



## **HERITAGE STATEMENT AND APPRAISAL**

### **PROPOSED CONVERSION OF EXISTING GARAGE TO GROUND FLOOR AND ERECTION OF FIRST FLOOR EXTENSION TO CREATE ADDITIONAL LIVING ACCOMMODATION.**

**THE COACH HOUSE**  
**REAR OF 44 WELLINGTON STREET ST JOHNS**  
**BLACKBURN**  
**BB1 8AF**

## INTRODUCTION

This Heritage Statement has been prepared on behalf of Mr Khalid Akber to support an application for planning application for a 'Proposed conversion of existing garage to ground floor and erection of first floor extension to create additional living accommodation' at The Coach House, Rear of 44 Wellington Street St Johns, Blackburn.



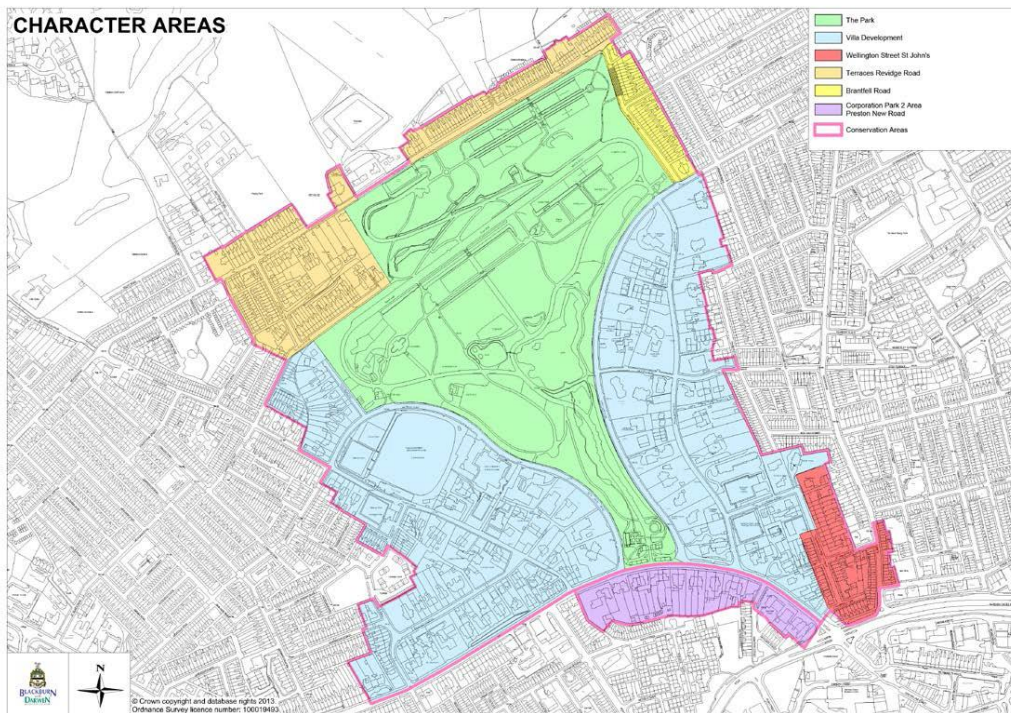
This report has been compiled in relation to the Council's 'Corporation Park Character Appraisal' and relevant references have been made to this publication in terms of historical significance, rationale, historical interest, impact and archaeological interest.

The Corporation Park Conservation Area was designated in 1975, and Corporation Park 2 was designated as a separate Conservation Area in 1990. Both areas are combined here in one appraisal and referred to as the Corporation Park Conservation Area. The Corporation Park Conservation Area lies northwest of Blackburn town centre, on the north side of Preston New Road and covers approximately 18ha. The Conservation Area is focused upon Corporation Park itself which is an English Heritage Designated Park and Garden of Special Historic Interest, and the surrounding high quality residential area which developed on its fringe in the mid-late C19th. The principal streets within the Conservation Area are West Park Road and East Park Road, Dukes Brow to the west and Shear Bank Road to the east.

Guidance was received from English Heritage which gave more detail to the heritage and conservation policies set out in the Blackburn with Darwen Borough Council Local Plan (2002) and the emerging Local Development Framework (LDF) and this is used as a reference point when making decisions on applications for planning permissions and Conservation Area Consents.

## 1. LOCATION AND SETTING

The centre piece of the Conservation Area is undoubtedly the Park which forms a distinctive landscape setting to the streets surrounding it. It also dominates vistas from outside the conservation area. The prevailing townscape character of the area is of nineteenth century villas set in landscaped grounds bordering serpentine roads flanked by stone boundary walls as characterised by East and West Park, and Shear Brow.



### Wellington Street St John / St Andrews St.

This portion of the Conservation Area comprises two storey red brick nineteenth century terraces. There is a more urban character to this section of the Conservation Area, plots are narrow with small front areas or buildings fronting directly onto the footway. Property styles have classical references with stone dressings and columned entrances. Many of the properties have been converted to offices. Some of the terraced properties on the East side have square bays to the front and a dentil cornice, pitched roofs step up the slope. There is a small group of early nineteenth century stone cottages along Limbrick Rd on the eastern edge of the Conservation Area.



## 2. CORPORATION PARK STATUTORY LISTED BUILDINGS AND FEATURES

There are seven listed buildings within the Conservation Area, other than the park itself which is Grade II\* designated Park and Garden. There are many unlisted buildings within the area which are historically and architecturally significant. The mature landscape and ancillary structures such as distinctive boundary walls are also of significance. The most dominant building is the grand entrance to the park which creates an important gateway to the area. The rising topography within the park and the conservation area gives rise to significant views across the whole of the town and beyond.

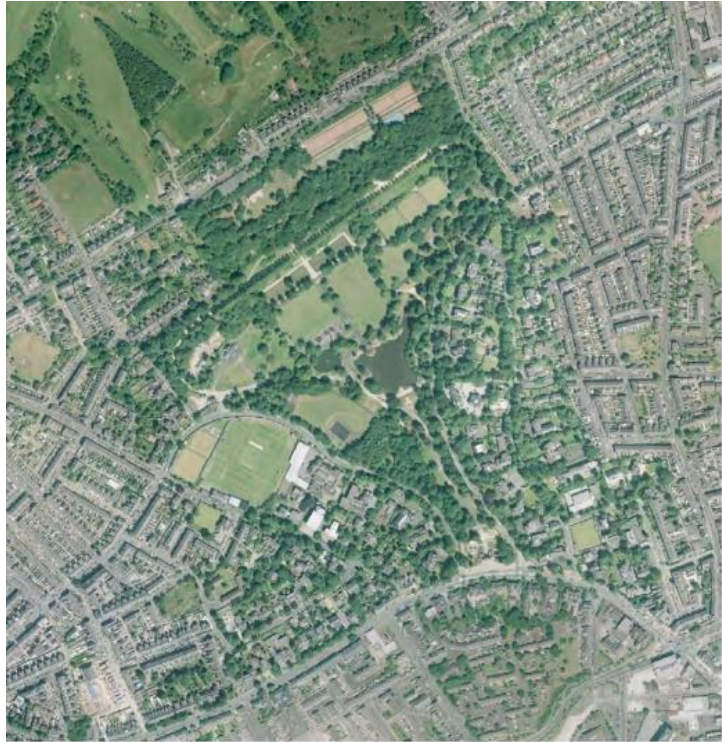


Figure 2 Aerial view of Corporation Park Area

## 3. PLANNING IMPLICATIONS OF CONSERVATION AREA STATUS

Conservation area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas should evolve to meet changing demands as in this particular 'change of use application with some minor modifications internally'. Local Planning Authorities are, however, legally obliged to ensure that the special architectural and historic characters of their conservation areas are not eroded when taking planning and development control decisions.

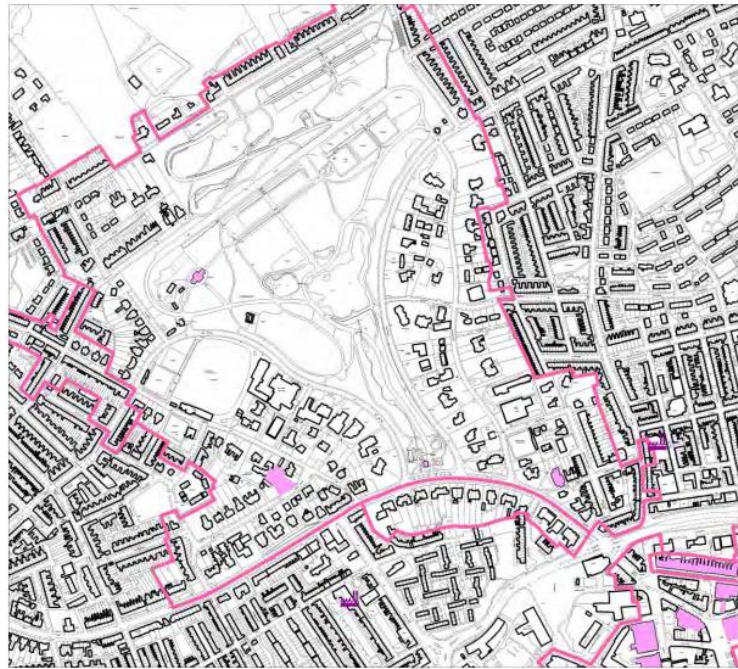


Figure 1 map of Conservation Area

#### 4. PROPOSED DEVELOPMENT AND RATIONALE

The terraces on St Andrews St / Wellington Street St Johns have been adopted as part of the 'Corporation Park Conservation Area Appraisal' and with this intention to maintain the character of the roads in and around the park, our proposal to enhance the current 'Coach House' to the rear of Wellington Street St Johns constructed in local stone will do no harm as the proposals will be uniform and matching materials for the walls and roof are proposed, we feel that the heritage of the current dwelling will be re-established, thus, we feel our proposal will not have any impact on the streetscape.



#### 5. INTRODUCTION & SCOPE

##### Purpose

- i. The Statement has been prepared to meet the requirements of paragraph 128 of The National Planning Policy Framework (NPPF) (March 2012) which states the following:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

- ii. Heritage Assets are defined by the NPPF as being a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. This can include designated heritage assets, which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wrecks, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. It can also include assets identified by the Local Planning Authority either through the planning process or through prior assessment such as a local list.



### Assessment

- iii. The significance of these assets is assessed in relation to their Evidential, Historical, Aesthetic and Communal values.
- iv. This Heritage Statement will:
- Set the context within which the assessment of significance is made;
  - Identify relevant heritage related planning policy;
  - Identify and assess the heritage significance;
  - Assess the impact of the proposals on the significance.

## **6. BACKGROUND AND CONTEXT**

- i. The property in context is located to the rear of Wellington Street St Johns abutting the boundary with 'Bank House', the coach house in this instance is a detached stone dwelling accessed from the side street whereby impact and character is greatly reduced due to non-inhabitants other than the occupants accessing this property. The dwelling is constructed in local stone with gable walls and a central ridge forming a dominant feature to the non-urban streetscape with stone heads and cills around window and door openings, this feature is to be replicated on our new proposals.

## Description – Externally

- ii. The principal elevation of the building is constructed from local random stone with post 1880's rectangular windows with a level entrance. Roof is dressed in natural slate finish with stone cills and heads and finished with a pitch roof step up the slope. A derelict garage is also attached to the property with timber bi-fold garage doors which look unsightly and our proposals are incorporated to bring this elevation up to date with matching finishes.
- iii. The rear of the building is built predominantly of coursed rubble stone, although there is evidence of part rendered stone and local stone. Modern window and doors have been inserted into both new and historic openings.



## Heritage Status

- iv. The properties are not listed but fall within the 'Corporation Park Conservation Area'.

## Proposed Development

- v. The application is for a 'Proposed conversion of existing garage to ground floor and erection of first floor extension to create additional living accommodation' at The Coach House, Rear of 44 Wellington Street St Johns to facilitate additional living accommodation to the current occupants. The accompanying plans fully demonstrate the applicant's intentions for the property and should be referred to.

## Methodology

- vi. In order to assess the Evidential, Historical, Aesthetic and Communal values of 'The Coach House', Rear of 44 Wellington Street St Johns as required by the NPPF, the guidance in *English Heritage: Conservation Principles: Policies and Guidance (2008)* has been adopted.

- *Evidential Value: the potential of a place to yield evidence about past human activity.*
- *Historical Value; the ways in which past people, events and aspects of life can be connected through a place to the present either illustrative or associative.*
- *Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal Value: the ways in which people draw sensory and intellectual stimulation from a place.*

### Legislation, Policy & Guidance considerations

#### *Planning (Listed Buildings and Conservation Areas Act) 1990*

- vii. Conservation areas are designated under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as a result of their special architectural or historic interest. Conservation areas also given protection under Section 69 of the same act which requires development to be considered in context of the character and appearance of the area.

#### *National Planning Policy Framework, 2012*

- viii. Paragraph 131 of the framework states that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

#### *Blackburn with Darwen Core Strategy Policy CS17; Built and Cultural heritage, 2011*

- ix. This policy sets out that most resources will be focused on existing conservation areas and that buildings and features which are of local importance will be protected from inappropriate change or development.

#### *Blackburn Local Plan (Saved Policies), 2002*

- x. Some of the policies in the adopted Local Plan have been saved until they are superseded by the adoption of the Blackburn Local Plan part 2 and thus accordingly still retain weight in planning decisions. The saved policies include those relating to listed buildings and conservation areas.



## **Policy HD11 – Development in and adjacent to conservation areas**

- xi. This states that council will allow proposals for new development in a conservation area provided that (amongst others):
- The proposal is of a high standard of design and reflects the character and appearance of the area in terms of its external appearance, height, scale and materials.
  - The development pays special attention to the features which give the area its special architectural or historic character and does not introduce changes which would detract from this.
  - The proposal preserves important views and vistas within, into and out of the area.

## **7. UNDERSTANDING THE SITE & SIGNIFICANCE**

*Corporation Park Conservation Area Character Appraisal, 2009*

- i. The Coach House, Rear of 44 Wellington Street St Johns falls within the 'Corporation park' Conservation Area boundary and therefore also forms part of the wider designated heritage asset. The appraisal states:  
*There is a cluster of buildings within the conservation area. Many of these were constructed during the eighteenth and nineteenth century as residential dwellings, however the area is now dominated by retail and commercial uses.*
- ii. In particular it further states how the area began its route from the homes of the wealthy of Blackburn to a more diverse set of uses:
- iii. The appraisal goes on to note an important historical detail regarding the setting of the front of the building:

## **8. ASSESSMENT OF IMPACT**

*Rear Extension*

- i. The introduction of matching brickwork including fenestration utilising good quality materials to the rear elevation does not harm the significance of the building. The rear adds little to the aesthetic value of the building as a whole, the construction of a new dwelling will enhance an otherwise, unsightly rear gardens with a mixture of materials insitu which detracts from the harmony from the previous era.

### *Conservation Area*

- ii. The principal elevation of the building and its relationship with the other buildings of a similar period as part of a group value are considered important. The appraisal also highlights the property landmark building. The external changes to the rear does not negatively affect the identified character and appearance and thus the existing character is preserved.

## **9. CONCLUSION**

It was 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 in that it would secure the future use of the building. Conservation area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas should evolve to meet changing demands as in this particular application to create a unique and sustainable dwelling which will provide longevity and pleasure for future generations to come.

- i. Once the objective of bringing the historic building back into an optimum viable use is considered as imbedded in national heritage policy and also identified as an objective in the 'Corporation Park Conservation Area Character Appraisal, the proposal is considered entirely appropriate.
- ii. Therefore, the proposals accord with all the relevant national and local planning policies and guidance that have been identified for the protection of the historic environment. The proposed development is therefore considered sustainable development.
- iii. The NPPF states in paragraph 14 that there is a presumption in favour of sustainable development. For decision making this means:
  - Approving development proposals that accord with the development plan without delay.

# APPENDICES

## LOCATION PLAN

