

ERECTION OF DETACHED ANNEXE

**THE CHERRY TREE,
548 PRESTON OLD ROAD,
BLACKBURN, BB2 5NL**

HERITAGE ASSESSMENT

Introduction

This assessment describes the existing house and the proposed development in terms of the effects of the proposal on the main building, formerly "Woodlands".

The application is for the erection of a detached annexe to an established care home. The existing building is a Grade II listed building. The change of use and associated works were approved in applications 10/15/1146 and 10/15/1147. The associated works, including the removal of some shrubs and small trees are now largely implemented.

A detailed survey and assessment of the Grade II listed building was submitted with the change of use application. Extensive repairs were subsequently carried out, reflecting the results of the survey and the approved works. The works now proposed have a very limited effect on the setting of the main building and do not affect the fabric of the main building.

The works to facilitate the change of use included an orangery to the rear and minor external works such as forming ramp access.

A separate Design and Access Statement has been submitted. The arboricultural assessment that accompanied the previous application is resubmitted for convenience. A revised tree survey drawing is also submitted.

The description of the building from the original 2015 survey is included in Appendix 1. The content of the Historic England listing is attached as Appendix 2.

With the exception of the addition of the orangery and necessary mobility adaptations there have been no significant alterations to the building since the 2015 survey.

Apart from the removal of shrubs and small trees as approved at the time there has been no significant change to the grounds beyond normal gardening activities.

Current Land Use

The site is now in use as a care home in accordance with current planning permissions. The main building is barely visible from Preston Old Road and Woodlands Avenue, except where deciduous or overgrown shrubs offer gaps in the planting behind the boundary wall.

Neighbouring Properties

The properties on the south side of Preston Old Road are generally in short terraces. Those on the north side are more modern and are mainly semi detached houses. The greater proportion of properties behind the northern frontage of Preston Old Road are semi detached houses.

The evident difference between No 548 and the surrounding properties reflects the radically different periods in which they were built. In fact, as the Woodlands, only this property and the long demolished Livesey Hall existed at one time. Outwith its own grounds there is no remaining element of the house's original setting.

Description of proposal

It is proposed to construct a detached annexe in the north eastern corner of the site to house a training facility, two treatment rooms and associated welfare provision. The building has been designed to be complimentary to the architecture of the main building with a sufficiently low eaves and ridge to minimise the visual effect from adjacent rear gardens of dwellings.

It is intended that presently existing trees, shrubs and boundary treatments will be retained. The detail of the, then, existing trees was considered in some depth at the time of the previous application and approved removals and planting have been completed. The arboricultural assessment provided for the previous application is again submitted, together with an updated tree survey reflecting the clearance of limited growth from the site of the proposed annexe, since the change of use.

Parking provision for the annexe is to be made adjacent to the eastern side of the main building, avoiding parking close to boundaries but close to the new access ramp to allow disabled access to the main building also for those arriving at the site.

It is proposed that the annexe provides training and physical treatment facilities for the care home residents in the main and for residents of other care homes, by arrangement. It is anticipated, for obvious reasons, that those visiting from other homes will be transported by a single private car or small minibus. The number of additional staff on site at any one time will not increase by more than two.

The number of those attending for treatment is obviously limited by the facilities. The number of those attending the training room at any one time will be small.

Amount & Scale

The site area is 2093 m². The existing main building has a total floor area of 495 m² and the orangery is a further 26 m². The care home has eleven bedrooms, four double and the remainder single, giving a total resident occupancy of approximately fifteen.

The proposed single storey annexe has a gross floor area of 110 m². Apart from the entrance hall this area is split roughly evenly between the training room and the treatment and welfare facilities.

Site Layout & Landscaping

It is not proposed to change the access location or layout of the site unnecessarily. Parking is to be set against the ramp access to the side of the main building. The limited amount of additional parking does not reduce the available space for deliveries and manoeuvring to any significant degree.

Existing planting and boundary treatments are generally to be retained.

Design Principals

The layout of the development was designed around the access location and the orientation of the building. Parking and the bin and bike stores are set away from the building, leaving the principal elevation uncluttered. The orangery was added at the rear, with extensive paved areas.

The proposed annexe will occupy the corner of the site, set close to the boundaries to avoid users of the building congregating around it adjacent to residential gardens.

The new building is in an architectural style reflecting certain features of the main building and is of similar proportions to significant outbuildings at comparable buildings of the era. The height has been limited to minimise its visibility from adjacent residential gardens and the fenestration to those elevations has been limited.

Appearance of the Development

The main building itself is of recognised significance and there have been no major external changes, except for addition of the orangery to the rear and some limited ornamental planting. It is intended, then, that the setting

of the main building will remain relatively unchanged and the annexe has been set as far back as possible in a location that does not change that setting radically.

Materials for the annexe are intended to minimise the contrast with the main building while limiting the prominence of the new building. The roof is to be natural grey slate to match the house. The walls are to be in a masonry finish, also to match. Doors, fascias and eaves are to be painted timber. Double glazed windows are to be in painted timber, to be approved by the Planning Authority. Rainwater goods are proposed to be in black upvc.

It is evident from both the 2015 survey and the listing that the front and left return elevations are of the greater significance, the right and part of the rear housing more domestic activities as built. It is assumed that this is reflected in the approval of the orangery and other more minor external works at the time of the change of use.

The siting of the annexe, then, minimises distraction from the more important elevations and complements the recent development to the rear, utilising vehicular access adjacent to the right return wall.

Appendix 1

Summary of 2015 Survey

Skeer Environmental Surveying Solutions Ltd surveyed the property in 2015 and provided a comprehensive survey and report detailing necessary and recommended repair work.

The description of the property below is taken directly from their report.

“The property is a detached Grade II listed house (external only) set within its own grounds.

“The roof is Welsh Blue slate with assumed clay ridge tiles as viewed from ground level, with modillioned eaves cornice (all of wood).

“To the front elevation there are 4 giant Tuscan pilasters; centre door case of Tuscan pilaster jambs, fluted around the archway with a console keystone and cornice; all windows to the property are softwood sashed; the two ground floor windows to the main building have shouldered architraves and aprons and there is similar window above the doorway; the upper floor has two windows in the first bay and one in the second with plain surrounds.

“The left return wall has upper level cill band, centre doorway and upper level window with shouldered architraves, flanked at ground level by canted bays with cornices and low pediments, and at upper level the windows have plain surrounds.

“The extension to the right, slightly set back, has rusticated quoins (angular course of stone to the corner of the building) with one window on each level that matches the front windows.

“There is a centre door on the side gable with a segmented headed architrave and two windows to each level.

“To the rear of the extension, there is a bay window at ground level and two above.

“The rear of the main building has two bays to ground level and two plain windows to the upper level.”

Appendix 2

Historic England Listing

The following is taken from the listing on the web site:

WOODLANDS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WOODLANDS - List entry Number: 1163236

Location: WOODLANDS, PRESTON OLD ROAD

County:

District: Blackburn with Darwen

District Type: Unitary Authority

Parish: Livesey

Grade: II

Date first listed: 24-Nov-1966

Date of most recent amendment: 27-Aug-1984

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 184712

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 62 NE LIVESSEY PRESTON OLD ROAD

2/39 Woodlands 24.11.1966 (Formerly listed under Preston - Old Road, cherry Tree)

House, mid C19, now offices. Scored stucco with sandstone dressings, hipped slate roof on 2 levels with modillioned eaves cornice, various chimneys.

Square plan 3x3 bays, 2 storeys, with lower service wing to right and rear. Front and left return walls symmetrical (except for 1st floor windows at front); front has 4 giant Tuscan pilasters, 1st floor sill band, centre doorcase of Tuscan pilaster jambs and fluted round arch with console keystone and cornice; all windows sashed: 2 tall windows with shouldered architraves and aprons at ground floor, a similar window above the door, two 1st floor windows in the 1st bay and one in the 3rd bay with plain surrounds.

Left return wall has 1st floor sill band, centre doorway and 1st floor window with shouldered architraves, flanked at ground floor by canted bays with cornices and low pediments and at 1st floor by windows with plain surrounds. Service wing set back to right has rusticated quoins, one window each floor to the front (matching other front windows), and at the side a centre door with segmental-headed architrave, and 2 windows each floor. Rear wall has, inter alia, one coupled window at ground floor and 2 above. Interior altered.