

**HOUSEHOLDER APPLICATION
FOR
A REPLACEMENT EXTENSION
AT
4 CHURCH STREET, RIBCHESTER, PRESTON
DESIGN, ACCESS AND HERITAGE STATEMENT**

Job No. 6487

Rev 1.00_ May 2021

1.1 DESCRIPTION

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Briggs as part of a householder application to convert the existing roofspace into a bedroom and form a new dormer window to the rear.
- 1.2 This report is in support of the application and should be read in conjunction with the supporting information

2.0 EXISTING

- 2.1 The property is located in the village of Ribchester on Church Street to the south of the village. It is a semi-detached end of terrace dwelling adjacent to St. Wilfrid's Primary School.

The location plan and photographs contained in the figures below illustrate the site location and existing view from Church Street. The rear elevation faces Ribchester Playing field.



2.2 The existing roofspace is currently used for storage.

3.0 PROPOSED

- 3.1 The proposal is to utilise the existing space to create a new staircase with access to the second floor which will contain a bedroom and en-suite bathroom. To the front there will be two conservation rooflights, to the rear will be a sensitively designed dormer added to create additional space. All of the proposed materials are reflective of the existing building and features of surrounding area.
- 3.2 The proposal is designed within the context of the existing area. Neighbouring properties have existing (flat) dormer additions with the adjacent Wilkins Cottage having existing rooflights facing Church Street. This proposal is therefore well reflected in the surrounding area and should not raise any planning concerns.

4.0 HERITAGE STATEMENT

4.1 Ribchester's Conservation Areas Appraisal provides an overview as follows:

'Ribchester Conservation Area consists of the village core centred around a small Triangular area, on one side of which is the White Bull Inn, and Stydd, a rural area northeast of the main settlement which contains two churches and 18th century almshouses. Ribchester village is dominated by rows of handloom weavers' cottages, many of which were built in the late eighteenth century, but some of which were also adapted from existing houses. There is a scattering of older houses in the village, many of which have seventeenth or eighteenth century date stones. There is a small amount of late nineteenth or early twentieth century development on the north side of the village, around Blackburn Road. The area also includes the excavated areas of the Roman baths and granaries, now preserved in an open area of land for display to the public, and the Roman Museum, next to the church.'

- 4.2 The building is also located within the Ribchester Conservation Area as well as designated a Building of Townscape Merit.
- 4.3 This proposal has a minimal impact on the aesthetic of the village as it will have a limited visibility whilst reflecting existing design features currently constructed in the vicinity.

5.0 CONCLUSION

- 5.1 The proposal will have a minimal impact on the external appearance on Church Street and the conservation area whilst providing additional space for a growing family.