

**Design and Access / Heritage Statement to accompany a planning application  
for the demolition of a garage, car port, store and rebuilding to form new  
garage,  
10 Blackburn Road, Ribchester, PR3 3ZP**

**Location**

The site is located on Blackburn Road, Ribchester close to the junction with Ribblesdale Road.

Number 10 is an end terraced stone fronted property. To the side of the property is an un-adopted side street / right of way. Beyond the side street are 2 garages and a car port belonging to the applicant / owner of 10 Ribchester Road.

**Proposal**

The proposal is to demolish the existing garages and car port and build a new garage roughly on the same footprint as the existing buildings. The garage would house 2 family sized cars and Mr. Burton's hobby / collection of motor cycles.

**Pre Application Advice**

Pre application advice has been received from Victoria Walmsley, pre planning advice officer at Ribble Valley Borough Council. A site visit has been carried out by her and various e mails have been exchanged regarding the proposals and in her opinion the proposal is generally acceptable.

**Heritage**

The property is located on the edge of Ribchester's conservation area.

With reference to the Ribchester Area Conservation map number 10 Blackburn Road is not listed, nor are the adjacent properties or the properties facing the front and rear of number 10 Blackburn Road.

The properties to the rear on Claytonhalgh are outside the conservation area.

The nearest Listed Buildings are Stone House which is situated further along Blackburn Road towards the edge of the village and number 8 Blackburn Road which is situated further along the road leading into the village centre.

Whilst 10 Blackburn Road is not listed, it does retain the original dressed stone frontage with stone surrounds to the doors and windows.

However, the garages and car port are a mix of buildings of differing construction, block, brick and timber walls, asbestos or cement fibre and translucent roof sheets and are of lesser quality, mostly having been erected and extended at various times over later years.

With the above in mind it is considered that by replacing the present buildings it will not result in a loss of any architectural or historic features and that the proposal will result in the new building be better aligned to the existing properties.

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

### Site History

The most recent planning application for the site was for the erection of a conservatory to the rear of number 10 Blackburn Road ref 3/2002/0807 which was approved on 31<sup>st</sup> October 2002 and has been subsequently erected.

### Design

The design of the garage is roughly on the same footprint as the existing building. The main garage doors have been set back slightly from the building line to aid manoeuvring in and out of the garage but still allowing enough space for parking 2 family sized cars in the garage. Either side of the cars there is space for Mr Burton to store his collection of motor cycles.

2 small windows have been incorporated along with roof lights to allow light into the building for when Mr Burton is restoring his motor cycles. These have been incorporated on the East Elevation so not to look over any adjoining properties.

### Materials

The present garages and car port are a mix of buildings of differing construction, block, brick and timber walls, asbestos or cement fibre and translucent roof sheets.

The new garage will be constructed out of natural blue slate roof to match the adjoin properties in the area with black conservation type roof lights that do not protrude above the roof line. Black ogee aluminium gutters will be incorporated.

The garage wall facing onto Blackburn Road will be constructed out of natural coursed stone to match the stone on the front of 10 Blackburn Road. Landscaping will be retained on this elevation to screen the garage. The other 3 garage walls are not readily visible from the main road and it is proposed these will be constructed out of red facing brick to match the gable wall of 10 Blackburn Road.

The windows will be dark brown upvc windows to match the windows and conservatory at number 10 Blackburn Road. The up and over door and personnel door will also be dark brown colour.

### Scale

The footprint of the new building is similar to the existing garage, car port / store. The height of the new garage is slightly higher than the existing garages; this is due to a steeper pitch being required for the blue slate roof.

### Appearance

The garage is similar in appearance to a garage located on the opposite side of the road leading out of the village adjacent to number 24 Blackburn Road.

### Access

Pedestrian and vehicular access to the property / garage off Blackburn Road will remain unaltered.

### Parking

The garage will comfortably have enough space to garage 2 family sized cars.

### Landscaping

To the front of the garage (facing Blackburn Road) is some landscaping which will remain and will partially screen the new garage. In addition the tall conifer hedge adjoining 2 Ribblesdale Road will also remain and will partially screen the garage.

### Refuse

Domestic refuse for both general waste and recycling waste will remain unaltered

### Photos of existing site

See overleaf



View of existing garage / car port and front of 10 Blackburn Road



View of existing garage / car port and front of 10 Blackburn Road



View of existing car port from Side Street



View of existing car port / garage from the garden of 2 Ribblesdale Road.





View of site from Blackburn Road taken from outside 2 Ribblesdale Road



View of a similar garage to what's being proposed which is located just across the road adjacent to 24 Blackburn Road.

Colin Whittaker

NCW Design Associates Ltd

28<sup>th</sup> February 2016