

Heritage Statement for the Conversion of Hamers Joinery Workshop into Four Houses of Bank Street, Padiham, Burnley BB12 8HQ.

1.0 Preamble,

1.1 The design and access statement that is to be read in conjunction with this statement takes historical data from the book published by Burnley Borough Council, Heritage Appraisal `Padiham.

1.2 The scheme is to reset two elements back to there previous use as dwelling houses and to convert what is described as the Grand Hotel and the other a beer shop into houses.

2.0 Character and Architectural/Historical Interest.

2.1 The map of 1844 shows property built on the site, but outside of the medieval settlement. Moving forward to the 1890 map, the 1910 map and the 1930 map shows what the aerial/elevated photo of 1977 shown on page 76 of a book by Jack Nadin and Duncan Armstrong called Padiham relates too. Certain demolition as taken place at the rear of the site so this will have been between 1930 and 1977. The infilling of windows and door openings are not known.

2.2 The properties are not Listed statutorily, but are locally part listed under Locally Listed Buildings and should be treated with respect.

2.3 The rear end the buildings have had little if no alterations imposed on them and any industrial applications will be removed and the building reset. The side which is Havelock Street is more problematic in that it was one up one down with a lot of the ex window openings filled in.



Havelock Street June 2023

- 2.4 The front elevation on to Bank Street as been subject to more alterations for both security and operational reasons, all approved via Planning Permissions.



Bank Street from an Easterly Direction

The large rollers shutter door being the last alteration and you can see the built up window opening on the ground floor.



Bank Street from a Westerly Direction

You can see that the Stone Shop front No 6 appears to be original as do the window openings over. Number 8 which as been a hotel, religious/place of worship and finally a

joiners/cabinet makers work shop is totally out of character. The elevation facing the old Oddfellows Hall is in original form but with openings infilled.

3.0 Justification for the Proposed Redevelopment.

3.1 The location of a workshop adjacent to a residential area is one that the houses came after the existing buildings, it would not be right to continue making industrial noise in this area. Therefore a conversion into residential removes this problem and will with care regenerate the area.

3.2 These units will be 3 bedrooms of good size with rear open space and parking on Bank Steet and Havelock Street and at the rear.

4.0 Expected Impact on the Existing Building

4.1 The removal of a modern roller shutter door and the re-opening of window and door openings will bring the building almost back to its original concept. What will be somewhat of a guess is the parts that were infilled on Bank Street and are neither of commercial status or domestic usage.

4.2 Windows and doors that are not required to be opened up will remain with the stone infills showing the history of the building.

4.3 Infilled rear yards will be re-opened to return them back to original and to allow light into the inner parts of the houses.

4.4 The existing slate roof will be stripped, refelted and the existing slate re-laid, the existing stone gutters will be cleaned, the lead checked and re-laid where required. The rainwater pipes will be replaced with black heritage pipe to be in keeping.

5.0 Sources of information for the project

5.1 Burnley Borough Council carried out a Heritage Appraisal in 2007, which is used as bench mark for Statement. The book published by Jack Nadin and Duncan Armstrong, called Padiham.