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**HERITAGE STATEMENT  
PROPOSED NEW DWELLING AT  
94 RIBCHESTER ROAD, CLAYTON LE DALE**



**This heritage statement is to support the formal planning application for the erection of a detached dwelling house on land at 94 Ribchester Road. following the withdrawal of the most recent application (ref 3/3023/1010) for the approval of reserved matters from the outline planning approval in 2018 (ref 3/2022/0457). The application has also been prepared following an appeal decision related to a previous application (3/2023/0059). The site lies on the north side of Ribchester Road in the civil parish of Clayton-le-Dale, about 5km north of Blackburn town centre.**

94 Ribchester Road is one of a terrace of white rendered cottages (“Shuttle Cottage”) to its west side is a modern, single storey structure of three bays this modern extension links the property to the outbuilding (formally 98 Ribchester Road).

The outbuilding is constructed of random rubble of local sandstone, with rough dressings, and the east gable is rendered and painted. It has a stone slate roof and consists of two storeys. It also has a modern external staircase.

The outbuilding constitutes a non-designated heritage asset, as an early 19th century structure associated historically with the nearby weavers’ cottages to the east. Any historical interest is lost due to the extensive changes over the years and the interior does not have any features of particular interest.

## Summary

The outbuilding had most recently been used as a workshop/store. The whole plot once contained 94-100 Ribchester Road. However this has been changed over the years and all that now remains is 94 and its attached outbuilding.

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.

In order to redevelop the site for the new detached dwelling the outbuilding is to be completely demolished which is consistent with the proposal under the outline planning approval in 2018.

The delegated report from this application states the following :-

*Considering the outbuilding as a non-designated heritage asset, the revised NPPF states at paragraph 203:*

*“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.”*

*The existing outbuilding is two-storey, constructed from random rubble sandstone with rough dressings and painted white render on its eastern elevation. A modern external staircase has since been added on the northern elevation, with few other openings. Inside, the structure is in a deteriorating condition with several roof slates missing and no remaining historic features or fittings internally. It is thought that the structure had originally been constructed in the 19<sup>th</sup> century, associated with the nearby weavers’ cottages to the east, although has most recently been used as a store in relation to 94 Ribchester Road and is currently vacant.*

*In the context of paragraph 203, the building is not considered to maintain a significant level of historic interest due to the extensive changes to the building over a period of time and the gradual degradation of historic fabric, form and features. As a result of this and the declining condition of the building, it is deemed that the existing contribution of the outbuilding toward the immediate street scene and visual amenities of the area is low. Consequently, in balancing the minimal value of the structure as a non-designated heritage asset with the removal of a derelict and dilapidated building from the street scene, the principle of demolition is acceptable.*