

25 Blackburn Road
Ribchester

HERITAGE STATEMENT
(revised)

to accompany

Planning Application for Dormer Window
and Extension to Existing Terrace House

The Planning Application proposes to extend the living accommodation of the above property at ground floor, first floor and second floor levels.

This statement addresses issues arising from the property being located within the Ribchester Conservation Area.

With reference to the Historic England listings for Ribchester we can confirm that 25 Blackburn Road is not listed, nor are the adjacent properties or properties facing, or properties to the rear.

The nearest Listed Building is Stone House which is situated further along Blackburn Road towards the edge of the village.

Whilst 25 Blackburn Road is not listed, it does retain the original dressed stone frontage with stone mullion windows and integral stone rain water gutter. Similarly the adjacent terrace houses also retain these features.

However, the rear elevations of the terrace row are of lesser quality, mostly having been extended and re-surfaced with a painted render finish at various times over preceding years.

With the above in mind it is considered inappropriate to make changes to the original front façade of the building and in that respect all of the proposed works are contained to the rear. In addition, to keep in proportion with adjacent developments, the main extension is in alignment with the adjacent extended property.

We consider that by applying the above disciplines, the development will not be detrimental to the conservation status of the village.

Richard Darby for

Howard Gibbons

February 2016