



Householder Planning Application

1 Wood Terrace

Kayley Lane

Chatburn

Clitheroe

BB7 4AY

Wood Terrace

Planning and Heritage Statement

May 2019

Scheme Details

Site Location

1 Wood Terrace,
Kayley Lane,
Chatburn,
BB7 4AY

Development

The proposal is to demolish the existing porch and replace with a stone-built porch; addition of conservation rooflights; replacing the render to the rear elevation; reconfiguration of the rear elevation windows; replacing the windows to dark grey aluminium and fully refurbish to a high standard to relate to the existing heritage of the area of Chatburn.

Date Prepared

May 2019

Applicant

Mrs Philippa Snowden

Agent

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Statement

Introduction

This planning submission has been prepared on behalf of the applicant Mrs Philippa Snowden, to support the householder planning application to fully refurbish the existing property, 1 Wood Terrace. The applicant has purchased the property to live with her elderly mother in an area where she wants to retire; enjoy the local outdoor benefits; and be close to her friends and family.

The proposal is to demolish the existing porch and replace with a stone-built porch; addition of conservation rooflights; replacing the render to the rear elevation; reconfiguration of the rear elevation windows; replacing the windows to dark grey aluminium; and various changes to the transoms and mullions, in order to relate to the surrounding heritage context.

The Site

The site is located within the Chatburn Conservation area, in the area of Chatburn, Clitheroe. The property is located on Kayley lane which is accessed from Downham Road. The house is positioned on Wood Terrace, and is an end terrace property, to the South of the row. Wood Terrace is a small row of terrace cottages which front onto farmer's fields with Price Brian & Son funeral directors to the rear. They are traditional 2-up, 2-down, cottages with a traditional appearance. There are small gardens with stone boundaries to the front and communal access to the rear with small amenity spaces for each property.

The relevant policies have been taken into consideration with the aim to relate to the character of Chatburn and making a positive contribution to the village.

Heritage Statement

The property is located within the Chatburn Conservation Area however it is not listed or identified as an important building in the area. Taking this into account, the design aims to fully refurbish the property whilst relating to the conservation area and character of the area. The existing property includes white uPVC windows; inconsistent render to the rear elevation; a white uPVC porch to the front elevation; and random windows to the rear elevation which have black painted window surrounds and do not work with the internal layout.

The existing front and gable elevations are faced in traditional pebbledash which is a consistent feature of many local properties of the area. The terraced row has a consistent rhythm of 1 large window to both the ground and first floor, with a door to the left of the windows. Each property incorporates stone window surrounds, some of which have been painted white, with a rendered plinth to the bottom of the ground floor window. Boundary treatments are also consistent with stone walls, and timber or metal pedestrian gates. 1 Wood Terrace and one other property incorporate a porch to the front elevation.

The proposed improvements have retained the window and door openings to the front elevation, and therefore the pebbledash will remain as existing, this is an important feature of the local area that needs to be retained. The porch and windows are currently white uPVC and are in poor condition. The applicant wishes to replace the porch with a robust stone-built porch, materials of which are more consistent with the local area. The white uPVC windows will be replaced with dark grey aluminium windows. The addition of conservation roof lights will provide additional light for the internal spacings, and a feeling of space within a compact property. Conservation roof lights have low-profile frames which are close to the existing roof plane, and as the area is tightly knit with properties, direct views of the roofscape are limited.

The rear elevation windows will be re-positioned and rationalised, relating to the proportions of the front elevation. The inconsistent render to the rear elevation will be removed and replaced with smooth white render.

Conclusion

At present the property is in a poor condition and requires a full refurbishment. The proposed alterations have been sensitively influenced by the area to ensure that the changes are an improvement and will relate to the context more than the existing property. We have worked closely with the applicant to create a property which will be modernised internally to meet their living requirements, as well as creating a positive contribution to the local character of the area which adds value to the surrounding heritage context.

Existing Photographs

