

Heritage Statement
**Single Storey Rear Extension,
37 Blackburn Road,
Ribchester**



The following statement has been produced to support a planning application for the erection of a single storey rear extension within the Ribchester Conservation Area as defined by the Ribble Valley Borough Council Townscape Appraisal Map.

37 Blackburn Road is an existing end terrace dwelling fronting Blackburn Road. The property is not listed, nor does it sit in significant proximity (front and rear) to any buildings of listed status. The closest listed buildings – Stone House and 8 Blackburn Road and not within clear visibility of the application site.

The front elevation of the existing two storey dwelling consists of a bay window/ canopy spanning across the adjoining neighbour's property as a feature which continues up the terrace providing a complete uniform elevation fronting the highway. Large windows openings containing single glazed sliding sash frames are formed using stone heads which appear to have been replaced/ painted overtime (front side and back elevations).

The side elevation fronts a shared access (for residents of the terraced row) and the rear garden is enclosed by 1.5M high brick walling with clay ridge copings.

The rear elevation consists of a two-storey pitched roof annexe and coal bunkers/ stores at ground level. A bay window with defective lead lined roof serves the existing dining room to the rear.

Generally, the rear elevation of the terraced row has been extended and altered over time, No. 37 appearing to be the least developed.

The planning application proposed to erect a single storey extension in similar proportion to that of other properties on the terrace row. All works will be restricted to the rear elevation. It is considered inappropriate to alter the existing front elevation, apart from replacing existing windows with like-for-like to ensure building regulations compliance (Part B, fire safety & L1B, conservation of fuel and power in existing dwellings).

We feel the above statement to would support positive consideration for the erection of a new single storey rear extension at 37 Blackburn Road, without any detriment to the Ribchester Conservation Area.