

Bank House, 1 Ribble Lane – Heritage Statement



Heritage Statement Summary

1, Ribble Lane (Bank House) is located within the Chatburn Conservation Area. This proposal seeks to install a dropped curb to the front garden of Bank House, providing access for a double driveway.

The installation of a double driveway in a busy village such as Chatburn would reduce the increasing demand on parking in the village and greatly improving the aesthetics of the front elevation of this historic property. All building materials used will be in keeping with the current aesthetics of the property and any traditional stone walling removed will be repurposed as appropriate.

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1.00 INTRODUCTION

This statement has been written in support of the application to RVBC (Ribble Valley Borough Council) for the installation of a dropped kerb to the front garden of Bank House, Ribble Lane, Chatburn to provide access for a double driveway.

Data was gathered from a range of sources including Local Planning Authority and historic local materials and maps.

This report is to be read in conjunction with supplied documentation supporting the planning application, including:

COMPLETED PLANNING APPLICATION FORM
LOCATION PLAN
EXISTING SITE PLAN
PROPOSED SITE PLAN
VISIBILITY SPLAY PLAN

1.01 SCOPE AND PURPOSE OF THIS REPORT

The scope of this report is defined by the National Policy Framework (NPPF) paragraph 128;

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

1.02 THE EXISTING SITE

The site is located in Chatburn; a village in the valley between two geological ridges, to the north east of Clitheroe in east Lancashire. The village dates back to around the 5th century and is built up around the convergence of four roads; Ribble Lane, Clitheroe Road, Downham Road and Sawley Road. The site is situated on Ribble Lane close to the junction with Clitheroe Road.



Bank House is located within the Chatburn Conservation Area which covers most of the village.

The Ribble Lane facing elevation, with which the planning application is mainly concerned, has the majority of the original external features. Its limestone walling with stone-surrounded windows, is typical of the construction in the Chatburn conservation area.

Bank House is currently used as the sole residence.

Historic paving, dating to the 19th century, can be found to the south side of 1, Ribble Lane (along Old Road). This stretch of cobbled pavement is of historic significance and will remain unchanged by this proposal.



Historic paving in beside No. 1 Ribble Lane

1.03 THE EXISTING HOUSE

Bank House, 1 Ribble Lane has been highlighted as a building of townscape merit in the village of Chatburn. Formally a bank, the property is on the corner and junction of Ribble Lane and Old Road. The house is built from limestone, with sandstone lintels and stone tile roof. There are 2 stories and the windows are mullioned. There are stone boundary walls to the front and side of the property.

1.04 CONSERVATION AREA

Bank House is located within the Chatburn Conservation Area which is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Chatburn Conservation area was the subject of a conservation area appraisal in 2005, which was carried out by The Conservation Studio for Ribble Valley Borough Council. The appraisal describes Chatburn as primarily a residential village but with a small commercial centre.

Bank House is described, in the Chatburn Conservation Area Appraisal, as one of Chatburn’s buildings of townscape merit. Originally a bank, it is now a residential property with an historic frontage on Ribble Lane. The frontage is prominent because of its proximity to the street. One of the strengths of the area, described in the report, is the ‘well-kept houses, gardens and open spaces’. Currently the frontage of the property does not reflect this statement. There is an open space (highlighted on the existing site plan as ‘front garden’) which is surrounded by concrete paths and is currently in an un-kept state. The open space does not tie in with the well-kept bushes to directly in front of Bank House. This open space is proposed to be repurposed into a double drive which will be in keeping with the rest of the property.



View of the existing front garden

1.05 THE PROPOSED SCHEME

The main emphasis of this scheme is to request a dropped kerb to the front of Bank House helping to reduce the parking issues within the village. The unmaintained front garden has been untouched by previous owners for some years. The front garden is has a negative impact on the aesthetics of Bank House. Repurposing the front garden to a driveway, using materials complimenting Bank House's historic past, will enhance its aesthetics and give the space a purpose.

The area marked as 'Front Garden' on the existing site plan supplied is to undergo minor excavation down to kerb level. A section of the front boundary wall will then be carefully removed to make way for access to the driveway. We are keen to reuse the stones removed from the wall section, these could potentially be reused perpendicular to the current front wall to frame the car park spaces or to close off the front garden from the rear garden.

1.06 ACCESS AND LANDSCAPE

Access and exit to/from the proposed driveway will be achieved via the proposed dropped kerb from Ribble Lane. The visibility splay attached shows approximately 48m left hand visibility splay and approximately 50m right visibility splay. The stopping sight distance (SSD) for the 30mph speed limit of Ribble Lane is a minimum of 40m.

Directly opposite the proposed driveway is a loading gate for the Cost Cutter shop on the corner of Ribble Lane and Bridge Road. This gate is kept clear of cars which will assist access to the proposed drive.

As referred to in the planning application, there is a bus stop to the corner of the proposed driveway. The relocation of this bus stop has been agreed by LCC to be relocated further down Ribble Lane.

This application does not affect the historic landscape of the property. However, the application does include the removal of part of the front wall (so that access can be given to the drive). Where appropriate, the stone removed from the wall, will be reused in the construction of the driveway surrounds.

1.07 LAYOUT, SCALE AND APPEARANCE OF THE PROPOSED DEVELOPMENT

For the layout and scale of the proposed development, please see the 1:200 scale 'existing site plan.'

Materials in keeping with the existing property frontage such as the stone will be used for the proposed development.