



WINDOW AND EXTERNAL DOOR REPLACEMENT

At

31 Pendle Street East
Sabden
Clitheroe
BB7 9EQ

for

Jigsaw Homes North
Turner House
56 Kings Street
Leigh
WN7 4L





HERITAGE STATEMENT.

This Heritage Statement has been prepared by Halsall Lloyd Partnership LLP on behalf of Jigsaw Homes North to accompany the associated planning and listed building consent applications for the site at:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ.

Halsall Lloyd Partnership LLP are a multi- disciplinary practice based in Liverpool city centre.

The Local Authority have a duty to assess any and all applications for listed buildings and within a conservation area, and “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and building

The National Planning Policy Framework (NPPF) 27 March 2012 as updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. sets out the Government’s national planning policy in respect of the conservation of the historic environment. This document has been prepared to assist in the discharge of the applicant’s requirements under Paragraph 189 of the NPPF which states that:

“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. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”



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Section 1: The Application Site Location



Site location plan

Location plan: The applicant property is bounded in red.

The applicant property 31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ.

County:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ is located within the county of Lancashire

Council:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ is located within the Ribble valley district (Ribble Valley Borough council)

Description of location:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ is east of Watt Street junction (running north to south) and extends westerly to Pendle Street West. Heading east it joins with Padiham Road. It is South of Sabdon Brook.



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Section 2: The conservation area

The property is part of Sabden Conservation.

An overview of Sabden Conservation Area is as follows:

The Sabden Conservation Area is a designated heritage zone that reflects the village's rich industrial and rural history. Nestled within a valley setting, it developed primarily during the 18th and 19th centuries as a centre for textile production, particularly weaving and calico printing. The area's character is shaped by its historic mill buildings, stone-built workers' cottages, and traditional street layouts, which together illustrate the social and economic fabric of the time.

Key heritage values include:

- Architectural Significance – Predominantly local sandstone buildings with slate roofs, traditional sash or mullioned windows, and vernacular detailing that contribute to a cohesive historic streetscape.
- Historic Landscape – The surrounding moorland, river, and wooded slopes form a dramatic backdrop, reinforcing the village's historic relationship with its natural environment.
- Industrial Legacy – Surviving mill structures, watercourses, and associated infrastructure provide tangible links to Sabden's role in Lancashire's textile industry.
- Community and Cultural Identity – The conservation area embodies the collective memory of generations who lived and worked here, fostering a strong sense of place.

In heritage terms, Sabden Conservation Area is valued not only for its built form but also for its intact historic setting, which remains largely unspoiled by modern development.

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Section 3: Listed building status



Extract from Historic England map:

The applicant property is highlighted with freehand red boundary

The status of the building was checked on Historic England listed building search map to ascertain whether the property is listed.

As can be seen from the map extract above (taken from link below), the property is not listed

<https://historicengland.org.uk/listing/the-list/map-search/>



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Section 4: Adjacent properties and comparison

The properties within Pendle Street East, Sabden are predominantly modest residential properties built slightly back of footway, open plan or with low stone walls . Most front façades are stone clad and roofs finished in slate

There are a wide variety of window types ranging from casements (with and without muntin's) to vertical sliding sash Various configurations, ranging from timber to PVC, colour also varies between white, light oak and rosewood. The quality of windows varies significantly within the street. Most windows are timber casements to front elevation and PVC to rear elevations.

There is a wide range of front doors most are modern.

Appraisal of window style to 31 Pendle Street East,

Front elevation consists of modern timber double glazed casements finished Rosewood externally.

Rear elevation consists of modern White PVCu double glazed top hung casements.

Appraisal of door styles to 31 Pendle Street East,

Front elevation consists of modern timber door incorporating 4 number lower fixed panels with small arched glazed panel over, set within timber frame and fanlight, door finished rosewood and frame white externally.

Rear elevation consists of modern PVCu double half glazed door with solid panel under, set within PVCu frame and side windows, finished white externally.



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Section 5: Heritage asset setting.

General:

Tenure:

1 number self-contained dwelling house

Frontage:

The property is set to back of footway

Approach to front door:

Stepped approach to front door

Rear:

Paved rear yard bounded by walls accessed off walkway.

Existing front elevation:

Scale:

The property presents as two storeys to front elevation
The properties within the street are typically two storeys.

Walls:

Sandstone ashlar facade

Windows:

Modern Timber casement windows finished rosewood.

External Doors:

Timber part glazed door set within timber frame with glazed fanlight over, finished rosewood.

Roof:

Traditional roof structure with a slate finish.

Rainwater goods:

Black rainwater pipe, hopper and black gutters.

Fascia:

N/A



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Fixtures and fittings:

There are no significant features present.

Existing rear elevation:

Scale:

The property presents as two storeys to rear elevation.

The properties within the street are typically two storeys.

Walls:

Painted render to main façade, painted render to single storey extension.

Windows:

Modern PVCu casement windows finished white.

External Doors:

Modern PVCu door finished white.

Roof:

Traditional roof structure with a slate finish.

Rainwater goods:

Modern black PVC rainwater pipes and gutters.

Fascia:

N/A

Fixtures and fittings:

There are no significant features present



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Section 6: Assessment of significance

The significance of the property is predominantly the style and finish of property in context to the conservation area.

The dominant aspects are

- Proportions and style of the property including window proportions,
- The sandstone finished external walls,
- Slate roofs,
- The rear has no significant features



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Section 7: Assessment of proposed works and impact:

The proposed works include replacement of windows, front and rear doors.

Windows:

Existing:

Rosewood timber casement double glazed windows to front elevation,
White PVCu double glazed casement windows to rear elevation.

Proposed:

White timber spiral sprung sliding sash double glazed windows to front and part rear elevation, casement window either side of rear door.

Doors:

Existing:

Front door:

Rosewood timber double glazed door and fanlight (obscure glass).

Rear door:

White PVCu double glazed door (obscure glass) with side windows

Proposed:

Front door:

Timber, 6 panelled door (two upper most double glazed obscure) double glazed fanlight over (obscure glass).

Rear door:

White timber double glazed door (obscure glass) with side casement windows.

Design considerations:

New sliding sash windows

Opening operation:

Sliding sash windows are a replacement for casement windows and as such original recessed masonry reveals are not present. Enlarging frame (required for traditional weighted pulley system) would reduce ventilation and natural illumination into the properties and could also impact on emergency egress. For this reason, the applicant is proposing sprung spiral balanced operation as opposed to a traditional lead weighted pulley system.

Glazing:

Whilst there are properties within the street that incorporate sliding sash windows, the majority do not. Where present configuration varies.

A prime consideration for the applicant is to provide residents with energy efficient windows which requires them to be double glazed.



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To accurately replicate glazing bars would require single glazing or heritage slim double glazing. The latter whilst providing improved thermal performance cannot match that of a modern double-glazed unit.

The applicant is therefore proposing sliding sash windows which will provide betterment to the heritage of the asset and the greater conservation area, but not provide glazing bars, to allow fitting of modern double glazed units, with the thermal improvement this would afford to resident.

Windows will incorporate trickle vents to limit potential for condensation within property.

New security door sets

New security door sets will be in timber, rear similar in appearance and colour (white) as existing, Front door to be as shown on provided details, will be robust, fabricated to comply with approved document Q or Pas 24 security rating. Colour will be choice of red, blue or green.

Rear door includes windows either side which will be casements.

Global warming:

The improved double glazing and integral draught proofing will reduce energy demand and as a result reduce CO2 assisting in the government climate control targets.

Fuel poverty:

The improved double glazing and integral draught proofing will reduce energy demand and as a result reduce property fuel running costs which will help make the property affordable to run and assist in the governments fuel poverty agenda.

Safety:

Glazing will be in accordance with approved document K protection from falling, with safety glass to low level areas and within, adjacent and over doors.

Windows will also be fitted with restrictors that will limit the opening, can be overridden for cleaning but self-engaging on closing.

Thermal comfort:

Windows will incorporate effective draft sealing and perimeter seals to prevent draughts improving thermal comfort for resident.

Energy efficiency:

Modern double-glazed units proposed (incorporating low E glass and thermal spacers) along with effective draft sealing and effective perimeter seals to provide modern standard of energy efficiency.

Security:

Locks will be provided to all windows and doors to afford greater security.

Where practical laminated glass outer will be provided to basement/ ground floor and readily accessible windows together with glazing in doors and fanlights.



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Ventilation:

In order to minimise the risk of condensation it is proposed to fit trickle vents to all windows.



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8.00 Relevant Policies

The design and heritage statement has been undertaken taken account of the relevant policies:

5.01. National Planning Policy Framework (NPPF) (Revised 7th February 2025)

Section 2 – achieving sustainable development

Section 16 – conserving and enhancing the historic environment

Clauses:

2.02

2.03

2.04

2.07

2.10

2.12

2.15 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Ribble Valley Borough Council local plan

The Local Plan Clauses (Ribble Valley Borough Council)

The Ribble Valley Core Strategy:

- **Key Statement EN5 (Heritage Assets):** Protects and enhances the borough's heritage assets. It requires that development proposals within or affecting the setting of a conservation area conserve or enhance the special character and heritage significance of the area.
- **Policy DME4 (Protecting Heritage Assets):** Sets the technical criteria for heritage assets. It requires any application affecting a conservation area to be accompanied by a proportionate Heritage Statement describing significance and the potential impact of the works.
- **Policy DMG1 (General Development Considerations):** Requires all development to be sympathetic to existing and surrounding land uses and establishes that design should be in keeping with the scale, massing, and architectural character of the locality.

Sabden Conservation Area Appraisal Context

To adequately justify the proposal, statement should demonstrate an understanding of the area's significance, as outlined in the Sabden Conservation Area Appraisal.

- **Significance of the Setting:** 2 Pendle Street lies within the boundary of the Sabden Conservation Area and is situated just south of the former Victoria Mill complex. The area is historically significant for its deep roots in the industrial cotton weaving and printing industries.



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- **Building of Townscape Merit:** Dwellings along Pendle Street are recognized for their contribution to the historic street scene. They generally reflect traditional 18th- and 19th-century mill workers' cottages, characterized by natural stone construction and consistent roofscapes.



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Section 9: Conclusion

General:

- The property is not designated as being a listed building or monument.
- The property is not in the setting of a listed building or monument.
- The property is located within a conservation area.
- The importance of the conservation area is the street appearance and external finishes.
- The application relates to replacement of windows and external doors.

As indicated previously,

Windows:

Existing windows are casements, and the proposal is to fit 1 over 1 sliding sash windows. This will improve the character of the asset and benefit the wider conservation area. These will include modern double-glazed units to provide optimal thermal performance. Windows will include tricklevents essential to limit potential for condensation.

Doors:

The key feature relating to external doors is the external material, finish, style and colour.

Existing being timber to front and PVCu to rear.

The replacement doors will be timber externally front and rear, rather than PVC to the rear, style will be as shown on the provided drawings and details.

A key consideration for the applicant is security and as a result replacements will be heavy duty.

The works will improve the property and area as a whole, maintain modern standards of performance and ensure fit for purpose, as well as addressing key issues such as security, safety, energy efficiency and fuel poverty.

Accordingly the application causes no detriment and in fact if implemented the proposals would benefit the asset, residents and wider conservation area.

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Revisions:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ		
Report produced: 22th July 2026		
Version:	Issue date:	Amendments:
V1	22/07/26	
V2	25/08/26	Door style and colour amended