

**94 RIBCHESTER ROAD, CLAYTON-LE-DALE, BB1 9HQ:  
HERITAGE STATEMENT IN SUPPORT OF PROPOSED NEW DWELLING**

This heritage statement is to support an outline planning application for the erection of a detached dwelling house on land at 94 Ribchester Road.

The outline application is all matters reserved so it is not known at this time what the layout of the site will be or if the outbuilding will be preserved or removed.

The site lies on the north side of Ribchester Road in the civil parish of Clayton-le-Dale, about 5km north of Blackburn town centre.

94 Ribchester Road is one of a terrace of white rendered cottages (“Shuttle Cottage”) to its west side is a modern, single storey structure of three bays this modern extension links the property to the outbuilding (formally 98 Ribchester Road). The outbuilding is constructed of random rubble of local sandstone, with rough dressings, and the east gable is rendered and painted. It has a stone slate roof and consists of two storeys. It also has a modern external staircase. The outbuilding constitutes a non-designated heritage asset, as an early 19th century structure associated historically with the nearby weavers’ cottages to the east. Any historical interest is lost due to the extensive changes over the years and the interior does not have any features of particular interest.

**Summary**

The outbuilding had most recently been used as a workshop/store. The whole plot once contained 94-100 Ribchester Road. However this has been changed over the years and all that now remains is 94 and its attached outbuilding.

There are no designated heritage assets on or in the vicinity of the site, but the outbuilding has been identified as a non-designated heritage asset by RVBC.

It is proposed that the outbuilding will need to be demolished to create the space needed for the new dwelling and amenity space. Under a previous planning consent reference 3/2018/116 permission was given to remove the building. The buildings historical interest is minimal and its demolition will remove a derelict building from the street scene.

