



Planning & Heritage Statement

38 Higher Road, Longridge
(aka "Club Row")

Prepared in support of a planning application for a rear extension to a Grade II listed property

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Executive Summary

This Heritage Statement supports a planning and listed building consent application for a modest rear extension to 38 Higher Road, Longridge—a mid-terrace property forming part of the Grade II listed “Club Row” (Nos. 6–44 Higher Road).

The proposed development involves the demolition of a small, non-original rear extension and its replacement with a slightly larger stone-built structure. The new extension is designed with a traditional pitched slate roof, incorporates an internal staircase, and facilitates improved access and use of the basement level.

Care has been taken to ensure that the proposed works are sympathetic to the character, appearance, and historic significance of the terrace. The materials and form reflect the established architectural language of the building, and the visual impact is minimal from the public realm.

This Statement demonstrates that the proposal:

- Causes no harm to the principal (front) elevation or group value of the terrace.
- Represents a sensitive and conservation-led intervention to enhance the property’s functionality.
- Complies with relevant local and national planning policies including the NPPF, Ribble Valley Core Strategy, and Longridge Neighbourhood Plan.

The proposals represent a well-considered and proportionate enhancement to a valued heritage asset and are respectfully submitted for approval.

1.0 Introduction

This Heritage Statement accompanies a planning application for the proposed demolition of a small rear extension at 38 Higher Road, Longridge, and its replacement with a slightly larger, sympathetically designed extension. The property lies within a **Grade II listed terrace (Nos. 6–44 Higher Road)**, commonly known as **Club Row**. As such, the proposals have been prepared with careful consideration of the architectural and historic significance of the building and its context, in accordance with the **National Planning Policy Framework (NPPF)**, the **Ribble Valley Core Strategy (Key Statement EN5)**, and **Policy LNDP6 of the Longridge Neighbourhood Plan**.

2.0 Site and Heritage Context

38 Higher Road, Longridge, is part of a Grade II listed terrace (List Entry No. 1308531), comprising Nos. 6 to 44 Higher Road. This continuous row of two-storey houses with cellars was **begun in 1793**, built by the **Longridge Building Society**, one of the earliest terminating building societies in the country. The terrace is widely known as “**Club Row**”, a name derived from the 'club' or cooperative nature of the building society model used to finance its construction.

The houses are constructed in **squared coursed sandstone** with **slate roofs** and **brick chimney stacks**, typical of the local vernacular. Each unit in the terrace is of **one bay**, with doorways arranged in pairs, sometimes including a third shared tunnel access to rear yards. Windows have **plain stone surrounds and projecting stone sills**, and while modern glazing is common, the overall rhythm, proportions, and fabric of the terrace remain intact. Some properties retain original details such as **stone gutter brackets** (notably Nos. 6, 8, and 44).

38 Higher Road occupies a mid-terrace position within this historic streetscape. Its rear elevation, like others in the row, has been modestly altered over time with small extensions and changes to window and door openings. These adaptations typically reflect evolving domestic needs, with little disruption to the terrace’s unified front elevation or collective character.

The terrace sits just outside the Longridge Conservation Area but is recognised for its townscape value and **group architectural interest**, particularly for its social and historical importance.

“The significance of this terrace lies not only in its material and architectural form, but also in its role in the development of early working-class housing cooperatives. Club Row is historically important as a physical manifestation of mutual self-help and pre-dates formal local authority housing by over a century.”



Historic streetscape photo showing Club Row from the front (Higher Road)



Current streetscape photo showing Club Row from the front (Higher Road)



Rear elevation of No. 38 showing current and surrounding extensions]

3.0 Description of Proposals

The proposal includes:

- Demolition of an existing modest single-storey rear extension.
- Construction of a slightly larger stone-built extension with a **pitched lean-to slate roof**.
- The introduction of an internal staircase within the extension, leading to a **study at basement level**.
- A **sliding door** at ground floor level providing garden access.

This will result in improved usability of the basement and increased floor area with minimal visual impact. Proposed materials match the existing building: **stone walls** and **natural slate roofing**, in keeping with the listed terrace and the wider setting

Existing:



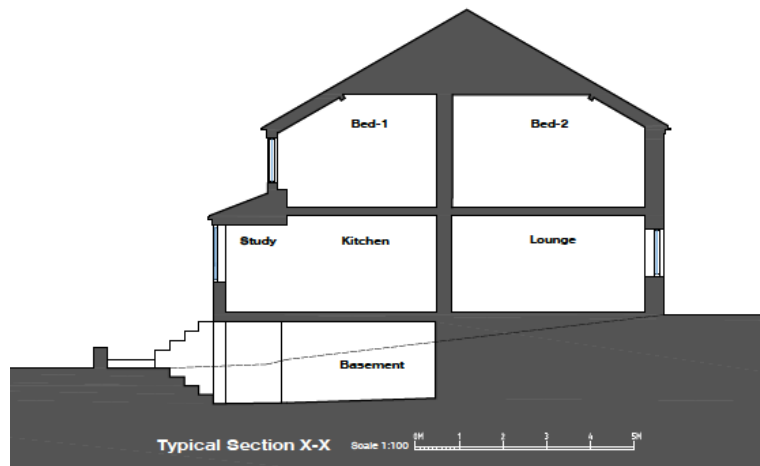
SW Elevation

Rear Elevation

NE Elevation

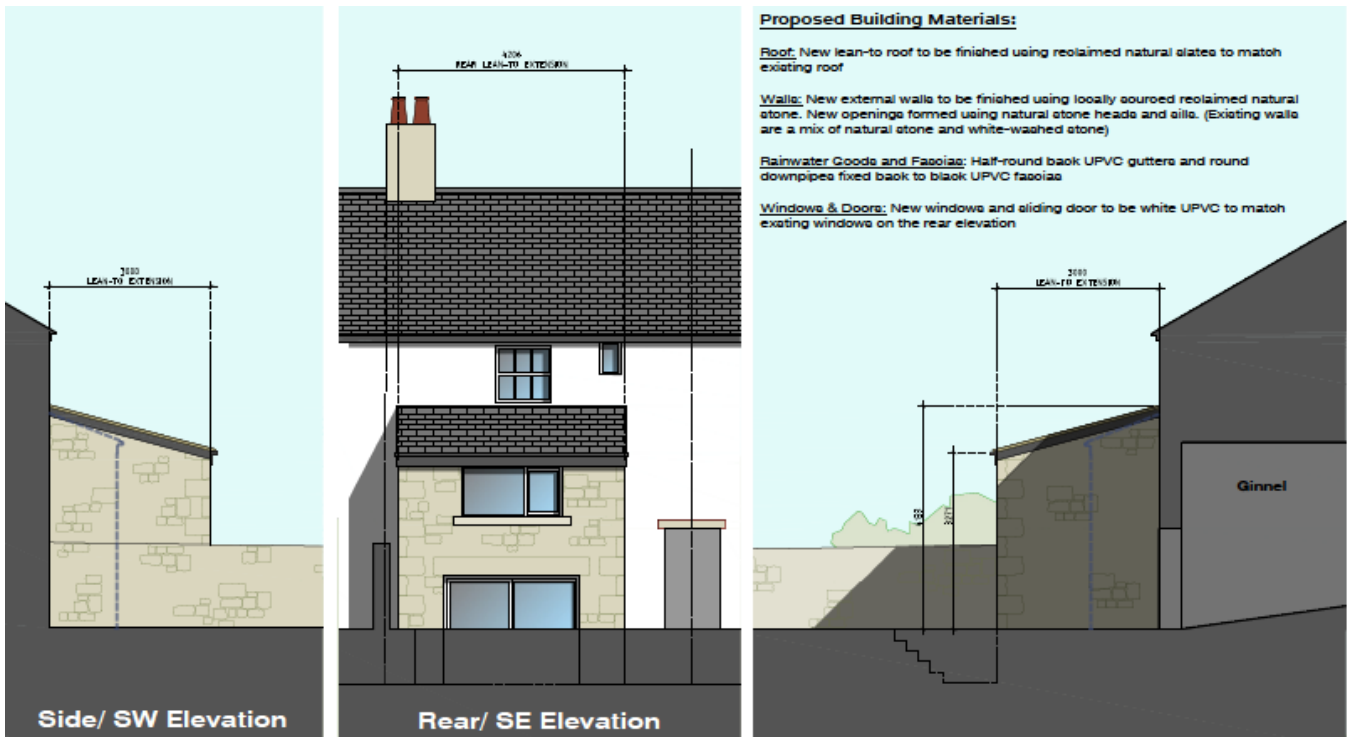


Front Elevation



Section

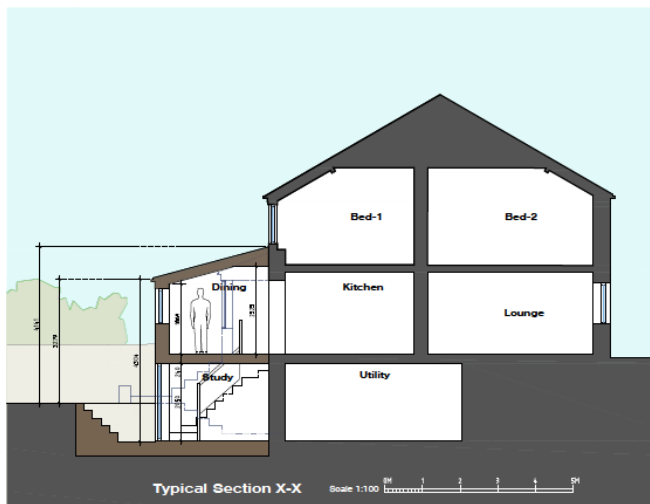
Proposed:



SW Elevation.

Rear Elevation

NE Elevation



Section



Front elevation (unchanged)

4.0 Assessment of Significance

The heritage significance of the property is primarily:

- **Architectural:** A rare intact example of late 18th-century workers' terraces with consistent form, materials, and detailing.
- **Historic:** One of the earliest cooperative housing schemes in the country.
- **Group Value:** As part of a continuous terrace with unified character and massing.

The **rear elevation** of Club Row is of lesser significance than the front and already exhibits several minor alterations. The **existing single-storey extension** is not original and contributes little to the historic value of the terrace.

5.0 Impact Assessment

The proposed rear extension:

- Will **not alter the principal (front) elevation** or the roofline visible from the public realm.
- Will remain **subservient in scale and sympathetic in materiality**, thereby preserving the character of the listed terrace.
- Improves functionality and living standards, aligning with sustainable use principles advocated by the NPPF (Paragraphs 194, 197, 202)
- Represents **less than substantial harm** and is clearly outweighed by public and private benefits including improved accommodation and conservation-led design.

6.0 Policy Compliance

The proposal complies with the following:

- **Ribble Valley Core Strategy – EN5:** Preserves the setting and significance of heritage assets.
- **Longridge Neighbourhood Plan – LNDP6:** Supports sensitive alterations to designated heritage assets.
- **NPPF Paragraph 202:** Demonstrates that any harm is minimal and outweighed by benefits.

7.0 Conclusion

This proposal has been carefully designed to be sympathetic to the historic character of 38 Higher Road and the wider terrace. The use of matching stone and slate, the modest scale, and the limited visibility of the works all ensure that the proposal:

1. Preserves the significance of the heritage asset.
2. Makes a positive contribution to local distinctiveness.
3. Is in accordance with national and local planning policy.

“In summary, the proposal is a conservation-led enhancement that sustains the historic and architectural integrity of the listed terrace while improving living conditions. It accords with local and national policy and should be supported.”