



PROPOSED NEW PORCH
AT
29 CHURCH STREET, RIBCHESTER
HERITAGE STATEMENT

BY

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Job No. 6900

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1.0 OVERVIEW

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a householder planning application, as well as listed building consent for external works to No.29 Church St, Ribchester.
- 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 Figure 1 is a Google Maps extract illustrating the location of existing building that forms the basis of this application.
- 2.2 The existing site consists of a Grade II listed property existing terraced property. The external materials of the property consist of existing coursed natural stone to the rear elevation with a natural slate roof and timber framed casement windows.

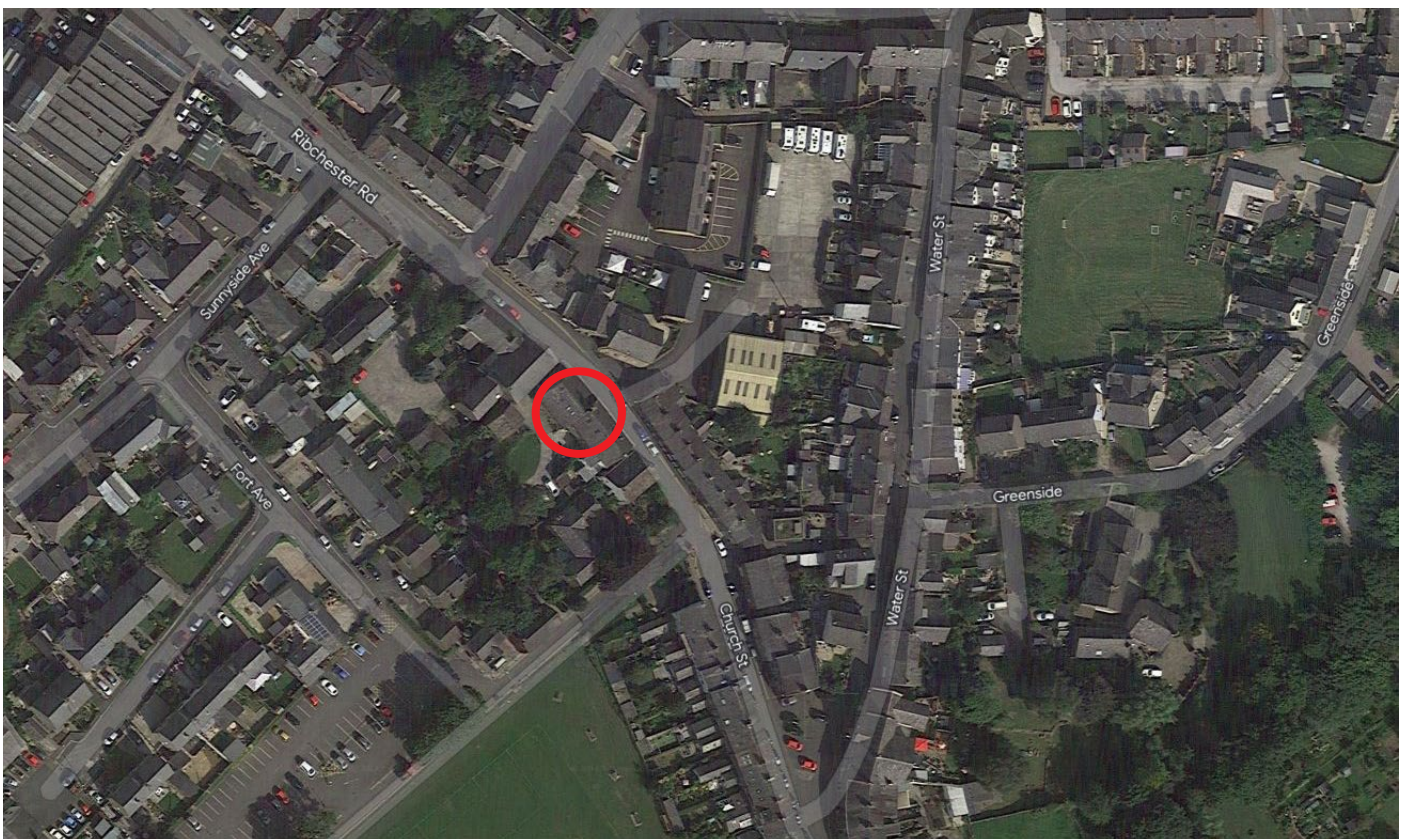


Fig 1. Google maps location.



Fig 2. External photograph viewed from the rear yard.

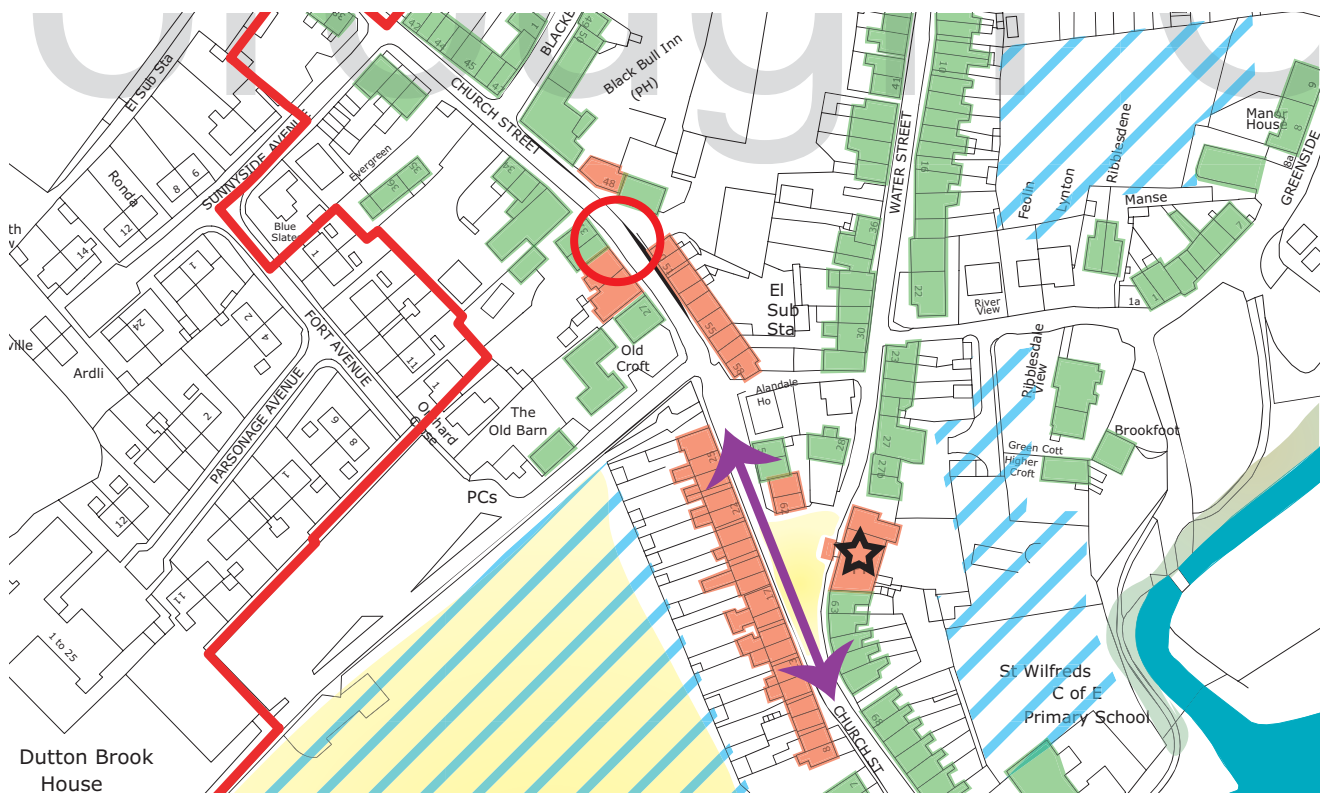


Fig 3. Ribchester Conservation Area Map

3.0 PROPOSAL

3.1 The proposal which forms the basis of this householder planning permission and listed building consent, is for a new oak framed porch structure to the rear elevation. The porch has been designed carefully to utilise the existing door whilst avoiding the existing windows. The materials of the porch consist of the oak frame structure, a natural slate tile roof and black aluminum rainwater goods.

3.2 For more information see drawing ref: 6900-P01-Proposed Porch Plans and Elevations.



Fig 4. Proposed Rear Elevation

4.0 HERITAGE STATEMENT

- 4.1 No.29 Church Street, is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The property was first listed on the 11th November 1966.
- 4.2 The official list entry states: Pair of houses, 1745. Brick with sandstone dressings and slate roof. 2 storeys. Plinth, string course, chamfered quoins and moulded cornice gutter all of stone. No. 29, to the right, of 3 bays with central door. No. 28, to the left, of one bay with the door to the right. The windows have architraves, those on the ground floor having raised and fielded panels carved on aprons. The windows to No. 29 are sashed with glazing bars. Those to No. 28 are modern. Both doorways have architraves and cornices, that to No. 29 having a raised and fielded panel carved on its frieze. The right-hand gable has a stone chimney cap, the left-hand gable a modern cap. Between the houses is a brick cap, set forward of the ridge. At each end of the facade is a lead downspout with 'EEI 1745' cast on each hopper.
- 4.3 The proposed works to the property will have no impact on the street scene of Church Street, or on the Ribchester Conservation Area. The location of the proposed porch will be at the rear of the property and will therefore not be visible from Church Street. The proposal has been designed using quality materials in order to maintain the character of the listed building.

5.0 CONCLUSION

- 5.1 In conclusion, the proposed works that this application seeks approval for, will have no impact on the Ribchester conservation area and will enhance the living standards of No.29 Church Street. The proposal seeks only to provide a quality detailed refurbishment utilising traditional materials.