

30 BLACKBURN ROAD, RIBCHESTER/DWELLING REAR EXTENSION

Applicant: Jennifer Barrett
30 Blackburn Road
Ribchester

HERITAGE STATEMENT

Introduction

This heritage statement has been produced in support of the planning application for a single storey extension and replacement of outhouse window at 30 Blackburn Road, Ribchester. Site location, scope and detail of the works are shown in Drawing Nos. B01a, B02a and B03a.

It provides a summary of the significance of the property within the historic context of the Ribchester Conservation Area and the likely impact of the proposed development.

Furthermore, a summary of mitigation measures is provided which aim to minimise such impacts on the heritage context.

The statement has been produced by the applicant and resident, Jennifer Barrett MA, MSt., CMLI, FHEA who is an affiliate of the RIBA and chartered member of the Landscape Institute, with over 18 years' experience of design in the historic environment and impact assessment.

Heritage Context

The development is proposed within the Ribchester Conservation Area, which seeks to conserve and protect the Roman monuments, historic village core and the special quality of the architecture and townscape in the wider village.

The property is identified as being of townscape merit within the Conservation Area Plan and associated Townscape Appraisal Map. This emphasises its importance in its contribution to the character and appearance of Ribchester village.

The property borders one of the main routes from the surrounding rural landscape into Ribchester village, adjacent to the settlement's historic core. The history of Ribchester begins its notability during the expansion of the Roman Empire, with vestiges of its architecture still visible around the village. Its later history is dominated by the development of the weaving industry, to which many of the village's fine examples of 18th and 19th century domestic architecture, are attributed.

The property is one of nine terraced properties, built between 1909-1911 by local builder, John Barton, on a rural site on the village edge, known as Dam Croft. The terrace represents a turning point in the local domestic architecture, as it continued the traditions of layout and form applied in the terrace directly across Blackburn Road, but exhibits new experimentation in the emerging forms of domestic architecture. As a result, the terrace reflects the early Arts and Crafts vernacular, now using brick (instead of local stone) and applying simple ornament and detail, such as in the edge pattern in the overhanging porch and organic motifs set within glazing.

The terrace also makes an important contribution to the closely developed village form. There are several buildings of heritage value within close proximity of the property, namely the 19th century terraces to the north on Blackburn Road and to the south-west on Water Street. A number of 17th and 18th century properties are also visible to the south on Greenside. Also to the rear of the property boundary (approximately 15m from the outer limit of the proposed extension), lies a grassland area designated as a Scheduled Monument (LSM55), known to be within the Roman *vicus* (civilian settlement), thus with a high potential for containing Roman, medieval and post-medieval artefacts.

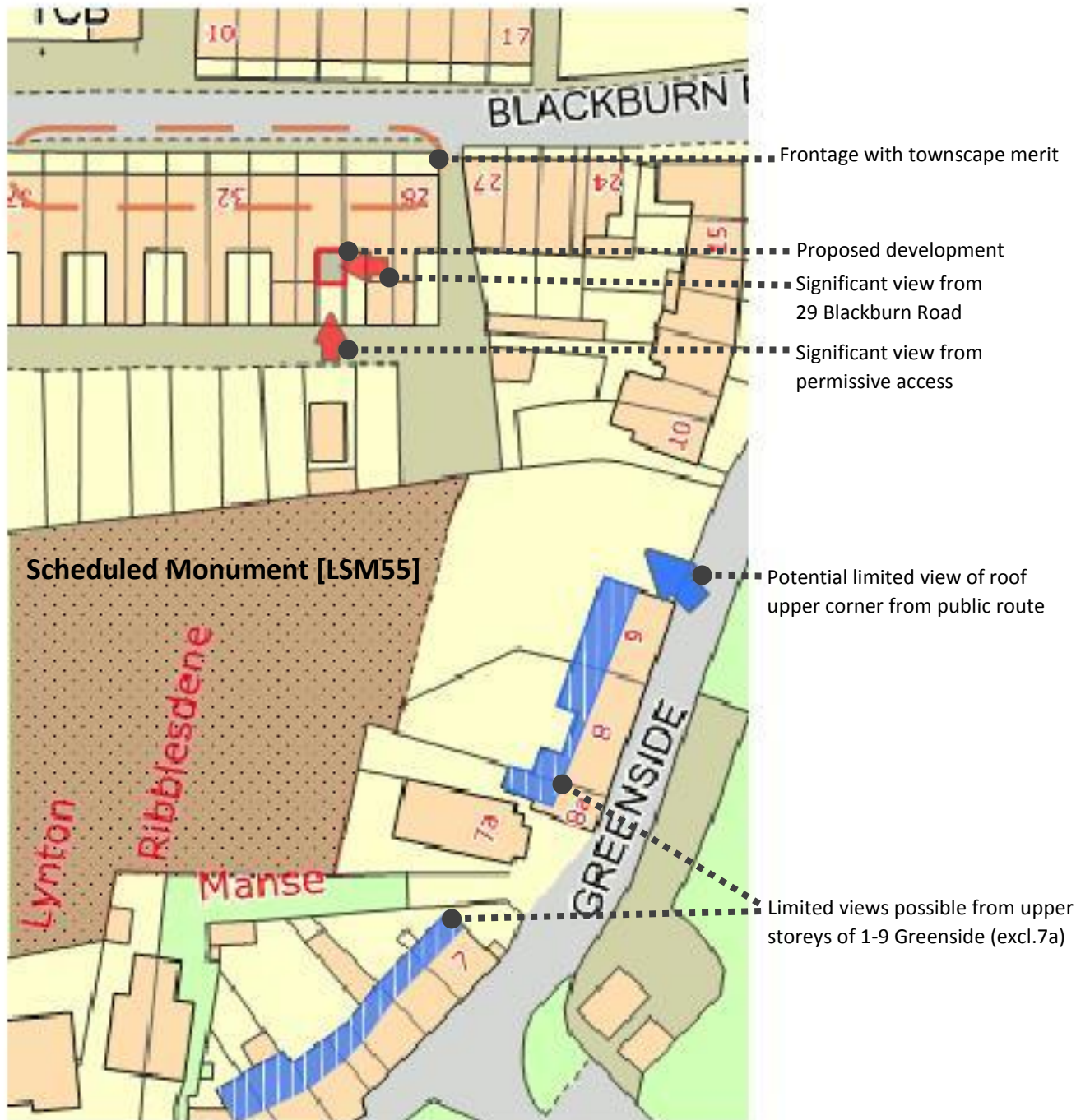
The property, and the terrace to which it belongs, forms an important element within the scale, grain and massing of the village. The consistency in visual articulation along the terrace via bay windows, porch canopies, ornament and detailing is of particular character and affords a valuable contribution to the local townscape. However, to the rear of the property, such ornament and detailing is not present and consistency in arrangement has not been provided or maintained to the same degree.

Assessment of impact

The proposed development will not be visible from Blackburn Road, one of the main thoroughfares into the village. Additionally, the proposed development will not interrupt or compromise the visual continuity of the terrace frontage, which currently offers significant townscape merit.

The proposals will be visible from the rear of the property. Many of the buildings visible from the property have already been subject to extension over a number of decades, with varying levels of appropriateness. The proposals have taken inspiration from the successful examples which respond to the recommendations of the current Conservation Area Management Guidance and demonstrate appropriateness within the heritage context. Visual receptors of the proposed development are indicated on Figure 1.

Figure 1: Visual Assessment Plan



As described by the above plan, the most significant visual impacts will be on views from the adjacent property (29 Blackburn Road) and users of the permissive access route to the rear of the property.

Visual receptors in the upper storeys of properties at 1-9 Greenside (excluding 7a) may receive very limited views of the proposals, predominantly of the roof surface. A further potential but extremely limited view of the upper east corner of the roof may also be obtained from Greenside, through the gap between numbers 9 and 10.

Based on this assessment of visual impact, particular attention has been paid to selecting appropriate materials and ensuring that the resulting development is designed to be in context with the surrounding townscape, with particular attention paid to the roof. Specific details of these measures are described below.

Mitigation

Mitigation measures applied to the design of the proposals have been made in light of the recommendations within the Ribchester Conservation Area Management Guidance, which seeks to conserve and enhance the historic village character, protecting against the loss of existing architectural detail and the provision of inappropriate new materials.

Scale/Height: The extension proposal has been restricted within the line of the rear wall of the terrace, to minimise visibility from viewpoints to the rear of the house, and to retain the development within its perceived curtilage. The design has also sought to restrain the height of the single storey development by minimising roof pitch angle and lowering the existing kitchen floor to meet the lower external ground level, rather than constructing the extension to the existing and higher kitchen floor level. This allows the eaves of the extension to be the lowest they can be (2.80m) and the resulting height at the top of the pitch also at the lowest feasible (4.65m). The extension dimensions in plan are approximately 4.12m x 2.53m.

Roof: Slate has originally been used as a roof material to the main house and surrounding properties. In recent extensions to surrounding properties, reconstituted slate tiles or a concrete equivalent have been applied. This application proposes a reconstituted slate, so that a shallower roof pitch may be achieved, than that afforded by natural slate. Sandtoft BritSlate Countess (Graphite) slates have been specified as these offer a high percentage (80%) slate content. Slate content is also UK-sourced. Two Velux windows are proposed in the roof to permit natural light to penetrate into the kitchen and to allow ventilation. Two smaller Velux windows have been proposed, as this is considered to have a lesser visual impact, when compared with one larger unit. The window units are specified with a grey Conservation exterior finish to offer visual consistency with the roof slates and the surrounding area. The units will also be recessed into the slates, creating an uninterrupted roof line.

External Wall: The proposed east and south external walls area will be faced with brickwork to closely match the rest of the terrace. The brickwork proposed to replace the existing timber outhouse door, will also be selected to closely match the rest of the brick used for the outhouses and in the rest of the terrace.

Windows: The folding doors proposed as the new rear access to the property will be of a natural oak timber finish, to provide a more natural appearance than the existing uPVC window

and door units. A single uPVC double glazed unit is proposed to replace the existing single glazed unit in the outhouse. This window faces only to the garden wall and has been included within a previous planning approval at the property.

Rainwater goods: Existing pipework is generally a black PVCu system, although a section of the original iron downpipe is in place at ground level adjacent to the outhouse. It is proposed to retain existing pipework, where practicable, with new elements to match the existing black PVCu components.