

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
26 August 2025

**THE BUNGALOW
SIMONSTONE LANE
SIMONSTONE**

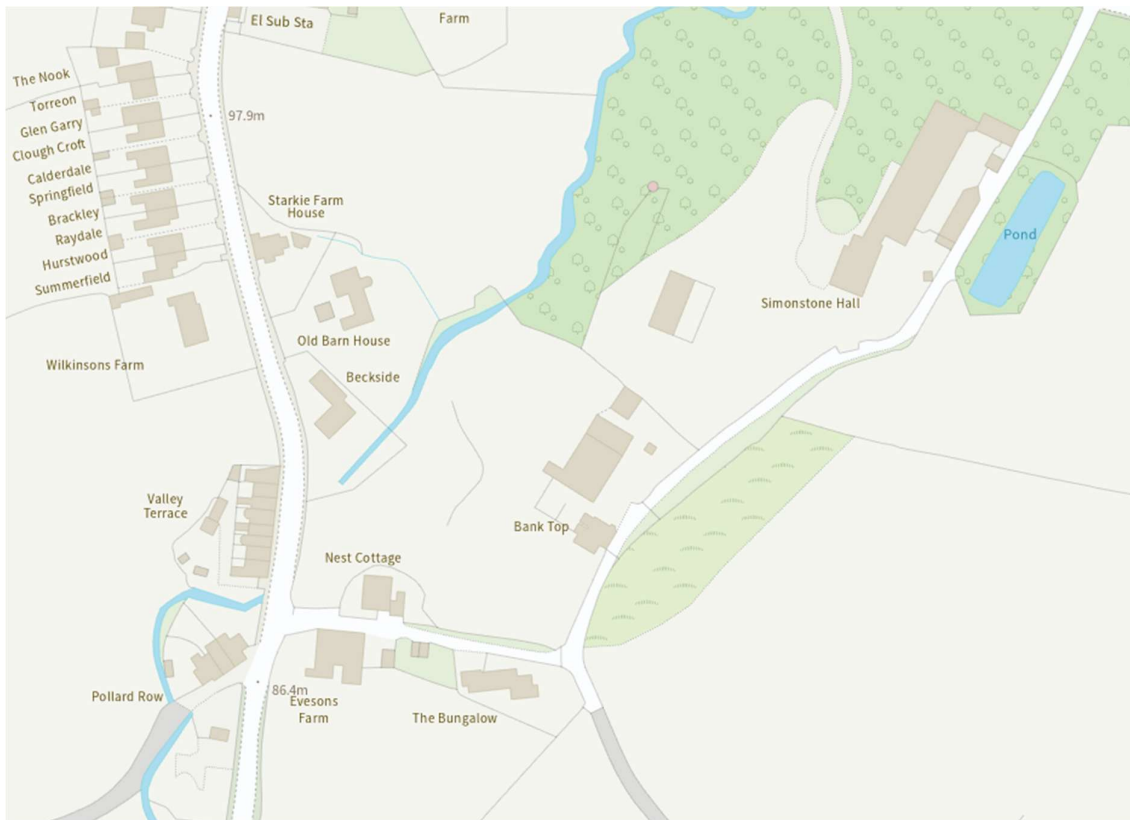
HERITAGE IMPACT STATEMENT



Introduction

This heritage statement supports a planning application to Ribble Valley Borough Council (RVBC), for the alterations and extensions to the existing bungalow. The property is a detached dwelling located along a private access track off Simonstone Lane in Simonstone.

The house was originally constructed pre 1948 and has been the subject of two single storey extensions since the original construction. The property has a modest appearance of white render with tiled hipped roofs and flat roof areas. It generous domestic curtilage.



Location and setting

The application building stands on the south side of a private track, 120m to the east of (and elevated above) Simonstone Lane, 270m south of its junction with the A671 Whalley Road. The national grid reference for the barn is SD 77477 34144.

The house is positioned within a group of other buildings which include the recently converted Evesons Barn immediately to the west. There are two grade two Listed Buildings which are located on the same track.

The listed building of "Evesons Farmhouse and Evesons Farm Cottage" (shown on some maps as Nest Cottage) stands some 25m to the north west of the house, on the opposite side

of the track. Simonstone Hall is located to the north of the application site further along the track.

The house sits in a clearly defined residential curtilage with a hardstanding area to the garage directly off the track. The house has lawned gardens and borders. The north side faces directly onto the track, and the east side onto a field track. The south elevation faces onto a pasture field with long views.

Proposal and impact on the local listed buildings

This is a householder planning application and the design demonstrates that there is no proposal to extend the footprint of the property. Allied with this, the proposed external materiality continues the rendered aesthetic with a traditional appearance to the track. The south elevation is defined by two gables which exploit the views.

Due to the separation distance, the overall scale of the extensions and the general appearance, It is not considered that the proposed conversion would result in harm to the listing status of Nest Cottage and Simonstone Hall.

In summary, the proposed alterations and extensions to the existing dwelling is considered entirely acceptable in terms of any impact on the historic environment.



