

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

22 May 2016

**PLANNING STATEMENT FOR THE RENOVATION AND CONVERSION OF
102 LOWERGATE, CLITHEROE, LANCASHIRE TO A DWELLING.**

This statement supports the formal planning application to renovate 102 Lowergate and convert in to a single dwelling.

Site

The site is located between Moor Lane and Lowergate in the centre of Clitheroe. The property fronts Lowergate with a three storey façade. The rear entrance, to Moor Lane is via a small alley and cannot be seen from Moor Lane. 102 Lowergate is a prominent building within the street scene and is in need of external aesthetic improvements. As detailed in the Heritage statement submitted, The property is situated within Clitheroe conservation area and is described as a building with “townscape merit”. The improvements are important to the area as this building currently adds to the “backstreet atmosphere” which “mars” Lowergate – as described in the Conservation Heritage Appraisal.



Design Proposal

Externally the proposal involves mainly aesthetic improvements. The timber framed windows are to be retained and painted; the pebble dash render is to be removed and original stonework and pointing restored. The northern gable, which is in poor repair, is to be taken down and rebuilt, whilst the natural roof slates are to be retained.

It is also proposed for the construction of a roof terrace within the roofspace of the front (East) elevation to Lowergate. Due to the height of the property; set down nature of the terrace behind the existing parapet; and retention of the gable walls the terrace will not be visible from street level. (See Photo Below and proposed section submitted on drawing number PHD/LNF/200). This arrangement also negates any overlooking issues – especially in comparison to the large existing windows. The terrace will be wholly unobtrusive.



At ground floor the recessed garage entrances will have a far more appealing appearance with residential style glazing, in keeping with the existing windows above. This will drastically help improve the “backstreet” feel of Lowergate.

Access

Internally, the accommodation will provide for the applicant’s family. The main, front entrance is to be off Lowergate, whilst retaining a rear, secondary entrance through the alley to Moor lane. Internal access to adjoined retail units is to be permanently blocked.

Please find refer also to the following submitted documents:

PHD/LNF/100

PHD/LNF/200

Heritage Statement

