

Mr & Mrs Morley

Proposed Extension and Alterations

46 Eshton Terrace, Clitheroe
Design and Access Statement
(Incorporating Heritage Statement)



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1.0 INTRODUCTION

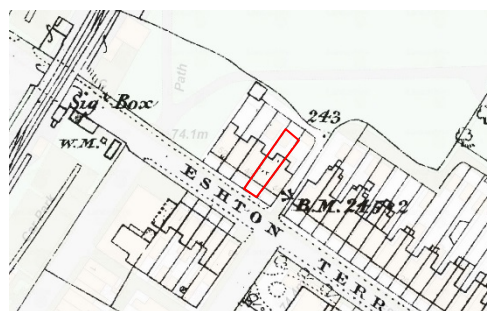
- 1.1 The purpose of this Heritage / Design and Access Statement is to support a planning application submitted on behalf of Mr & Mrs Morley. This statement accompanies a submission to Ribble Valley Council for full planning consent for alterations to Snow White Laundry, Clitheroe.
- 1.2 This application site is within a conservation area.
- 1.3 This full planning application proposes two small single storey rear extensions to a mid-terraced property.
- 1.4 The proposals also include replacing the existing external storage building.
- 1.5 The proposals look to retain both the existing A1/sui-generis use-class and the residential status for flat above.

2.0 HERITAGE

- 2.1 Eshton Terrace forms the southern boundary to Clitheroe Conservation Area. Immediately to the north is Clitheroe Castle Historic Park and Garden (Grade II; immediate setting of Clitheroe Castle Grade I and II listed and scheduled monument). To the east is Holmes Mill (Grade II listed).



The 1848 OS Map shows a seven unit Eshton Terrace (now Nos. 30-42) in a rural setting.



By 1886 Eshton Terrace had reached its existing extent and land to the south (Wilson Street) had been developed.

- 2.2 The Clitheroe Conservation Area Appraisal identifies:
Eshton Terrace and Woone Lane terrace to be Buildings of Townscape Merit making a positive contribution to Clitheroe Conservation Area (Townscape Appraisal Map).
"The Clitheroe Conservation Area contains the historic core of the medieval town ... In addition, the conservation area's boundaries have been drawn to include the whole of the Castle Grounds, the 19th century streets of Moor Lane, York Street and King Street together with areas of 19th century terraced houses along Eshton Terrace, Parsons Lane (Wesleyan Terrace), Brennand Street and St. Mary's Street" (Location and context).
- 2.3 The property sits in the middle of Eshton Terrace, Clitheroe – in a residential area peppered with retail units which enliven the street scenes. No 46 is the next to the end of a terrace of 5 properties. It has an attractive front elevation with the ground floor front window being slightly larger than adjacent residential properties to the left. The original coursed stone frontage, stone heads, cills and jamb details and stone corbels of this block of 5 houses are retained. Modest gabled dormers can be seen in 4 of the 5 properties and appear to be historic in form- if not original. Modern roof lights and service outlets can also be seen. Openings appear to retain their original form but all the windows have been altered with almost all original timber sashes replaced by 20th Century alternatives. Externally, low level boundary walls enclose the adjacent front gardens, with No 46 being the only one in this block not to have a walled frontage.
- 2.4 The rear street is a typical mismatch of yard treatments, with a variety of out-building forms and heights – both adjoining the buildings and sitting on the boundary of the playing fields. Inspection of adjacent properties reveals an array of forms of roof lights. To the rear the properties are a combination of random rubble primary walls- with buff or red coloured brick/rendered closet wing extensions. Accessed from an un-adopted rear track, these elevations are subservient to the more prominent stone frontages. Something of a sense of the early rhythm of the brick extensions can be read although the extent of alterations and the myriad of rear yard buildings along the terrace as a whole have compromised this over time and resulted in a higgledy-piggledy vista. In fact, not all the buildings on the terrace were even originally built to the same specifications at the back; the house adjacent at the end of the terrace extends further than the others having initially been a butchers' shop.
- 2.5 Looking from the park at the rear elevation of Eshton Terrace, it is clear to see that most original windows have been replaced by more modern casements and there are a wide range of rear roof alterations- from modern wide dormers through to unobtrusive single dormers and smaller roof windows. Combined, the rear elevations appear to contribute far less to the Conservation Area than the front elevations.
- 2.6 The Clitheroe Conservation Area Appraisal identifies:
"the prevalent roof material in the conservation area is Welsh slate which became more readily available after the arrival of the railway in the mid 19th century. Viewed from a high point such as the Castle, the roofscape is dominated by slate ... Historic windows are generally timber sliding sashes deeply recessed in the stone- or brickwork. Window openings in stone buildings often have stone surrounds" (Building materials and local details).
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“unlisted buildings which have been judged as making a positive contribution to the character and appearance of the conservation area ... Buildings of Townscape Merit in Clitheroe vary, but generally date to the 18th and 19th century. They may be modest terraces, such as St Mary’s Street or Eshton Terrace ... The survival of original materials and details, and the basic, historic form of the building, is important. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded” (Buildings of Townscape Merit).

3.0 USE

3.1 The Property

The application site is a 2-storey mid terrace stone property with basement and roof space. It has front and rear yards with a timber-clad storage unit in the rear yard. A long-established launderette business occupies the ground and basement floors. The first floor and roof space are currently a flat. The existing access means that the business and flat share the same entrance door, (other than that the flat is self contained).

3.2 The Business

Snow White Launderette has been established on Eshton Terrace for over 60 years. Despite the proliferation of washing facilities within homes, the business has survived and remains relevant and well used, providing a valued service to the local community and ongoing employment opportunities.

To secure a sustainable future, the business needs to strengthen its provision of service and large item washes (for example duvets) – whilst retaining a smaller and separable public access launderette. To enable this development the applicant needs to upgrade the facilities and layout – in turn allowing modern day equipment to be installed.

In its current form, the basement is used as the service wash area – but poor access and a low ceiling mean this area is not suitable for updating.

The rear workshop yard and store/shed do not meet the needs of the business. The store, built to house now outdated equipment, is not suitable for use, and the rear yard is littered with an untidy array of equipment in need of repair. By upgrading the property the applicant will be able to undertake essential equipment repairs onsite. Finally – there is poor access throughout the building, hindering efficient maintenance and repair of all equipment.

It is worth noting that these changes will not result in a significant and unsuitable expansion of the business. They will however afford the current operation a financially viable future and enable Snowwhite Launderette to provide the full range of services now ‘demanded’ by the local community.

3.3 The Flat

The existing flat has been used recently as storage for the laundrette, it is barely habitable as it lacks kitchen facilities, and shares its entrance with the business below. These proposals look to re-establish it as a viable dwelling and provide a separated access route. The re-establishment of this as a dwelling unit is also important to the viability of the business.

4.0 PROPOSALS

4.1 The proposed works comprise: -

- Rebuilding of existing rear outbuilding,
- The addition of one small single storey rear extension infilling a 2.7m x 2.4m space adjacent to the main rear elevation and existing outrigger,
- To also include a small single story rear extension to the existing outrigger measuring 2.6m x 2.7m extending to line with the adjacent property No 44,
- Addition of 2 gabled dormers to the rear elevation.

4.2 The proposals look to re-organise the property to better serve the needs of the business and to enable the associated flat to be brought up to modern day standards with it's own separate access.

The new dormer windows on the rear elevation will greatly improve the amenity for the flat – introducing a much-needed degree of light to the upper room and taking advantage of the view towards Clitheroe Castle.

4.3 Opening Hours

It is intended to retain the existing reduced opening hours:-

Public Wash 8am – 6pm (7 days) (previously 8am – 8pm)

Service Wash 8am – 2pm (M,T,W,T,F)

5.0 QUANTUM OF DEVELOPMENT

5.1 Site Area: 138 m²

Existing Building Footprint: 73.4 m²

Existing External Space: 64.6 m²

Existing buildings occupy 53% of site

Proposed Gross Footprint 88.6 m²

Proposed Buildings occupy 64% of site

Proposed Extensions occupy 23.5% of current external space

6.0 APPEARANCE AND MATERIALS

6.1 The proposals look to extend the rear of the property sympathetically as befits the Conservation Area status. The extension walls will be in cream coloured rendered blockwork with slate roof covering, matching the rest of the terrace. The projections will be staggered and single story, thereby not imposing on adjacent properties, indeed if this were not a conservation area, these would be considered Permitted Development.

6.2 The front elevation will have the existing window opening extended to accommodate a new entrance door to the laundrette. The door will be wide enough for wheelchair access with a new ramp formed within the property frontage.

7.0 HEIGHT, MASSING AND SCALE

7.1 Scale

The proposals have been carefully considered to respond to the scale of the existing building and surrounding area. The small single story extensions will follow the scale and form of the original and adjacent properties. They will not project further than the adjoining walls and would be considered permitted development were this not a conservation area. When compared to outbuildings associated with neighbouring properties the extension are relatively diminutive and will not be overpowering.

8.0 LANDSCAPE

- 8.1 The current rear external space is a mixture of York stone slabs; concrete, macadam and gravel. This will be tidied up to reuse the existing York stone slabs interspersed with gravel for permeability.
The front yard will remain as existing with the addition of a new non-slip ramp to the proposed new front access door

9.0 ACCESS

9.1 Site Access

Existing parking arrangements will not be affected.

- 9.2 Access to the flat will be self-contained and the Laundrette will have a new front access door.

9.3 Statement of Intent

It is the intention of our client to fully comply with current regulations and methods of best practice.

9.4 Guidance & Legislation

The design of the scheme with regards to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Falling, Collision and Impact) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.

- 9.5 The floor level within new extension is to line with the existing internal floors at each level and is to be designed to current access and mobility standards as required by the current Building Regulations.

10.0 CONCLUSION

- 10.1 After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there will be no obstacles to the granting of planning permission for this proposal. This proposal fits with National and Local planning policy and will blend with the surrounding area with minimal negative effect in terms of visual impact within this site.