings

2.3 The existing commercial property is detached with a stone and slate roof. It would appear that it has benefited from extensions in the past.

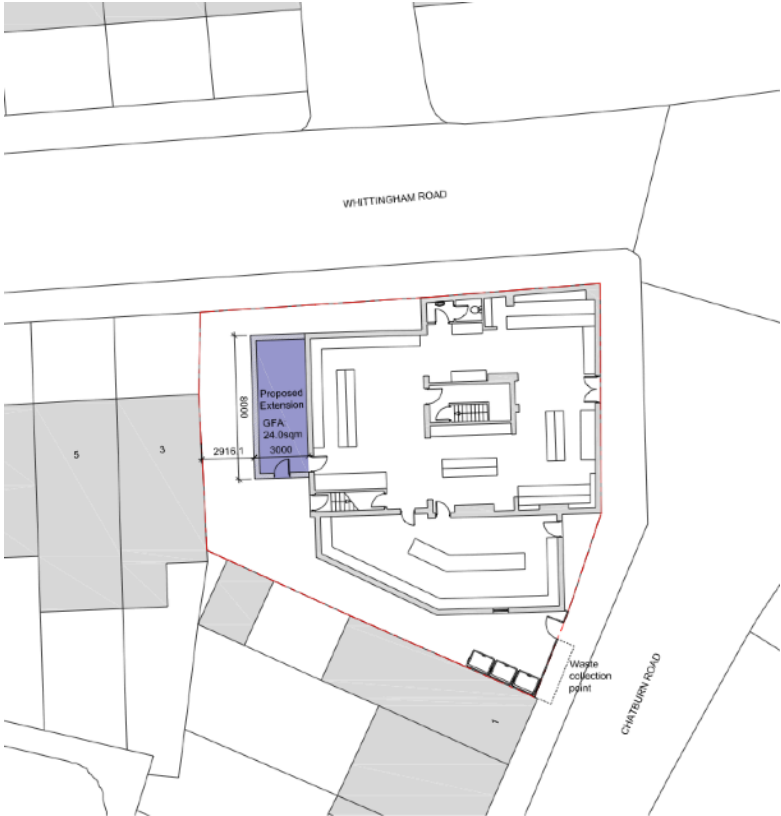
2.4 Supporting photos

Existing elevations onto Whittingham Road



3. The Proposal (please also refer to the plans and D & A)

3.1 The proposed extension will be located to the western gable. The extension will be single storey and will be 3m in width and 8m in length, creating an additional 24sqm of space.



Plan extract showing the proposed site plan



3.2 The extension will use the same materials as the existing property.

4.0 Heritage Impact

4.1 The site is located within the Longridge Conservation Area. Section 72 (1) of the (Listed Building Conservation Area Act) states that there is a duty to have regard to the character and appearance of the Conservation Area.

4.2 Section 16 of the NPPF, in particular para 200, which states;

'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.'

This section of the statement will consider the significance of 1 Whittingham Road, as a heritage asset given that it is located within a designated Conservation Area and noted as building of townscape merit, and evaluate the perceived impact of the proposed works.

4.3 Longridge Conservation Area

The Longridge Conservation Area was designated on 20 December 1979 and extended on 7 October 2003. The CA Appraisal notes the special interests as being:

The special interest that justifies the designation of the Longridge Conservation Area derives from the following features:

- *Good example of a Lancashire industrial town*
- *Former cotton mills and local stone quarries were important to the town's development in the 19th century*
- *Tootle Heights quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere*
- *The conservation area is based on three main streets which all contain good quality 19th century stone building*
- *Long terraces of mill workers' housing of the mid to late 19th century*
- *Survival of Sharley Fold Farmhouse from the early 17th century*
- *Listed late 18th century handloom workers cottages*
- *Towneley Gardens and bowling green in the centre of the town*
- *Location near to the Forest of Bowland*

Furthermore, the CA appraisal comments that ; *'The Longridge Conservation Area is essentially urban in character with the three principal streets being lined with buildings, mostly without any front gardens. This restricts views out of the streets although there are some notable long views along each, especially southwards along Berry Lane to The Dog Inn. Views down the steep slope to the south and east of Longridge can be glimpsed from the Market Place and down Fell Brow'*

4.4 The significance of the site

This section assesses the relative significance of the building and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include:

- Evidential value (the physical aspects of a building that yield evidence about its past)
- Historical value (the extent to which a building is associated with or illustrative of historic events or people)
- Aesthetic value (includes design, visual, landscape and architectural value)
- Communal value (includes social and commemorative value and local identity)

Evidential - it is clear from historic maps that the building has been one of the focal points at the junction of Whittingham Road and Derby Lane. The building is shown on the 1886 - 1894 OS plans.

Historical - the site sits close to the main town of Longridge and the railway would have once past very close by. It would have been a focal point at the time

Aesthetic - in terms of the current aesthetic of the building, the use of stone and traditional and simple pitch roof makes its presence in the CA.

Commemorative - It is not entirely sure what the building was once used for, but the building has been present as far back as the 1880's.

4.5 Proposed Works

The main physical works are:

- Extension to existing single storey extension

4.6 Impact of the proposed works

The proposals are minor in scale to the rest of the building whilst the works will be seen from the street scene, it is not considered to impact on the significance nor understanding of the building when viewed from the street. The proposals help to adapt the property for the business. NPPF para 203 a) states:

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

The proposals are a modest scale it is considered that the wider CA will not be impacted.

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The existing store is used by many locals, complimenting other commercial premises in the area. It will give the business the additional space it needs to grow.

the desirability of new development making a positive contribution to local character and distinctiveness

The proposals will not impinge of the understanding of the existing building and it will continue to add to the wider townscape and character of the CA.

It is considered that the proposal meets the requirements of the NPPF.

5.0 Conclusion

The existing site forms part of an established commercial use which is seeking to make a modest extension. Whilst it is recognises that the site is located within the Conservation Area, it is considered the siting, design and choice of materials are appropriate to the site and surroundings.

In summary, it is considered that the proposed extension has been carefully designed to enhance the existing commercial property which complies with policies DME4, DMB1 and the NPPF. Furthermore, the proposals would preserve the special interest (significance) of the Longridge Conservation Area.

Appendix 1: Longridge Conservation Area



The site lies on the western edge of the CA

Appendix 2: Consultation with the HER at LCC

Archaeology Archaeology@lancashire.gov.uk

1 Attachment 1 day ago



More

Hi Paula

Thank you for your email.

I have checked our records and can confirm the site in question is not recorded in the Lancashire HER.

Kind regards



Planning Officer

Lancashire County Council

Historic Environment Team

Development Management

Planning & Environment

