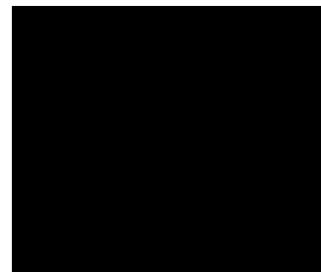


Mr. J. Macholc,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire.
BB7 2RA



5th May, 2021

Dear Mr. Macholc,

Planning Application No: 3/2021/0388

Grid Ref: 376969 444135

Proposal: Demolition of the majority of the rear modern outbuildings and the refurbishment of part to form a single storey small rear outbuilding.

Location: 6 Downham Road Chatburn BB7 4AU

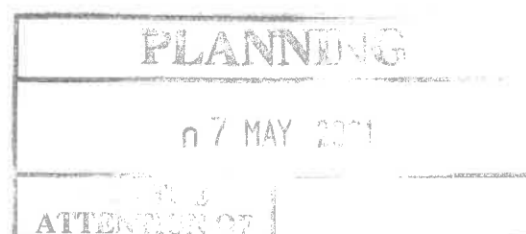
As stated in the Heritage Statement/Design and Access Statement, with regard to the above Grade II Listed Building, *"The roof terrace and oversized modern outbuildings have a significant negative impact on this building and its removal greatly enhances this important building within the Chatburn Conservation Area"*, which I totally agree with and welcome the dismantling of this incongruous structure.

I am alarmed, however, with the proposed GF Plan and Front Elevation Part Section B of Drawing No. 2108.00.02 highlighting in red the outbuilding walls to be removed, and the very dangerous misconception it leaves a strong, self-supporting 3.145m north boundary wall. This is not the case. Understanding the history of 6 Downham Road and the adjacent properties 2-8 Sawley Road is paramount, and enclose a map, photographs and illustration to support this representation:

HISTORY

The map, dated 18/10/1880, shows 475 square yards of land purchased for the building of 2-8 Sawley Road; by the 1881 Spring Census all four properties were occupied. The houses and much of the perimeter walls were built of dressed sandstone, including – importantly – the 1m high boundary wall between 2 Sawley Road and 6 Downham Road. The dressed sandstone boundary wall belonging to 2 Sawley Road is, therefore, older than the historic limestone rear boundary wall of 8 Downham Road, pictured in the Heritage/Design and Access Statement on Page 2, as 8-16 Downham Road were built after the Sawley Road properties.

Post 1880 the boundary between 4 and 6 Downham Road was altered and ancillary outbuildings constructed – toilets serving both properties, and a coal shed for 6 Downham Road in the NE corner of the rear garden (adjacent to coal sheds built for 2/4 Sawley Road). Steps, shown on the map, illustrate the significant difference in ground levels and deep excavations would have been necessary when constructing the buildings. A rough random stone wall can be remembered at 6 Downham Road next to, but lower than, the dressed sandstone boundary wall; probably a retaining wall to counteract the differing levels.



The photograph, pre-dating 1948, of the elderly couple (Mr. and Mrs. John Hopkinson Chatburn) taken at the front of 2 Sawley Road shows this property's boundary wall in the background; the toilet of 6 Downham Road is also visible (No. 4's hidden behind the tree). The photograph taken in summer 1967 at the rear of 2 Sawley Road clearly shows the property's dressed sandstone boundary wall with 6 Downham Road visible in the background. N.B. 6 Downham Road was Grade II Listed on 13th February 1967.

Planning Application 3/76/0582 for a utility room, store and workshop was granted on 13th September 1976 with Condition: *"The north wall of the proposed outbuilding facing on to the backs of nos. 2, 4 and 6 Sawley Road and the west gable of the proposed outbuilding facing on to Sawley Road shall both be constructed of random natural limestone to match the adjoining building"*. Reason: *"To enable the LPA to control the appearance of the development in relation to the surrounding properties and the listed building No. 6 Downham Road"*. The Condition was breached. The north wall was built of blockwork and a random limestone façade, no more than 15cm deep, haphazardly built on top of the 1m high/45cm wide dressed sandstone boundary wall belonging to 2 Sawley Road. The material of the west gable cannot be verified as the wall is much obscured with ivy, however render is visible. The build also did not correspond with the approved plans which stated *"existing wall of building demolished"*, referring to the rear wall of the toilet north/west of the site. This section, approximately 1.3m in length, was not demolished and the remnant wall of the curtilage structure incorporated into the build.

Pre 1998, without Listed Building Consent and Planning Permission, the mono-pitched roof of the outbuilding was altered and a flat roof created to accommodate a garden terrace with added wall – approximately 0.5m high – and wooden fence perimeter. This increased the height of the random limestone façade to 1.4m on top of the 1m high/6.3m long sandstone boundary wall of 2 Sawley Road. Having originally been built only as a low boundary wall, the foundations – if any – will be insufficient.

In April last year, when lowering the ground level at the side of 2 Sawley Road, adjacent to the north/west corner of the outbuilding, my husband and I were shocked to discover no foundations under this section of wall (originally the toilet of 6 Downham Road), just earth and rubble. The low rear wall of this former curtilage structure was probably not built to weight bear; its' roof being more dependent on the side walls. The stress, therefore, with the extra height/weight (at least tripled) of the structure above and with no substantial footings, will account for the serious continual deterioration at the corner of this building. My husband and I built a 0.8m high buttress wall to retain the earth/rubble and added more stones/mortar to help stabilise the dire situation, but which cannot – under any circumstances – be considered sufficient foundation for the high wall.

The outer north wall of the modern outbuildings and roof terrace, i.e. the limestone façade – only 15cm deep – atop the sandstone boundary wall and the remnant curtilage structure cannot self-support and must be dismantled, along with the inner cement blockwork walls and roof. I cannot stress more strongly, it would be dangerous – in the extreme – not to. The majority of the boundary between 2 Sawley Road and 6 Downham Road is the 1m (1.15m to the top of the castellation) dressed sandstone wall built in 1880/81, and this unique old wall – the property of 2 Sawley Road – must be totally respected.

PROPOSAL

With the proposed Front Elevation Part Section B, I question the high wall illustrated behind the single storey small rear outbuilding. There is no height given or details of material, unlike the east wall shown as 2495 high and states STONE. The unspecified wall is shown again on the proposed Side Elevation Part Section A and reads LEAD DRESSING UPSTAND FROM PROPOSED ROOF TIED IN TO EXISTING WALL, but the adjacent walls (originally coal sheds) are not as high as the proposed roof. As the outline of the questionable wall is in line with the top of the proposed roof, it can be assumed to be 3.145m high. This would severely breach legislation, which states no boundary wall must exceed 2m. Coincidentally, 3.145m is the same height as the rear wall of the present structure. It is imperative history is not allowed to be repeated, with a high wall dominating the landscape. The result would have a continual harmful impact upon the setting of the Listed Building, the character and appearance of the Chatburn Conservation Area and a significant and unacceptable impact upon residential amenity, with the overbearing of 2 Sawley Road; contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

With regards to the proposed outbuilding the smaller footprint seems appropriate but, had the shorter wall of 2430 been the north/south walls (east/west walls being 2630), it would create more usable yard space and not encroach as much into the vista of 2 Sawley Road and the 'street scene'. However, I appreciate the Applicant's planned internal layout would have to be considered.

I am very pleased with the angle of the mono pitched roof – importantly, the lower edge being the west side – and the natural material of slate. I do not agree with the proposed walls of the outbuilding being rendered cement blockwork, and feel random natural limestone would be much more sympathetic to the setting of the Listed Building, appearance within the Chatburn Conservation Area and the view from 2 Sawley Road. Maintenance of render for the north wall could only be accessible from adjacent property, which is not acceptable. I feel it is essential the Condition laid down by the Council in 1976 and the Reason given (see previous page), with regard to the outbuildings, should apply again to this proposal, and the north and west walls be constructed of random natural limestone. N.B. There will be at least 10 square metres of re-usable random natural limestone available once the present high structure is dismantled.

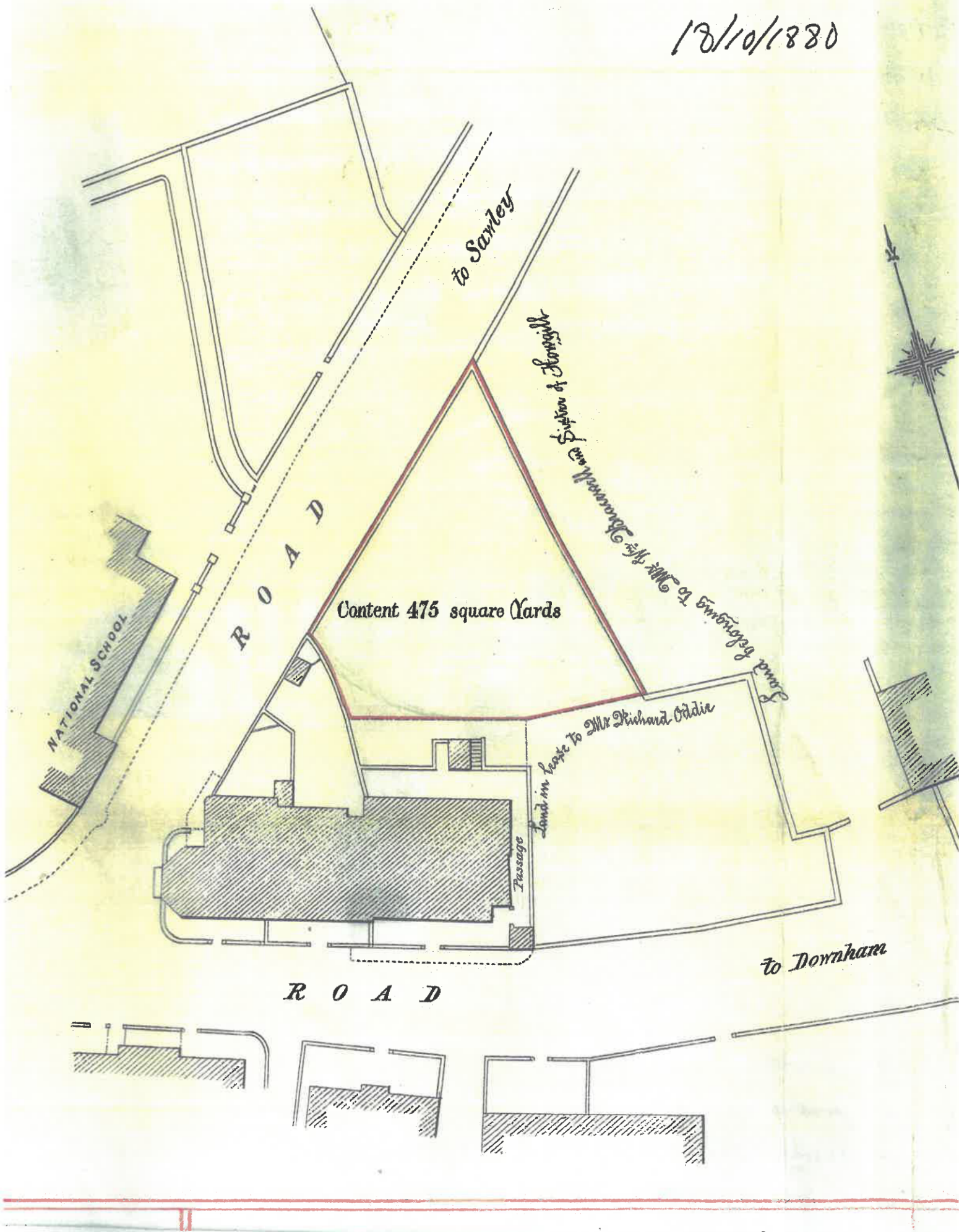
To reiterate, I welcome the removal of the present outbuildings and roof terrace, and enclose an illustration of the dramatic difference this would make to the adjacent property, 2 Sawley Road. However, unless the anomaly of the unspecified 3.145m north wall is addressed, the Application put forward should not be approved, as it would severely harm the setting of the Listed Building, the character and appearance of the Chatburn Conservation Area and residential amenity.

Yours sincerely,



Encs: 1880 map
12 photographs
illustration

18/10/1880





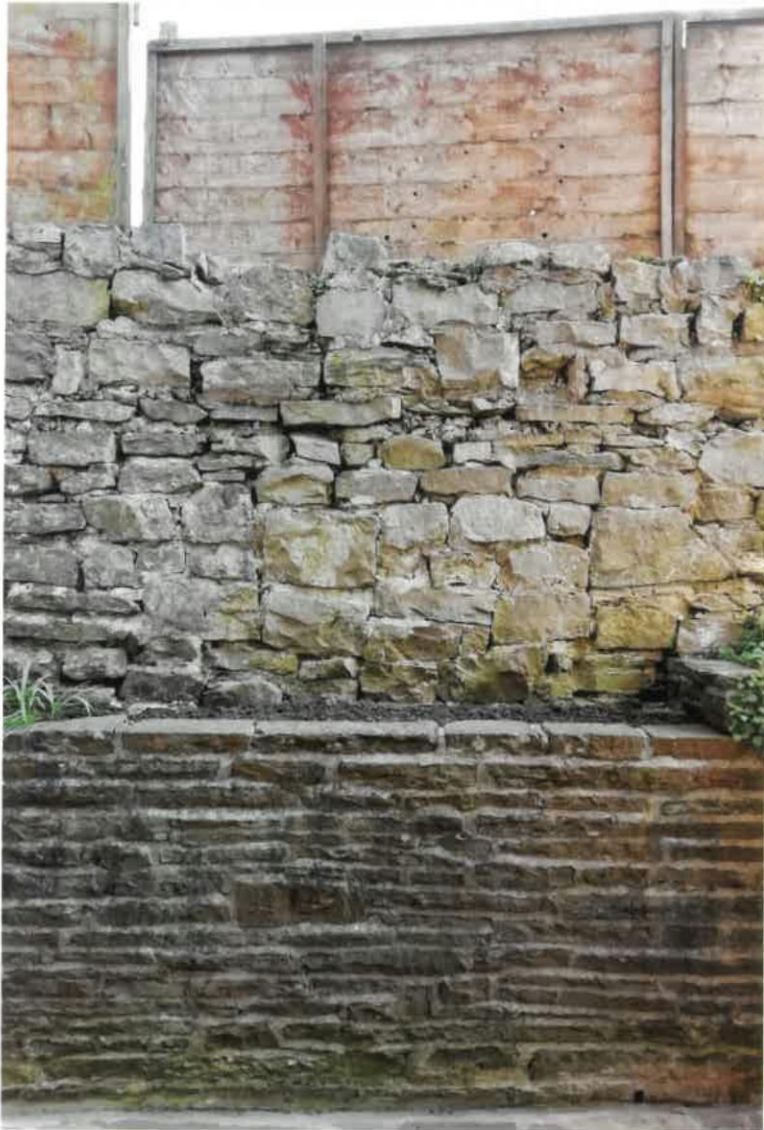
Pre 1948
Front of 2 Sawley Road

- A. Dressed sandstone boundary wall
- B. Toilet of 6 Downham Rd
(toilet of 4 Downham Rd hidden behind the tree)

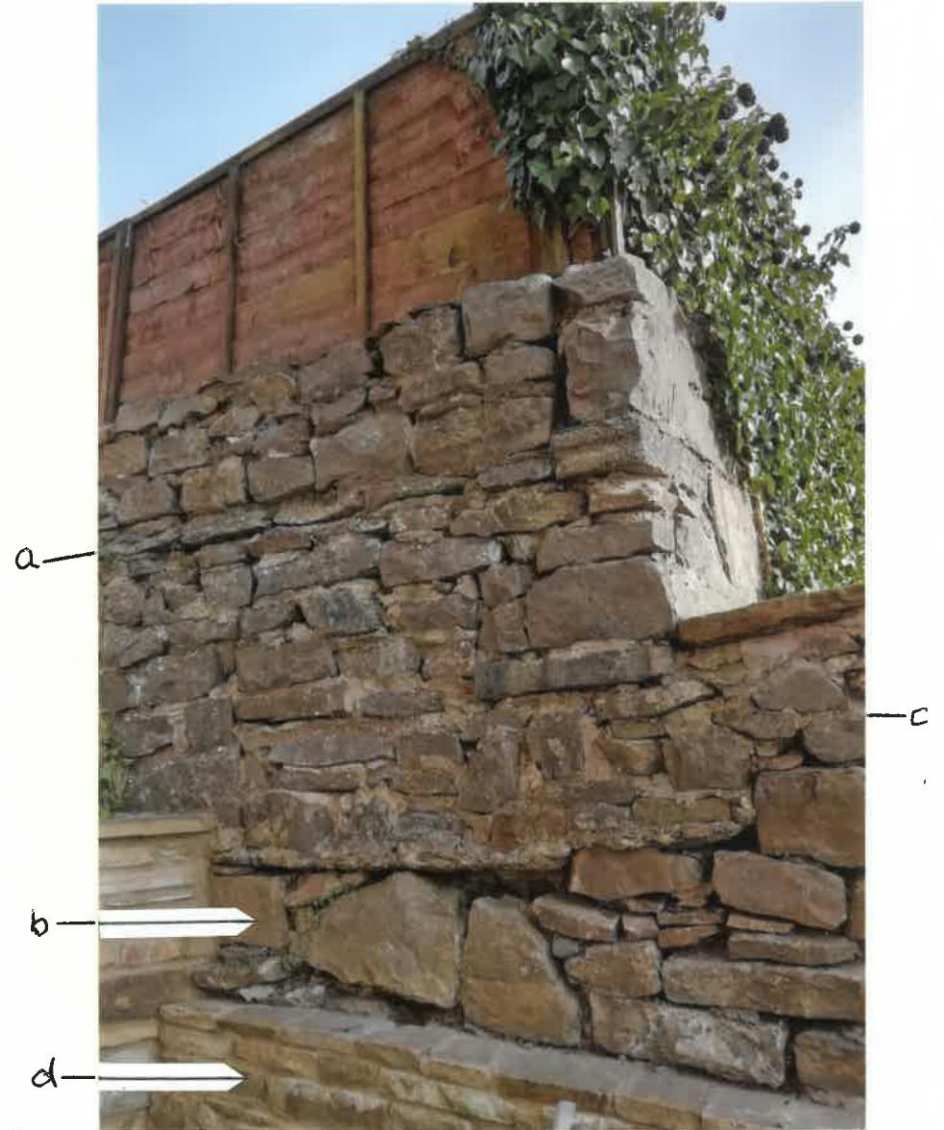


Summer 1967
Rear of 2 Sawley Road

- a. Dressed sandstone boundary wall
- b. 6 Downham Rd
- c. Coal shed of 2 Sawley Rd
(adjacent coal shed of 6 Downham Rd not visible)



Modern outbuilding's random limestone façade (1.4m) built on top of dressed sandstone boundary wall (1m) belonging to 2 Sawley Rd



- NW corner of modern outbuilding
- a. 0.5m Perimeter wall of unauthorised roof terrace above line of stone with corner cement block
 - b. Remnant rear wall of curtilage structure – toilet of 6 Downham Rd
 - c. Toilet building of 4 Downham Rd
 - d. Buttress wall



- A. Boundary wall of 8 Downham Rd featured on Page 2 of the Heritage/Design and Access Statement
- B. Former coal shed of 2 Sawley Rd



Rear of modern outbuilding's façade built on top of 45cm wide dressed sandstone boundary wall



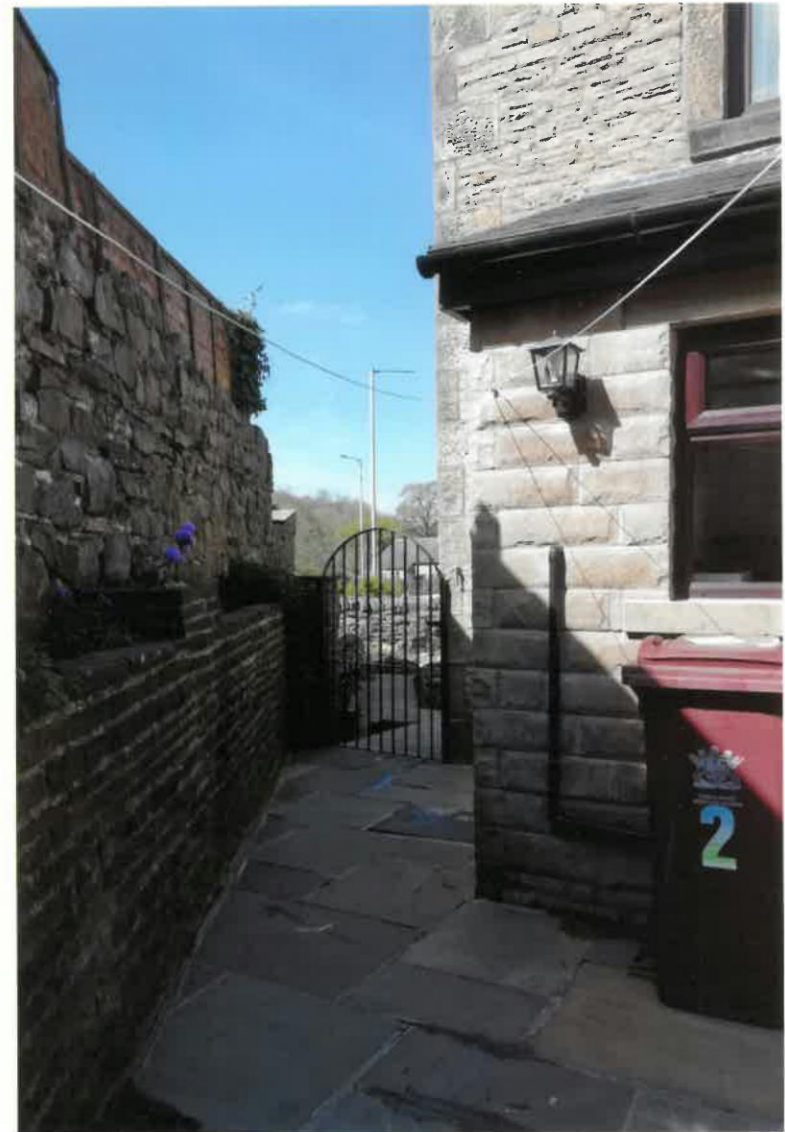
A. Outside wall of former coal shed of 2 Sawley Rd
B. Fascia recently built



Former coal shed wall of 6 Downham Rd
just visible



Tape measure abutting cement blockwork inner wall of modern outbuilding, confirming façade 15cm deep

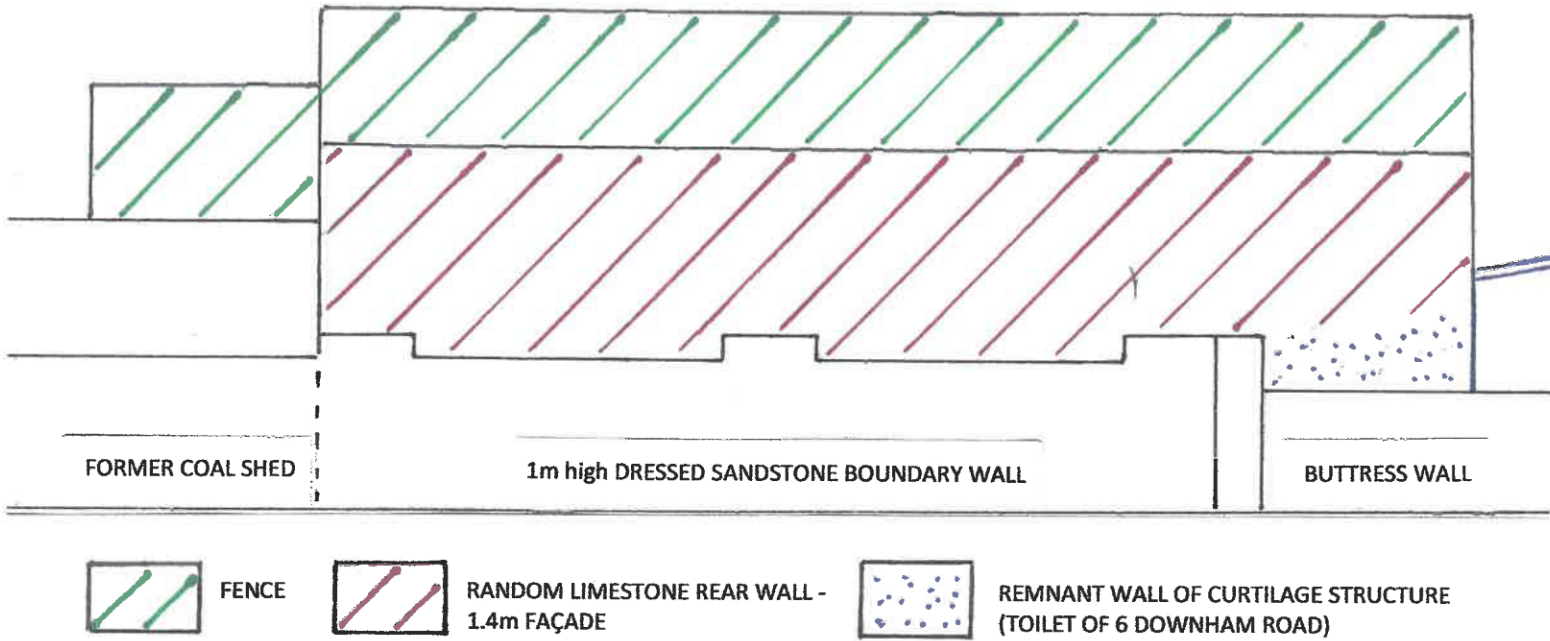


Severe overbearing of 2 Sawley Road
25th April 2021 mid-day

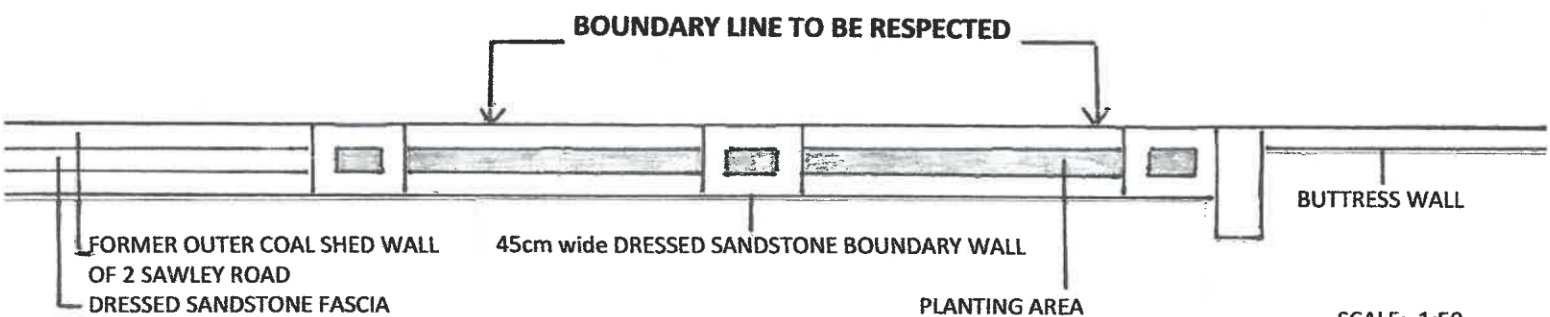
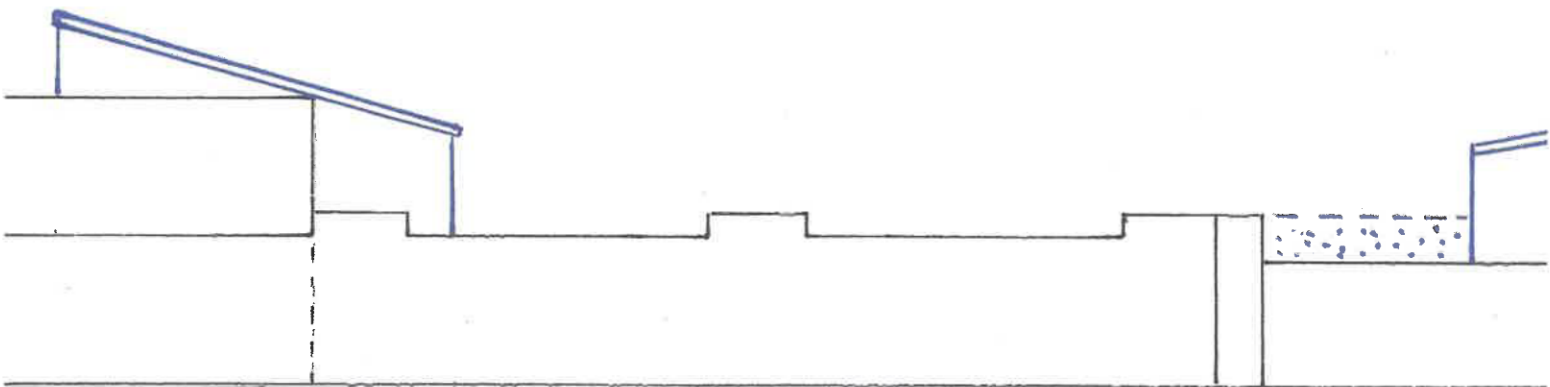


Severe overbearing of 2 Sawley Road
25th April 2021 mid-day

**PRESENT REAR VIEW OF MODERN OUTBUILDINGS
AS SEEN FROM 2 SAWLEY ROAD**



**AFTER REAR OF MODERN OUTBUILDINGS DEMOLISHED
WITH PROPOSED SINGLE STOREY OUTBUILDING**



SCALE: 1:50