

## **Heritage Statement: (March 2024).**

### **School House, Water Street, Brindle, Chorley, PR6 8NH.**



## **INTRODUCTION**

This Heritage Statement in support for the erection of single storey outbuilding to side (Retrospective), Demolition of existing partially dilapidated garage and erection of new boundary fence to side and rear including new Boundary wall within the existing driveway, Replacement of existing front hardstanding from concrete to tumbled Yorkstone Setts.

## **PROPOSAL AND BACKGROUND**

A Detached House erected in 1899 as the Headmasters residence for the Brindle St James Church of England Primary School on east side of Water Street, within the Clayton East, Brindle and Hoghton Ward, and set within a good sized plot of garden the land building sits on land donated by Lord Chesham to the Blackburn Parish, history dictates that the dwelling was sold into private ownership in the 1960's, and sits within the Brindle Conservation Area.

The Brindle Conservation area is a small, historic rural settlement set in open countryside. Water Street is one of the two main roads in the village. Dwellings are largely stone or render with grey/blue slate roofs and small window openings. The character of the Conservation Area is rural and agricultural. The CA Appraisal and Management Plan describes it as having a *'rustic simplicity to the buildings, formed in groups with generous open spaces between...the village exudes a breathable, serene quality'* and also *'There is a generally quite an open grain to the pattern of development with small groups of buildings separated by open spaces with views through to open countryside and farms.'*

The detached house comprises of a 2-storey front to back roof finished in sand and cement render with Tyrolean finish, with Welsh Victorian Slates, the house comprises of 2-bay windows with a roof over with timber handmade ground and first floor timber sash windows, with stone heads and cills, the front door comprises of Victorian lead coloured glass traditional panelled wooden door, with Victorian elaborately styled bargeboards.

The front boundary comprises of a 1m high random dry stone wall with copings runs along Water Street, with a 5m wide entrance into a small driveway, with a quite a large garage (erected c:1980's), with a roller shutter door and a flat roof finish, in somewhat dilapidated condition, also the front hardstanding area which comprises of un-levelled concrete finish is to be removed and replaced with buff coloured Yorkstone setts, the east, west and rear boundaries comprise of a mixture of lattice and picket fence to rear with the latter being broken and in somewhat dilapidated condition.

## **PROPOSAL**

Originally the project commenced by erecting a small outbuilding to the side of the house to house bicycles and general garden machinery, and to an extent substantially erected (unfortunately un-aware that the building required planning consent), the owners proceeded to submit a Building Control Application with an Approved Inspector, with the works being checked and verified by them.

The outbuilding is erected on the east side of the house and comprises of approx 3m wide x 5m long (15sqm), and projects approx 1.5m from the rear elevational wall, and sits approx 4.8m away from the front elevational wall, the roof slates as proposed will be in matching welsh slate with the external face finished in sand/cement render finished in Tyrolean coat finish to match the existing house, and in keeping with the Victorian design new fascia and barge boards, guttering and rainwater pipes in Ral Black to match the existing house supplied by (Brett Martin).

The proposal now includes the demolition of the existing garage to the side of the house, which will provide additional garden area and openness views to the rear farm, replacing the side and rear picket boundaries with a 600mm high timber lattice fence sat on 600mm high Railway Sleepers, (either new or re-claimed), erecting a 900mm high boundary wall within the front drive area using 440x220mm solid concrete blockwork and applying a sand and cement render finished in Tyrolean to match the existing house, finished with either original or reclaimed stone copings with a total height of 1200mm, which will complement the existing house and surrounding, as shown on the submitted drawing 060/08/23/SCH/@A1.

The existing hardstanding and floor slab to the garage is to be removed, levelled to provide the installation of a Buff coloured mix Tumbled Yorkstone setts comprising of 150xwide x random lengths x 40mm thick.

## **Designations**

School House sits within the Brindle Conservation Area.

## **Legislation**

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPS's should, in coming to decisions, consider the principle Act with states the following,

### **Conservation area – Section 72(1)**

In undertaking its role as a planning authority, the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character of appearance of that area.

In relation to conservation area decision makers should consider the impacts on the character and appearance of a conservation area (which includes its setting) separately and that development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.

## **Planning Guidance and Policy**

### **NPPF**

P.194 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 that is sufficient to understand the potential impact of the proposal on their significance, to understand the relevance of the NPPF in this matter we set out the paragraphs with appertain to this application. We refer to them and our observations in a chronological sequence.

P.197 of the NPPF states in determining planning applications LPA's should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- c. The desirability of new development make a positive contribution to local character and distinctiveness.

P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

P.200 any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

P202 identifies that where a proposal would 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.

Policy BNE8: Protection and Enhancement of Heritage Assets, Chorley Local Plan 2012-2026 (adopted 2015).

Policy 16: Heritage Assets, Central Lancashire Core Strategy.

Brindle Conservation Area Appraisal – June 2010.

In the Chorley Local Plan, Policy BNE8: Protection and Enhancement of Heritage Assets, specifically mentions setting in paragraph b:

b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

iii. The conservation and where appropriate, the enhancement of the setting of heritage assets,

The Brindle Conservation Area Management Plan also states that planning applications should demonstrate that the proposals 'preserve or enhance the special interest of the area'.

## **CONCLUSION**

We have considered the significance of the heritage asset and the impact the retrospective outbuilding and additional changes would have on it.

It is also considered that the heritage asset has little historical significance in that it is not a rarity and that the proposal represents a material benefit and that it would secure the future use of the dwelling. Conservation area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas should evolve to meet changing demands and requirements.

It is proposed that new external outbuilding with additional proposed changes respond positively and enhance, and have a positive contribution on the Brindle Conservation Area.

The proposed design conforms to heritage planning policies set out in the Chorley Core Strategy, Local Plan and Conservation Area Appraisal. In the specific context of conserving the historic environment, the proposals will help both sustain and enhance the local historic built environment.

We respectfully request the application be approved as submitted, below a number of photos of the site and showing proposed details to be installed upon approval.



Front Elevation AS IS.



Rear Elevation AS IS.



Side Elevation AS IS.



External Side Outbuilding viewed from front AS IS.



External Outbuilding viewed from Rear AS IS.



PROPOSED SLEEPER WALLS TO SIDE AND REAR BOUNDARY FENCE.  
(TO BE INSTALLED AT POSITION B with new Lattice fence over).



Proposed Lattice Fence to be installed to side and rear. (To be installed at position B).



Proposed Buff Mix Yorkstone Cobbled Stone to replace existing concrete driveway.



Proposed Driveway Boundary Wall Treatment (Installed at Position A).