

Heritage Statement

Site. Outbuilding in the grounds of Rosemede, Main Street, Grindleton, BB7 4QT

Proposal. Extension/conversion to existing outbuilding

1. Introduction

1.1 The heritage statement has been prepared in support of a planning application (PP07429704v1LNH) for the proposed extension/conversion to the existing outbuilding in the grounds of Rosemede, made to the Ribble Valley Council

1.2 The statement identifies the heritage assets and heritage context of the site and the assessment of the impact of the proposal on the heritage assets

1.3 This statement has been requested by RVBC on the basis that the site lies in a conservation area

2. Site and surroundings

2.1 Main Street is located in the centre of Grindleton which is within the Forest of Bowland Area of Outstanding Natural Beauty. The village of Grindleton is situated on a terrace above the River Ribble with superb views of Pendle Hill. It is a Saxon planned village climbing linearly up the fell, parallel to Grindleton Brook. It was named in the Domesday Book as Gretlintone and had a mill. The historical character of the village is farming, and cottage-based hand-loom weaving.

2.2 A site plan along with plans of the current building and the proposed changes are contained in aforementioned planning application. Access is via the path to Rosemede from Main Street continuing to the rear of Rosemede and then up 4 steps to bring you to the level of the Outbuilding.

The property is a small two storey rectangular stone building with a slate roof. The two current doors are wooden and in very poor condition, whilst the window is a relatively recent single glazed hardwood frame.

The date of construction is uncertain: it is marked on the O.S. 25" map of 1886 (surveyed 1884) but not that of 1850 (surveyed 1847) so it was presumably built somewhere between those dates. Its original function is unknown though older Grindleton residents remember it being used as a hairdressers around 50 years ago. It is largely obscured from public view as it is setback from main street and screened by the boundary fence and walls of Rosemede. (see photo 4)



1 West elevation



2 North elevation

3. The Proposal

The proposal is to build an extension to the building to house a toilet and shower along with small internal changes to make the building habitable. This will be in stone with a slate roof consistent with the existing building. The upper door will be removed and the windows and lower door will be upgraded in keeping with the age and appearance of Rosemede

4. Assessment

The building is small, barely visible from the road and without any particular architectural or historic features. The proposal is on a small scale and will both retain the existing building and improve its durability and appearance so is not believed to have a negative impact on the heritage of the village.



3 Rosemede garden and the Outbuilding



4 View of the Outbuilding from Main Street

D.M Riley
Rosemede
03/01/2019

