

Heritage Statement for
**4 Valley View, Sawley Road,
Grindleton**
Side and Rear Extension



Designs for...
**remodelling
refurbishment
extensions**

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Dear Planning at Ribble Valley Borough Council,

Heritage Statement in support of an application for a Side and Rear Extension to 4 Valley View, Sawley Road, Grindleton, BB7 4RP – Part of the Grindleton Conservation Area

Introduction

In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The statement has been prepared in accordance with the general guidelines set out in Chapter 16 of the *National Planning Policy Framework (MHCLG, 2019)* and *PPG15*. The legal context is set by the *Planning (Listed Buildings and Conservation Areas) Act of 1990*.

In terms of local planning policy, the *Grindleton Conservation Area Appraisal (The Conservation Studio 2005)* and *Grindleton Conservation Area Management Guidance (The Conservation Studio 2005)*, *Ribble Valley Borough Council Core Strategy 2008 – 2028 A local Plan for Ribble Valley Adoption Version* and the *Local Plan 1998* have all been referred to when producing this statement.

Grindleton Conservation Area Appraisal

The village of Grindleton is described within the *Grindleton Conservation Area Appraisal* as ‘one of a series of villages located on a terrace above the floodplain on the northern bank of the River Ribble, some 4km north east of Clitheroe, on the fringe of the Forest of Bowland.’

The *Grindleton Conservation Area Appraisal* states that ‘the Grindleton Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Its important place in non-conformist history as the village that gave birth to the Grindletonian sect in the 1600s;

- *Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;*
- *The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;*
- *Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.'*

The document describes the general architectural qualities of the buildings as follows:

'The historic buildings of Grindleton are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls built from local gritstone and roofs of sandstone or slate, with boundary walls of stone.

Today most roofs in the conservation area are of slate, though mid-19th-century pictures show that many of the houses were then thatched. Several houses (in Eccles Terrace and Harrison Terrace, for example) show evidence in the gable walls of the roof heightening made possible by the use of lighter slates, which can also be laid at a shallower pitch. This suggests that few original roof trusses will have survived, however.

Roughcast render has long been used in the area as a wall covering. Today there is a trend for removing the render and exposing the rubble, which can result in a less attractive building, with aggressively cleaned stone and coloured pointing (Stonehill Farm, for example).

Window and door surrounds are rarely more elaborate than simple rectangular slabs of stone, though a few later 19th century houses have shaped doors and window surrounds (for example, the old post office and former village store at Nos 1 and 3 West View). Blocked windows in the end gable of Harrison Terrace suggest that the earliest windows were small and square, and that rectangular windows are a later introduction. Very few original windows survive in the village. The great majority have been replaced in recent years by UPVC units or treated timber.'

Grindleton Conservation Area Management Guidance

The *Grindleton Conservation Area Management Guidance* provides an understanding of the level of development which is to be permitted within the area, and key design principles which are to be adhered to. It is outlined within the document that material repairs and upgrades to an existing property must adhere to the original design and material provision which is to be repaired or replaced.

The document goes on to explain that more modern approaches may be taken in the design of any new development, where it states that *'any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details'*.

Further guidance is provided for acceptable design, particularly in relation to the use of pitched roofs with stone or slate coverings and the use of stone and render in the design of external walls.

No. 4 Valley View

The application property at 4 Valley View comprises of a traditional two-storey end-terrace dwelling, constructed around the year 1900-1920. The house and the adjoining property are constructed with spar dash external walls and stone detailing to the corners and window surrounds.

The building is set beneath a pitched roof finished in traditional slate and ridge tiles to the ridge and roof hip, with a prominent chimney stack located along the ridge line. The principal elevation faces the street and is characterised by a simple, domestic vernacular appearance.

Fenestration consists of a masonry and painted timber bay window, with a clay tile lean-to type roof, to the front principal elevation of the property, and a modern sash window replacement to the first floor with original stone surrounds. The adjoining property has a modern window installation which has replaced the original timber windows. Generally, the property has a mix of traditional timber sash windows and modern uPVC replacement throughout the property. The entrance to the property is via a traditional painted timber entrance door within a painted timber entrance porch, with matching clay tile roof covering over. The entrance is to a recessed aspect of the front elevation, which is set back from the principal elevation overlooking Sawley Road.

The property is set above street level and is bounded to the front by a natural stone retaining wall, topped with a metal railing. A narrow pedestrian access gate leads to the front steps and entrance. The front garden is modest in scale and predominantly laid to soft landscaping, with some established planting.

The dwelling forms part of a wider residential streetscape characterised by other two-storey properties of comparable scale, form, and materials. The properties at no. 1-4 Valley View appear to be older than some of the surrounding semi-detached properties. Sawley Road also features a number of detached, stone-built properties of a similar age.

Overall, the building makes a positive contribution to the character of the surrounding area, reflecting an established residential pattern of development.



Photo showing view of 4 Valley View and adjoining property from Sawley Road

To the rear elevation of the property, modern uPVC windows have been installed to replace the original timber window provisions. A small uPVC porch has been constructed to the rear entrance of the property, which currently serves as a boot room. The existing stone surrounds are still in situ, though it appears that the rear of the property has been rendered in more recent times, with various patchwork repairs leaving the property looking less aesthetically pleasing than the front aspect.

To the rear of the property is a modest sized lawned garden area which is flanked by stone walls to the sides and a rendered wall to the rear. A pedestrian gateway is present within the rear garden wall, providing access to the rear access road. Within the garden area is an 'L-shaped' outbuilding, which consists of what is likely an original stone-built storage building with a pitched slate roof and painted timber doors, along the Northeast aspect, with a more modern garage added to the rear. The garage is constructed using rendered brickwork and corrugated cement roof sheets. The outbuildings are in a dilapidated state of repair and no longer serve a meaningful use.



Photo showing outbuildings which have been proposed for demolition

Design Statement

The design of the proposed side and rear extension has been created following discussions with the current property owners, Mr and Mrs Rosinski. Their growing family has created the requirement for an increase in living area spaces, along with their need for a space to work from home.

The existing outbuildings need full refurbishment to bring them back to a useable state, but their current storage use is not required, and it is therefore not feasible to undertake this work. This was, however, seen as an opportunity to demolish the current provision to create the additional spaces that were needed, whilst also improving the appearance of the property as a whole.

The design of the proposed extension will complement the character and appearance of the existing dwelling, utilising matching material finishes such as the slate roof coverings, stone quoins and spar dash rendered walls. This design accords with local planning policy and guidance for the conservation area, particularly the *Grindleton Conservation Area Management Guidance*.

Whilst traditional stylings have been preferred for the overall design of the extended areas, more modern materials have been specified in areas. The garden-facing aspect of the rear extension will feature aluminium bi-fold doors, which will create an area for the family to enjoy both the internal areas and external garden areas, particularly during summer months. External doors will also be installed to create access to the proposed rear store area and for direct access into the boot room area. These provisions are likely to match the style of the bifold doors. Whilst a more modern type of door and window is proposed here, this aspect of the property is not visible from Sawley Road and is inward facing to the rear garden, minimising impact on the wider streetscape.

To the roof, conservation type Velux roof windows have been proposed. As the extension is sited with walls overlooking neighbouring properties, there is a lessened opportunity to install windows and provide natural light into the areas. Roof windows have therefore been proposed to improve natural light into these areas, reducing the reliance on artificial lighting.

Due to the layout of the existing house, with the right-hand side of the front elevation being set back from the principal front elevation by approx. 3.2m, the frontage of the proposed side extension will be sited back from Sawley Road by such a distance that it is unlikely to detrimentally impact the frontage of the property and will appear subservient by design.

No. 3 Valley View, the adjoining property, has undergone phases of development in order to create a large, two-storey rear extension, along with a smaller single storey addition up to the rear boundary. This extension has been created using a painted or through-coloured render, modern uPVC windows and doors, along with a roof light to the single storey roof. With this proposal being for a single storey rear extension, which is replacing an existing structure of a similar layout, we do not believe that this development would detrimentally affect the adjoining property.

All existing boundary treatments are to remain in situ, which will minimise the impact on the non-adjoining surrounding properties.



Photograph showing rear extensions at 3 Valley View



Photograph showing view of existing garage from rear access road



Photograph showing view down rear access road from existing garage

Statement By

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