HERITAGE STATEMENT

FOR PROPOSED WORKS TO 9 GREENSIDE, RIBCHESTER, LANCASHIRE, PR3 3ZJ

REF: 5693 VERSION 1.02 DATE: NOVEMBER 2018
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1.0 INTRODUCTION

1.1 Overview

9 Greenside, Ribchester is the focus of this Heritage Statement. The dwelling is not a listed building but is identified by Ribble Valley Borough Council as being a ‘building of townscape merit’ and is therefore a non-designated heritage asset. The dwelling is within the Ribchester Conservation Area and to the rear lies part of the Ribchester Roman Fort and associated civilian settlement Scheduled Monument.

The applicant proposes to erect a single storey lean to extension to the rear of the dwelling and alter existing window and door openings to the front and side extension. The applicant also proposes to erect a detached garage and playroom / study building on land to the rear of the dwelling including the conversion a section of field to residential curtilage.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to prepare this document as part of applications for planning approval and scheduled monument consent for the proposed works.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the affected heritage assets.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2018 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. ¹

This document has been commissioned by Mr. Procter, who is the applicant in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

1.3 Author

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is an Affiliate Member of the Institute of Historic Building Conservation (IHBC) and is currently working towards full membership of the institute and has experience in the surveying, analysis and recording of historic buildings.

2.0 LOCATION AND DESCRIPTIONS

2.1 Site Location

9 Greenside is located within the village of Ribchester within the Ribble Valley in Lancashire. Greenside is located in the centre of the village and encloses the main green space within the village to the east and south. 9 Greenside is located on the west side of Greenside towards the northern end of the road.

The site partially lies within the ‘vicus’ or extra-mural settlement adjacent to the Roman fort of ‘Bremetennacum, with the undeveloped land enclosed by Greenside, Water Street and Blackburn Road being one of five areas of the fort and vicus which are scheduled monuments.

2.2 Building Description

The dwelling is stone built with square course stonework to the front elevation and with rusticated quoins to the front north corner. A blocked doorway is present to the north end of the front elevation with a stone head over the infill material. Three window openings are present at ground floor level, the central of which was once previously a door opening. The south ground floor window cill has been lowered along with the cill of the first floor window directly above. The left and central windows and the left first floor window all have stone heads, jambs and cills; whereas the windows to the north end of the front elevation do not have stone jambs. The majority of the side elevation and all of the rear elevation has been rendered. The roof over the original building is pitched with a covering of modern interlocking
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cement tiles. A two storey flat roof rear extension is present to the rear. Rainwater goods are uPVC throughout. Four window openings are present to the rear elevation of the extension with two at ground floor level and two located directly above at first floor level. A door opening and two windows are present to the ground floor of the side extension with a further window present at first floor level. A rendered chimney stack is present to the north gable and is likely to be a modern addition to the building. The stack to the south end is located at ridge level and is brick built and likely replaces an earlier stone built stack.

PL01: Existing front east facing elevation of 9 Greenside.
PL02: Existing rear west facing elevation of 9 Greenside.

PL03: Existing concrete hard standing located to the rear of 9 Greenside.
3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

9 Greenside is described by Ribble Valley Borough Council as a ‘building of townscape merit’ and is therefore a non-designated heritage asset.

Non-designated heritage assets are defined as;

“…buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated.”²

Even though the dwelling is not protected by national planning legislation i.e. listing under the Planning (Listed Buildings and Conservation Areas) Act 1990, the building is considered to have enough historical and/or architectural significance to warrant material consideration during the planning process, but none of which is of high enough significance to warrant statutory protection.

The site lies within the Ribchester conservation Area and was designated as such under the provisions of Section 69 of the Planning (listed Buildings and Conservation Areas) Act 1990. The special interest of the conservation area is as follows;³

- Remains of Roman fort and associated outbuildings of settlement (vicus), including granaries and bath house, much of which is protected by Scheduled Monument status;
- The architectural and historic interest of the area’s buildings, 21 of which are listed;
- Two grade I churches: Church of St Wilfred and Church of St Saviour, Stydd;
- Church of St Peter and St Paul (grade II), a ‘barn church’ and one of the earliest Catholic churches in Lancashire;
- Stydd Almshouses, listed grade II*;
- Narrow, closely developed streets of former handloom weavers’ settlement;
- Ensemble of St Wilfrid’s Church, Rectory, Museum and Churchgates;
- Handloom weaver’s cottages, including two with cellar loomshops, particularly in Church Street and Water Street;
- Good examples of late 19th century terraced houses along Church Street and Blackburn Road;
- River Ribble;

² Historic England (2016) Historic England Advice Note 7: Local Heritage Listing, Pg 2
• The prevalent use of local building stone;
• Stydd, a tiny rural hamlet containing two historic churches and 18th century almshouses;
• Open space in front of White Bull;
• Views of River Ribble and surrounding landscape;
• Individual trees and groups of trees.

Ribchester is the location of the site of a former Roman Fort and associated civilian settlement (List entry Number 1005110), the most northern part of which is located to the rear of the application as well as forming part of it. Ribchester Roman Fort is an Ancient Scheduled Monument and is scheduled as such under the Ancient Monuments and Archaeological Areas Act 1979 for its national importance.  

Whilst the site of the existing dwelling lies outside the boundary of the scheduled monument it is likely that archaeological remains of equivalent significance may be located around the site of the dwelling. Any non-designated archaeological remains discovered on site should therefore be considered in a similar fashion to those within the scheduled monument in accordance with the national planning policy framework.

4.0 PAST INVESTIGATIONS

A search of the following databases and archives has been carried out as part of this application;

• Archaeology Data Service
• Historic England Archive
• Lancashire County Archive
• Clitheroe Local Studies Library

Past investigations include the following:

The site was within the defined survey area of the historic town survey of Ribchester carried out by Lancashire County Council and Egerton Lea Consultancy in 2006.

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Investigation: Foundations for a pair of houses were excavated about 100 yards from the West end of Greenside on the North side of the road. The sides and bottom were cleaned and recorded. A stone foundation, post-hole and large quantity of pottery, all of R-B date were recorded.
Location: West end of Greenside.
Date: 1971
Carried out by: Ribble Archaeological Society

Investigation: West end of Greenside where a bungalow was being built. (This site is adjacent to the bungalow excavation of 1971.
Location: West end of Greenside.
Date: 1975
Carried out by: Ribble Archaeological Society

Investigation: Drainage system possibly associated with the bath-house.
Location: Access Road / Greenside
Date: 1977
Carried out by: Lancaster University

Investigation: No description provided
Location: Water Street / Greenside
Date: 1979
Carried out by: Lancashire Museums Service

Investigation: Single trench excavated inside former livestock haulier’s garage.
Location: 8A Greenside, Ribchester.
Date: 2001
Carried out by: Nigel R. J. Neil Archaeological Services

Investigation: Two test pits excavated in advance of proposed development, recording in-situ evidence for the Roman vicus at Ribchester.
Location: Feolin, Greenside, Ribchester
Date: 2004
Carried out by: Oxford Archaeology

Investigation: Archaeological watching brief
Location: Feolin, Greenside, Ribchester
Date: 2005
Carried out by: Oxford Archaeology
• Investigation: Monitoring of development groundworks - recorded roman finds but no significant features
  Location: Ribblesdene, Greenside, Ribchester
  Date: 2009
  Carried out by: Archaeological Excavation Services

5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

5.1 Historical Background

The earliest roman activity at Ribchester dates to circa AD 72 when a large timber fort was constructed as part of a network of defensive forts across northern Britain. The fort was subsequently demolished between circa AD 117 – 25 and replaced by a stone built fort.

The extra mural settlement or ‘vicus’ associated with the fort appears to have originated around the same time as the construction of the original timber built fort but were cleared at the end of the AD 70’s and replaced with new buildings. This area appears was primarily used as a working area during the time that the fort was rebuilt. The existing timber buildings in the vicus were later to be removed and a stone building complex was constructed comprising of a bath house (with hypocausted rooms and furnaces), shrine or temple and an area used for industrial production. It is also thought that a cemetery was located in this area.

Approximately 350m to the north of the later stone built fort, a number of timber buildings were constructed in a military pattern were constructed in circa AD 125 and may have been additional garrisoning, stables or an extra-mural settlement for veteran soldiers which is implied by the name ‘Bremetennacum Veteranorum’, Ribchester’s Roman name. This settlement has been linked with a garrison of Sarmatian cavalry from the late second and third centuries. The land on which they stood following their demolition was returned to agricultural use for the remaining time of the existence of the vicus.

From the late 18th century, Ribchester saw an increase in handloom weaving mainly cotton, having previously switched from linen which had been the main weaving product from Ribchester from the seventeenth century. As a result, Ribchester prospered from its weaving industry up until 1830 from which the invention of power looms saw a decline in handloom weaving and hardship to all those who relied upon it.
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9 Greenside is likely to have been constructed in the early 19th century and is also likely to have been two separate cottages, likely to be weavers cottages, given the prosperity that weaving brought at this time.

The front elevation of the building contains one blocked doorway to the north end of the elevation as indicated by the obvious infill material. It is also possible to distinguish some low level infill below the middle window to the front elevation indicating that this may have been a doorway and suggesting that the dwelling was once two separate cottages each with a door and two windows to their front elevations. Internally, the former cottages were likely to be of a simple two unit layout with a lounge to the front and scullery to the rear. However it is possible that the lounge unit may have been adapted for weaving purposes given that the windows are to the ground floor are larger to this at first floor level of the front elevation. The two upstairs units are likely to have been bedrooms.

5.2 Map Regression Analysis

The following maps show the application site between the period of 1844 and 1930. From a desk based analysis of this cartographic evidence, very little changes appear to have occurred to the application site. The maps show an ‘L’ Shaped building is shown facing eastwards onto greenside, with a rear outshut that also adjoins the neighbouring building. This remains unchanged throughout the period of mapping provided.

PL05: Historic OS Map of 1844.\(^6\)

\(^6\) Ordnance Survey, 6 Inch, 1:10560 scale map, Edition of 1844, Lancashire Sheet LIV
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PL06: Historic OS Map of 1892.\(^7\)

PL07: Historic OS Map of 1910.\(^8\)

\(^7\) Ordnance Survey, 25 Inch, 1:2500 scale map, Edition of 1892, Lancashire Sheet LIV.14
\(^8\) Ordnance Survey, 25 Inch, 1:2500 scale map, Edition of 1910, Lancashire Sheet LIV.14
6.0  PLANNING POLICY CONTEXT

6.1  Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

6.2  National Planning Policies

The national planning policies regarding the conservation of the historic environment are contained within the National Planning Policy Framework (2018) and the relevant policies consist of the following;

189.  In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the

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heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

192. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
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.

6.3 Local Planning Policies

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the building in context principles (from the CABE/English Heritage building on context toolkit).

2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.

5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.

2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.

2. Provide adequate day lighting and privacy distances.

3. Have regard to public safety and secured by design principles.

4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.

2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.”

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance

and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.
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Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

a) Monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
c) Production of design guidance.
d) Keeping conservation area management guidance under review.
e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.  

7.0 ASSESSMENT OF SIGNIFICANCE

7.1 Evidential Value


The ancient scheduled monument is evidence of the Roman settlement and origins of Ribchester as well as evidence of the wider Roman occupation of Great Britain. The scheduled monument adjacent to the application site contains significant archaeological remains and deposits relating to the Vicus that was associated with the Nearby Roman Fort and is evidence of domestic, commercial, industrial and spiritual uses of the area.

The dwelling is physical evidence of the late 18th / early 19th century settlement and development of the village as a result of textile handloom weaving evidence of which is prevalent throughout the village. It is possible that the dwelling is located on the site of roman archaeological remains given their extent throughout the village. The dwelling has maintained its residential use but possibly originated as two separate cottages.

The building has been significantly extended to the rear and has been altered internally resulting in the loss of some evidential value.

### 7.2 Historical Value

The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present”\(^\text{14}\)

In terms of associative historical value, 9 Greenside will be associated with its past inhabitants, however no known associations appear to be manifested in the historic fabric of the building and as such will remain unharmed by the proposed works.

In terms of illustrative historical value the dwelling is illustrative of a typical cottage type dwelling many of which are prevalent throughout the village and wider Ribble Valley and Lancashire areas and is therefore not a rare or unique example of this building type and provides very little unique evidence about the past, with more significant and complete examples existing elsewhere. The building does not possess any particular uniqueness in relation to design, technology or social organisation.

### 7.3 Communal Value

The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”\(^\text{15}\)

9 Greenside is currently under private ownership and is in use as a dwelling resulting in no significant communal value. However the building may be attributed a limited amount of communal value through communal enjoyment as part of the local streetscape. The land comprising the scheduled monument is currently under private ownership of the applicant and


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offers limited communal value however this is a significant green open space within the village and again offers a form of communal value as part of the streetscapes and conservation area.

The village of Ribchester contains a number of designated and non-designated heritage assets all of which contribute to rich and diverse history of the village and its development through time as well as contributing to the overall significance of the Conservation area. The heritage and history of the village should be a source of pride for the local community and will serve as the setting of shared memories and experiences for the local inhabitants, both past and present. This gives a high communal value for the conservation area.

7.4 Aesthetic Value


9 Greenside is a building of vernacular construction and would have been built using local materials and craftsmen and is relatively simple building in terms of its appearance and design and contains few embellishments and features of merit.

No known attribution can be found with regards to any associated patrons, designers, architects or craftsmen and no formal instructions or architectural drawings can be found regarding the construction of 9 Greenside.

Apart, from the building itself, the local landscape adds to the aesthetic appeal of the building. Its location provides attractive and views throughout the village which is enhanced by the rural surroundings and the location of the River Ribble.

The scheduled monument offers limited aesthetic value in the form of a significant open green space within the centre of the village.

The aesthetic values of the Conservation Area derive from the simple scale form and appearance of the buildings, the homogenous use of locally quarried sandstone and the interspersed siting of various larger and more prominently visual ‘landmark’ buildings such as St Wilfred’s Church, Stone House and the White Bull. The character of the Conservation Area is complemented through local details such as prominent trees and groups of trees, with

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associated open spaces throughout the village, historic flooring such as the sand stone paving (slabs and setts) located to the churchyard, Church lane and parts of King Street.

7.5 Statement of Significance

Following an appraisal of the heritage values associated with the site, it is possible to take a more informed approach in determining its overall significance.

The land to the rear of the application site is a scheduled monument and the village core of Ribchester is a conservation officer, both of which are designated scheduled monuments for their architectural and historical significance.

The heritage values associated with the wider conservation area are rich and diverse. The 18th and 19th century industrial era housing arranged in terraces and stone built, particularly to Church Street, Water Street and Blackburn Road, possess a simple aesthetic value which is complemented by the River Ribble and the setting of the village providing a rural back drop. The history of the village is a prominent feature within the village, notably the scheduled monument comprising of roman archaeological remains, and industrial era housing all of which possess evidential and illustrative historical value. The communal value of the village is high with the roman origins of the village providing a focus for shared pride and interest in the village to both residents and tourists alike.

The heritage values of the dwelling are more limited than both the conservation area and scheduled monument. Its communal and aesthetic values are low but the building does contribute to the communal enjoyment and character and appearance of the conservation area therefore increasing its heritage values somewhat when considered in relation to the conservation area.

Its evidential value and historical values of the site are also low in comparison to the schedule monument and conservation area. It is an example of industrial late 18th / early 19th century industrial era housing but can be considered to not be a particularly good example of such a building type, or a rare and unique building type.

Its overall significance is low with its significance deriving from it being an example of industrial era housing and its remaining historic fabric. The building also contributes positively to the streetscape and the character and appearance of the conservation area, however this is limited to its front elevation as the rear is much altered with a large flat roof extension which is considered harmful due to its incongruous appearance.
8.0 PROPOSED WORKS

8.1 Summary of Proposals

- Alteration of existing rear flat roof to form double apex roof.
- Erection of proposed single storey rear extension to provide dining room, utility and WC.
- Alteration of existing ground floor window opening to the front elevation to form new front entrance door.
- Close up existing door opening to the side elevation.
- Grubbing up of existing concrete hardstanding and erection of new detached play room and garage building.
- Alteration to entrance wall to increase visibility and security.
- Replacement of existing timber casement windows with timber sliding sash windows.
- Repositioning of existing stone retaining wall to provide path along the north side of the house leading to the rear.
- Change of use of section of existing field into residential curtilage.

8.2 Consultation Response

An initial consultation was requested from Historic England and was received in June 2018 and reads as follows:

“There should be no objection to extending the garden, erecting a garden building, or removing the two trees. Because the site is scheduled as an ancient monument you will need to obtain what is known as ‘Scheduled Monument Consent’ before extending the garden area or putting in a hard base for the garden building. We recommend that removal of the trees is carried out by cutting them down close to ground level, poisoning the stumps, and leaving them to rot. Not digging out the roots minimises the risk of damaging sensitive archaeological remains, and also means that you do not need to obtain SMC before carrying out this element of the work.

I attach a copy of the application form for SMC, together with the guidance notes for applicants. There is no fee for the application. The form should be completed and then submitted either by post to the Manchester office address below, or by email to northwest@HistoricEngland.org.uk. As the site is scheduled because of its important buried archaeological remains, you will need to include information about the depth of ground disturbance which would be caused by extending the garden or installing the garden building.

You will need to talk to the local council about the proposed garage. Although its site is not scheduled, it is still archaeologically sensitive, and depending on the type of foundations, they may expect you to make arrangements for an archaeologist to observe the groundworks.”
A further consultation response was provided by Historic England following the receipt of the proposed scheme and reads as follows:

“Thank you for your email, and the details of the current proposals. There seems to be rather more development within the scheduled area than was originally proposed. However, if the garage/playroom can be supported on a slab which disturbs the ground to a maximum depth of 300mm, as suggested in the draft Design Statement, then there should not an unacceptable impact on underlying archaeological remains. That said, it would be sensible to have an archaeologist in attendance (a ‘watching brief’) whilst the groundworks are undertaken, just in case archaeological material is encountered.”
9.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

9.1 Heritage Impact Assessment

The following impact assessment will judge the impact of the proposals on 9 Greenside as a non-designated heritage asset and on the scheduled monument and conservation area as designated heritage assets. The proposals will be assessed against the following magnitudes.

<table>
<thead>
<tr>
<th>Magnitude of Impact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Beneficial Impact</td>
<td>The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.</td>
</tr>
<tr>
<td>Medium Beneficial Impact</td>
<td>The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.</td>
</tr>
<tr>
<td>Low Beneficial Impact</td>
<td>The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.</td>
</tr>
<tr>
<td>Neutral Impact</td>
<td>The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.</td>
</tr>
<tr>
<td>Low Adverse Impact</td>
<td>The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.</td>
</tr>
<tr>
<td>Medium Adverse Impact</td>
<td>The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.</td>
</tr>
<tr>
<td>High Adverse Impact</td>
<td>The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.</td>
</tr>
<tr>
<td>Proposal</td>
<td>Justification</td>
</tr>
<tr>
<td>----------</td>
<td>---------------</td>
</tr>
<tr>
<td>Alteration of existing rear flat roof to form double apex roof.</td>
<td>Deemed desirable by the applicant. Planning approval previously granted for proposal as part of planning application No. 3/2011/0704.</td>
</tr>
<tr>
<td>Erection of proposed single storey rear extension to provide dining room, utility and WC.</td>
<td>Deemed desirable by the applicant to provide required residential amenities.</td>
</tr>
<tr>
<td>Alteration of existing ground floor window opening to the front elevation to form new front entrance door.</td>
<td>Deemed desirable by the applicant to provide required residential amenities.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Close up existing door opening to the side elevation.</td>
<td>Deemed desirable by the applicant to provide required residential amenities.</td>
</tr>
<tr>
<td>Grubbing up of existing concrete hardstanding and erection of new detached play room and garage building.</td>
<td>Deemed desirable by the applicant to provide required residential amenities.</td>
</tr>
</tbody>
</table>

**Traditional materials to match the host dwelling to harmonise with its appearance and to lessen any visual impact.**

**Trial pits / excavations to be carried out on proposal site prior to works commencing to determine potential for non-scheduled archaeological remains.**

Excavation works to be monitored by a suitably qualified and experienced archaeological contractor throughout their duration during the works and a watching brief be implemented.

Any significant archaeological remains / finds are to be recorded by a suitably qualified and experienced archaeological contractor and the completed record deposited with the Lancashire HER and Lancashire Archive Service.

Suitable foundation design to prevent significant harm to any non-scheduled archaeological remains.
In terms of visual impact the extension appears appropriate in its scale, size and design. The building is to be built using traditional materials to match the host dwelling to harmonise with its appearance and to lessen any visual impact.

Compliance in terms of material selection to be ensured through a suitably worded planning condition by Ribble Valley Borough Council in order to ensure control.

Trial pits / excavations to be carried out on proposal site prior to works commencing to determine potential for non-scheduled archaeological remains.

Excavation works to be monitored by a suitably qualified and experienced archaeological contractor throughout their duration during the works and a watching brief be implemented.

Any significant archaeological remains / finds are to be recorded by a suitably qualified and experienced archaeological contractor and the completed record deposited with the Lancashire HER and Lancashire Archive Service.

Suitable foundation design to prevent significant harm to any non-scheduled archaeological remains.

<p>| Alteration to entrance wall to increase visibility and security. | Required to provide improved access and visibility on exiting the site. | No significant adverse impact on the dwelling and conservation area. Existing stonework to be utilised in the rebuilding of the new section with any new stonework matching the existing in colour, size and | Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Excavation works to be monitored by a suitably qualified and experienced |</p>
<table>
<thead>
<tr>
<th>Heritage Statement: 9 Greenside, Ribchester</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Replacement of existing timber casement windows with timber sliding sash windows.</strong></td>
</tr>
<tr>
<td>Deemed desirable by the applicant.</td>
</tr>
<tr>
<td>The existing casement windows are to be replaced with more traditional timber framed sliding sash windows resulting in enhancement to both the dwelling and the conservation area.</td>
</tr>
<tr>
<td>Compliance in terms of detailing and material selection to be ensured through a suitably worded planning condition by Ribble Valley Borough Council in order to ensure control.</td>
</tr>
<tr>
<td>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.</td>
</tr>
</tbody>
</table>

| Repositioning of existing stone retaining wall to provide path along the north side of the house leading to the rear. |
| The stone wall is to be dismantled and repositioned to provide a walkway along the north side of the dwelling leading to the rear of the property. |
| No significant adverse impact on the dwelling and conservation area. |
| Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. |
| Excavation works to be monitored by a suitably qualified and experienced archaeological contractor throughout their duration during the works and a watching brief be implemented. |

| finish. |
| Potential for minor harm to non-scheduled archaeological deposits. |
| archaeological contractor throughout their duration during the works and a watching brief be implemented. |
| Any significant archaeological remains / finds are to be recorded by a suitably qualified and experienced archaeological contractor and the completed record deposited with the Lancashire HER and Lancashire Archive Service. |
| Suitable foundation design to prevent significant harm to any non-scheduled archaeological remains. |
| Any significant archaeological remains / finds are to be recorded by a suitably qualified and experienced archaeological contractor and the completed record deposited with the Lancashire HER and Lancashire Archive Service. |
| Suitable foundation design to prevent significant harm to any non-scheduled archaeological remains. |