

External alterations to 6A, Blackburn Road, Ribchester

Job num: 6501 Ref: 1.00

HERITAGE APPRAISAL

1.0 Introduction

This Heritage Appraisal has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client Mr and Mrs Smith, as part of a householder planning application to alter the external appearance of 6A, Blackburn Road, Ribchester.

This heritage appraisal is to be read in conjunction with drawings referenced: 6501 – P01 Proposed Elevations.

2.0 Site and Building Description

The site comprises of a 1960's storey and a half detached property which is set within the residential area of the village. The property is an 'in fill' plot and does not currently reflect the surrounding aesthetic of the area. The existing building is constructed from reconstituted stone which is not a native material with a natural slate roof. The surrounding buildings are generally small cottages built using a combination of natural stone and brick materials. The site sits within the Ribchester conservation area.

3.0 Proposal

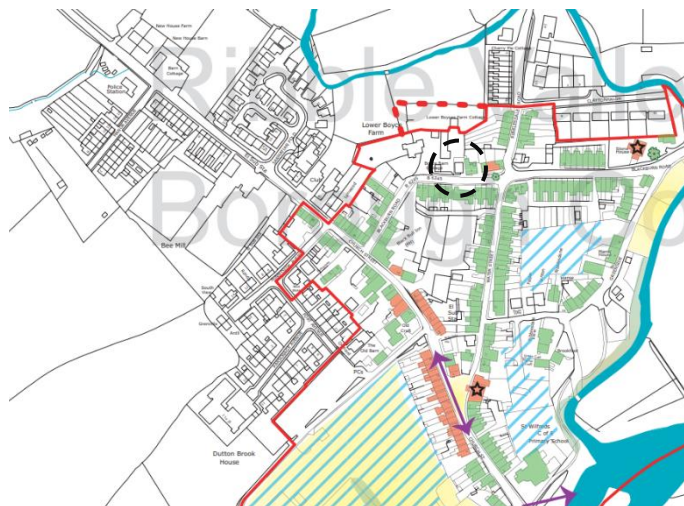
The proposed works consist of the construction of new natural random stone facing to the front and rear of the property, with the addition of new stone window and door surrounds. Both side elevations are to be fitted with an external wall insulation system finished with a silicone render finish. The windows are to be replaced with brown uPVC windows to add a modern aesthetic to the property.

The design has taken reference from the surrounding context and material selection to create a proposal that is in keeping with the existing property and area. This provides a positive visual impact and ensuring a positive relationship between 6A, Blackburn Road and the surrounding conservation area when viewed from the street scene. The new façade will not have any impact or negative effect on the neighbouring properties or their amenity space.



4.0 Conservation Area

The building is one of the few building in the area not labelled as a Building of Townscape Merit due to in-fill nature, later building age and style of the property. These works will enhance the location and position of the building through the introduction of traditional building materials and style.



5.0 Conclusion

The proposals for this householder planning provide a positive visual impact to the dwelling, street scene and conservation area.