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CONSERVATION AREA STATEMENT

Proposed extension to sports pitches and community facilities
at Land off Westhead Road
adjacent to Croston Sports Club

For

Croston Together on behalf of
Croston Sports Club and Croston Community Centre



BRAMLEY-PATE + PARTNERS

Chartered Architects

December 2020

CONSERVATION AREA STATEMENT

**Proposed extension to Sports Pitches and Community Facilities
Land off Westhead Road, Croston**

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Introduction

The South East corner of the site is included in the Croston Conservation Area as over-marked on the site location plan. The area of the site so included is open grassland, hedged against Westhead Road but immediately to the east of the site is a terrace of four small cottage 'almshouses' built of stone and separated from the site by a rather fine stone boundary wall. The northern boundary of the Conservation Area runs from this wall along a boundary of some semi-detached cottages to Station Road.

The four almshouses are not Listed Buildings but are attractive and make a contribution to the Conservation Area. There does not appear to be a detailed appraisal of the Croston Conservation Area on Chorley Borough Council's website, but it is largely centred on the historic centre of the village of St. Michael and All Angels Church and Church Street. The area included in this site is the northern extremity of the site and although not insignificant, it is not central or fundamental in historic or architectural terms to the Conservation Area or historic fabric of Croston.

Impact

The proposed sports fields will have almost no impact on the Conservation Area, as they are proposed to be situated wholly to the north and have minimal single storey changing rooms and open mesh fencing as the only 'development' that will be notably visible, the land being used as grass playing fields in appearance much as the existing grass field. A planting buffer of trees and shrubs is proposed along the north eastern boundary but this does not affect the fabric or setting of the Conservation Area.

It is proposed to use the corner of the site closest to the almshouses and within the Conservation Area as a bowling green and car park for the almshouses. This will have a modest but not detrimental effect on the Conservation Area and the appearance and setting of the almshouses. The bowling green will have no detrimental effect, as it is at very low level, grass, paths etc. and not appear significantly different from the current grass field. The car park for the almshouses will clearly have tarmac surfacing and an access through the existing hedge line off Westhead Road. We contend that the effect of this will be minimal and the advantage to the inhabitants of the almshouses which have no parking for residents or visitors at all and are close to a busy garage business and the junction with Station Road, will outweigh any minor detrimental effects of this change. It will also make the continued occupation and maintenance of the almshouses, which are administered by a charity, more sustainable, and reduce on-road parking in the area.

The Community Facilities are to be housed in a two storey building to be built wholly outside the Conservation Area with access from Westhead Road but in scale and height will be not dissimilar to the pair of former Police Houses immediately to the west of the site or the Edwardian houses within the Conservation Area across Westhead Road

Conclusion

We contend that the proposed development of Sports Fields and Community Facilities will have a minimal impact on the Croston Conservation Area and that any effects will not be detrimental or reduce the importance or reasons for maintaining the Conservation Area in the Chorley Local Plan.

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