

HERITAGE STATEMENT FOR PROPOSED NEW FENCE AT 'BLUE SLATES', SUNNYSIDE AVENUE, RIBCHESTER PR3 3ZE

Planning Application No.: 3/2025/0181

1. Ribchester Conservation Area is designated for:
 - Its Roman History connected with the roman fort, *Bremetannicum Veteranorum*.
 - Its Early Industrial Revolution history of Home Weaving.
 - Its industrial history as a Lancashire Mill Village.
 - The architectural heritage of the Village's core.
 - The landscape heritage of the Village's siting on the banks of the River Ribble in the heart of the Ribble Valley.
2. The property at "Blue Slates", Sunnyside Ave in Ribchester:
 - Is located on the very outside western boundary of the Conservation Area.
 - Is not a listed building, or connected to, or near to one.
 - Is not marked as a Building of Townscape Value in the Townscape Appraisal Map of the Conservation Area.
 - Is part of an estate of post WW2 Council houses (now sold off to private owner/occupiers following legislation in the 1980's allowing this) - ALL the rest of which are NOT included in the Ribchester Conservation Area.
 - Has no archaeological remains of value according to an archaeological survey in 2009/10.
 - Has recently been extensively renovated and extended (see approved Planning Application Nos.: 3/2007/0102, 3/2208/0219, 3/2008/0983, 3/2009/0308, 3/2009/0935).
 - Has no Roman history.
 - Has no Early Industrial Revolution history.
 - Has no Industrial history.
 - Has no special architectural value.
 - Has no special landscape value.

QUITE WHY THIS PARTICULAR PROPERTY IS INCLUDED WITHIN THE CONSERVATION AREA BOUNDARY THUS SEEMS OBSCURE!

3. The setting of the proposed new fence:
 - Is not associated with any Listed Building or Building with Townscape Value.
 - Is not adjacent to or even near a Listed Building or Building with Townscape Value.
 - Is located outside the historic core of the Village.
 - Is located within a post WW2 Council house estate, all the rest of which lie outside the Conservation Area and which have no landscape features of value.

THE HERITAGE IMPACT ON THE **SETTING** OF THIS PROPOSAL IS THUS **LOW TO NEGLIGIBLE**.

4. The construction of the proposed fence:

- Involves NO demolition of any sort.
- Involves NO ground penetration other than, maybe, one fence post by the front door.
- RETAINS the existing dwarf boundary wall intact.
- Affects NO features of historic or architectural or landscape value
- Is easily REVERSIBLE.
- Involves materials and details of a usual, simple close boarded timber fence similar to those of nearby dwellings in Fort Ave – especially those of No.1 Fort Ave..

THE HERITAGE IMPACT OF THE **CONSTRUCTION** OF THIS PROPOSAL IS THUS **LOW TO NEGLIGIBLE**.

5. The justification for an approval of this application is thus as follows:

- The fence is designed for Privacy (especially to enable a private sitting-out area on the south western side of the dwelling), Security (the current dwelling is very exposed to public view and easily accessed by anyone from the public highway), and Safety (in relation to the highway for children, pets and ball games etc.).
- The Heritage Impact on the setting of the proposal is negligible.
- The Heritage Impact of the proposal's construction is negligible.
- The proposal is easily reversible.
- It involves minimal intervention to the property and its environment.
- The design, construction and materials used are simple, natural and compatible with other similar developments nearby.

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16/03/2025