

Proposed alterations and reinstatements to existing front elevation of ground floor shop and flat above at 13 Moor Lane, Clitheroe BB7 1BE

1 The existing property is a 3 storey building. The ground floor comprises shop and associated area accessed from Moor Lane. First and second floor comprises a self contained flat with a separate access from Moor Lane via a covered passageway. There is a small contained yard area to the rear of the property.

2 The development consists of the replacement of the existing windows at first and second floor, reintroduction of fluted pilasters to the shop front, replacement timber fascia, stone cleaning, repainting the shop front area and replacement sign. The rotten/damaged timbers to the dormer will be replaced to match existing with a painted finish.

3 Scale: - The building is existing

4 Landscaping: - not applicable to this scheme.

5 Appearance: - All as existing with new windows as described.

6 Use: - Existing shop and self-contained flat above.

7 Access: - Level access to the shop is via the existing entrance to Moor Lane with existing rear access via passageway to the flat.
Parking will be as existing i.e. street parking.

8 Heritage statement: - No 13 Moor Lane is within Character Area 1 of the Clitheroe Conservation Area and is described as a typical 19th century terraced property. Most of the original features of the property are still retained. The existing fluted pilasters and fascia has been covered and will be replaced to their original state. All woodwork will be repainted (white or cream) and the original dormer timberwork will be replaced as necessary to match existing and will have a painted finish.
Windows to first and second floor will be replaced with upvc (brown) giving the appearance of the original sliding sash.
This is not considered to have a potential impact on the site and is in keeping with a large number of adjacent properties. Photos of the elevation are attached for information.