

320170507P

HERITAGE & DESIGN STATEMENT
For
The Building Extension
to the rear of
19 Pendle St West
Sabden, Clitheroe,
Lancs.BB7 9EA

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2 Top Row
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issue 1 12/6/17

1. Heritage Statement

1.1 INTRODUCTION

The village of Sabden has been built up through the development of a number of mills and their associated mill workers dwellings during the 1850's and has continued to this day. The village being incorporated as a township in 1904.

1.2 ANALYSIS OF HISTORICAL INFORMATION

The existing property is believed to have been built in the 1890's and is typical of the terraced house designs of the period with dressed stone front and random stone rear elevations, sash windows and Welsh slate roofing

1.3 TOWNSCAPE

In the PPS5 Conservation Appraisal documents, the property was not identified as being of special merit. The main concern being to maintain the view of the townscape, which in this case is on the front elevation which will remain unchanged by this development.

1.4 APPRAISING THE HERITAGE CONTEXT OF THE PROPOSAL

The proposed works are to the rear of the property and will therefore not have any detrimental impact on the street scene. This proposal aims to maintain the original features of the house design whilst complying with current building regulations and modern living expectations.



Existing rear elevation & site of proposed extension

1. Existing arrangements

The dwelling forms part of a terrace and is included in the Sabden conservation area. The original internal space had a simple 2 bedroom arrangement on the first floor with 1 reception room and a small kitchen on the ground floor. The rear bedroom has been divided to provide a bathroom with internal W.C. to replace the original outside Privy which is now demolished.

An unsurfaced access road runs at the front of the property between the dwelling and a large allotment garden.

An unsurfaced access road runs at the rear of the property between the dwelling and the former Mill wall

The mill is now under demolition to make way for a new housing development.

The existing arrangements are too small for modern family use and the neighbouring properties have had single story rear extensions whilst No 31 has had the benefit of a 2 story extension.

1.5 Materials

The original terrace is of random rubble stone whilst the extensions are generally of Bradstone walling.

The original terrace Roof covering is predominately Blue-grey slate whilst the extensions of adjacent properties are roofed in brown concrete tiles with opening roof lights and brown upvc windows, fascia and doors



Existing Elevations to Rear of Pendle St. west

2. Proposals

The proposals aims to provide better facilities in the existing building in order to be more suitable for family use whilst maintaining the character of the area , which is a conservation Area within an A.O.N.B. The proposal is to provide better Kitchen facilities by extending the ground floor over the rear yard area, replicating the provisions of the other properties in the terrace.

3. Choice of Materials

3.1 WALLS

The Materials specified are a consideration of the materials used in similar situations in the terrace and the desire to have minimum maintenance for the occupier. The rear elevation being Natural random stone infill between large glass doors in consideration of similar materials used in the adjacent structures. This will also minimise any maintenance requirements for the exterior of the building.

3.2 WINDOWS , DOORS & TRIM

Weather boarding, Fascia, windows & other joinery trim will be from brown PVC to give a maintenance free material that blends with other similar features on nearby buildings. Rainwater goods will be from Black PVC

3.3 ROOFING

The Materials specified are brown concrete tiles in consideration of the prominent materials used on the adjacent properties and to blend with the existing roofing materials in size, colour & texture Roof lights will protrude less than 150 above the roof line. Metal flashings will be of lead or similar durable material with a dark grey appearance.

4. Size, Scale & Massing

The Size, Scale & Massing of the proposed development have been influenced by the extensions on the adjacent properties and other similar extension to the rear of this part of Pendle St West and the desire to upgrade the property for modern family living.

The proposal leaves adequate yard space to the rear of the building for refuse bin storage and other ancillary recreational use. The large allotment garden to the south and the front access road is unaffected by the proposal and is to be retained.

5. Access

5.1 FRONT ELEVATION

The existing access to the front elevation will be retained unchanged

5.2 REAR ACCESS

The proposed rear access will use the existing service road and the proposed doorways will facilitate easy disable access for wheelchair use.