

## **98 RIBCHESTER ROAD, CLAYTON-LE-DALE, BB1 9HQ:**

### **HERITAGE STATEMENT IN SUPPORT OF PROPOSED NEW DWELLING**

#### **1 Introduction**

- 1.1 This heritage statement has been produced to support a forthcoming planning application to Ribble Valley Borough Council for a new dwelling on land at 98 Ribchester Road, Clayton-le-Dale, on the instruction of the applicant through his agent Peter Hitchen Architects. It has been produced by Stephen Haigh MA (a buildings archaeologist with 20 years professional experience of assessing, investigating and recording historic buildings in the region), following a site visit on 1 November 2018.
- 1.2 The proposal would involve the demolition of 98 Ribchester Road, a stone outbuilding. In pre-application advice, RVBC requested a heritage statement in order to consider the impact of the scheme on what they consider to be a non-designated heritage asset.

#### **2 Location**

- 2.1 The site lies on the north side of Ribchester Road (the B6245) in the civil parish of Clayton-le-Dale, about 5km north of Blackburn town centre. The building concerned, identified as number 98, stands close to and parallel with the carriageway. It is linked to the dwelling 94 Ribchester Road ("Shuttle Cottage") by a narrower, modern, single storey structure of three bays. There is a vacant plot to the north and west of the outbuilding, comprising a redundant garden area.
- 2.2 The building has been used in recent years as a store and workshop, but it is not weatherproof and its roof is not in good condition.

#### **3 Development proposals**

- 3.1 The outbuilding would be demolished to facilitate access to and create space within the existing plot for the new dwelling.

#### **4 Heritage assets**

- 4.1 There are no designated heritage assets on or in the vicinity of the site, but the outbuilding has been identified as a non-designated heritage asset by RVBC.

## 5 Historical background

- 5.1 The outbuilding stands at the western end of a short group of five adjoining roadside cottages (86 to 94 Ribchester Road), which appear to be early 19th or possibly late 18th century, probably built for domestic textile workers (most likely hand-loom weavers, of either cotton or wool) during the industrial revolution. They are two storey, now rendered and painted, but they appear to have been built in a number of phases, and have been much altered so that their historic character is very dilute. The outbuilding belongs spatially and historically to these cottages; the first edition Ordnance Survey map shows that it was extant by 1848 (figure 1).

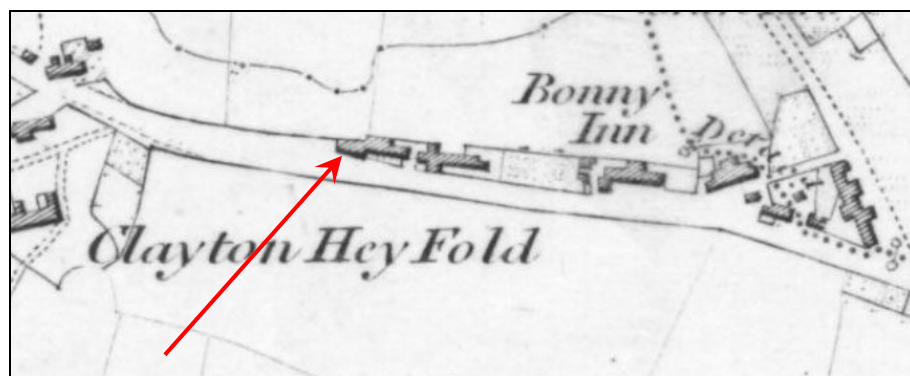


Figure 1: OS 1:10560 map, 1848<sup>1</sup>



Photo 1: The outbuilding (left), looking east up Ribchester Road

- 5.2 Later Ordnance Survey maps, at a larger scale, imply that there was a substantial structure immediately east of the outbuilding in the early 20th century

<sup>1</sup> Lancashire, sheet 62; surveyed 1844-6. Not at original scale.

(figure 2), but that this had been demolished by 1930 (figure 3). The present linking structure is thought to be late 20th century

5.3 There is no known documentary history relating to the outbuilding.

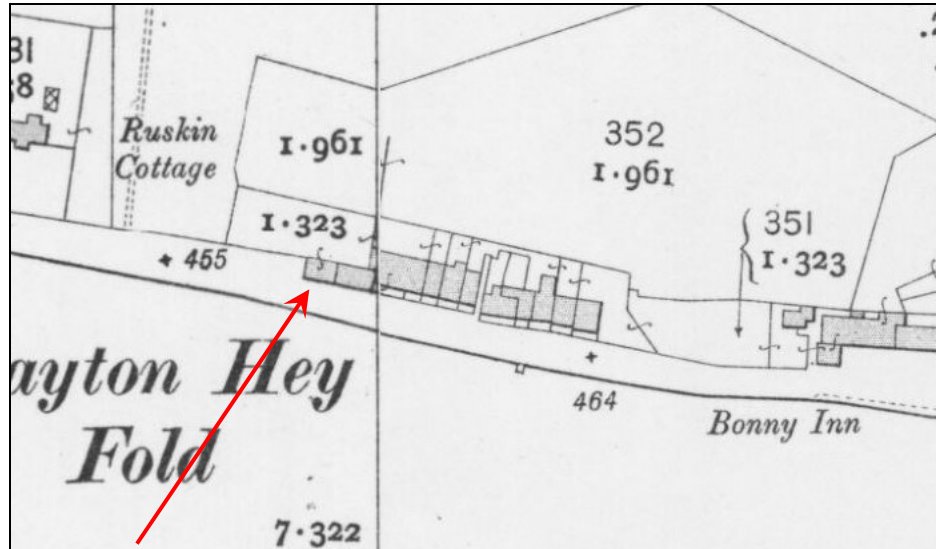


Figure 2: OS 1:2500 map, 1912<sup>2</sup>

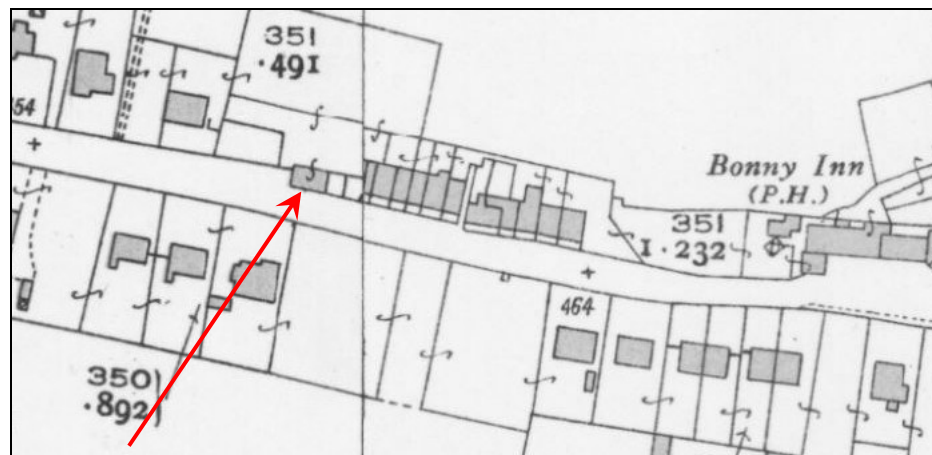


Figure 3: OS 1:2500 map, 1931<sup>3</sup>

## 6 Description of the building

6.1 The building is of random rubble of local sandstone, with rough dressings, and the east gable is rendered and painted. It has a stone slate roof. It measures approximately 8m by 5m and is of two storeys. There is a blocked doorway in the south side close to the south-east corner and a large window next to it, while a second doorway has been inserted in the west gable, presumably because of

<sup>2</sup> Lancashire, sheets 62.3 & 62.4; surveyed 1892, revised 1910. Not at original scale.

<sup>3</sup> Lancashire, sheets 62.3 & 62.4; revised 1929-30. Not at original scale.

the difficulty of using an entrance directly on to the road. A first floor window in this south elevation has a stone mullion, but is infilled. There are also two windows to the west gable, the upper one probably secondary, and two small ground floor windows to the rear, as well as a first floor opening presently in use as a very low doorway, reached via modern external stairs; this has a modern lintel and is either altered or inserted.



Photo 2: View looking north-west

- 6.2 The building is divided into two bays by a masonry cross wall which rises to the apex, and which supports the purlins carrying the roof. The two rooms on the ground floor are linked by a doorway through the cross-wall; they have concrete floors and neither was heated, as there are no chimneys within the building, but the walls have historic plaster. A blocked doorway is clear in the east gable (not visible external), which would formerly have led into the adjoining building (demolished in the early 20th century). There have been changes to the structure and boards of the floor overhead, but it appears that the ceiling has never been underdrawn. There are no historic fixtures or fittings to indicate a precise former use.
- 6.3 The two first floor rooms are likewise unheated, but have plastered walls, and a ceiling at the level of the purlins can be inferred from the extent of the plaster and nail marks in the rafters. There is a connecting doorway through the cross-wall, lacking its door. The roof timbers are all of square-sawn imported softwood; the roof structure is simple and comprises one pair of side purlins to each bay, a

ridge piece, and rafters. As on the ground floor, there is nothing to indicate directly what these two rooms may have been used for historically.



Photo 3: Rear elevation



Photo 4: Ground floor (east room)



Photo 5: First floor (east room)

## 7 Statement of heritage significance

- 7.1 The outbuilding constitutes a non-designated heritage asset, as an early 19th century structure of plain, vernacular form, associated historically with the nearby weavers' cottages to the east, and although there is no indication of precise function, at least part of it was probably a simple loomshop, or functioned as a workshop for another small-scale handcraft. Architecturally, its plain, traditional vernacular form confers significance, as does its setting in proximity to the cottages of a similar date, but the alterations to the pattern of openings detract from its interest, as does the previous, early 20th century demolition of an adjoining structure to the east. The interior does not have any features of particular interest.

## 8 Impact assessment of the proposals

- 8.1 Paragraph 197 of the NPPF states that: *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

- 8.2 The proposals would lead to the demolition of the outbuilding in its entirety, but the relatively low significance which the building holds, as a minor structure which has been altered externally and internally, and lacks distinguishing features, mean that the negative impact would also be relatively low.

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