

PSA
DESIGN

engineering your environment
CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT

Mr & Mrs Morley

Proposed Extension and Alterations

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



A3343 rev A

July 2021

PSA Design Limited
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Contents

1	Introduction
2	The Heritage Assets
3	Proposals
4	Quantum of Development
5	Appearance and Materials
6	Height, Massing and Scale
7	Landscape
8	Assessment of the Heritage Impact & the Public Benefits of the Proposal
9	Access
10	Conclusion

Mr & Mrs Morley

Proposed Extension and Alterations, 46 Eshton Terrace, Clitheroe

Design & Access and Heritage Statement rev A

1.0 INTRODUCTION

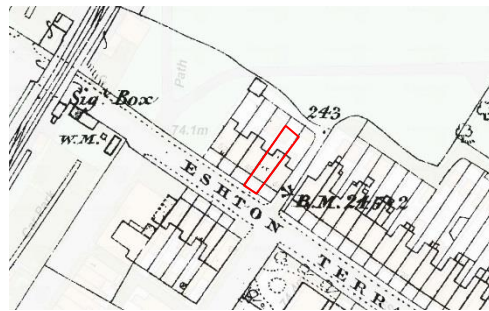
- 1.1 The purpose of this Heritage / Design and Access Statement is to support a planning application submitted on behalf of Mr & Mrs Morley. This statement accompanies a submission to Ribble Valley Council for full planning consent for alterations to Snow White Laundry, Clitheroe.
- 1.2 The proposed development is an amended submission, revised to address previous concerns raised by the Council with respect to the impact on Clitheroe Conservation Area.
- 1.3 This full planning application proposes a small single storey rear extension to a mid-terraced property, replacing the existing rear external storage building, rear dormers, and alterations to the shop front to provide a separate access to both the existing laundrette and the flat above.

2.0 THE HERITAGE ASSETS

- 2.1 Paragraph 194 of the National Planning Policy Framework (as amended in July 2021) advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*
- 2.2 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.

- 2.3 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).
- 2.4 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 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.
- 2.5 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.

2.6 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.

2.7 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).

“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,
- 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.
- Alterations to the shop front.

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 its 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 80.6 m²

Proposed Buildings occupy 58% of site

Proposed Extensions occupy 10.8% 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 projection 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 be altered so that the entire existing window opening is extended down towards the ground. The opening will still be divided into 3 main panes, with the central part accommodating a new entrance door to the laundrette. The door will be wide enough for wheelchair access with a small 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 extension 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 ASSESSMENT OF THE HERITAGE IMPACT & PUBLIC BENEFITS OF THE PROPOSAL

- 9.1 The NPPF (as amended in July 2021) advises at paragraph 197 that in determining planning applications local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.'*
- 9.2 At paragraph 199 the NPPF goes on to advise that when considering the impact of a proposed development on the significance of a designated heritage asset great weight

Mr & Mrs Morley

Proposed Extension and Alterations, 46 Eshton Terrace, Clitheroe

Design & Access and Heritage Statement rev A

should be given to the asset's conservation. The NPPF goes on to outline two differing approaches for assessing the impacts of development, that which causes substantial harm to a heritage asset, and that which has less than substantial harm. In this case the proposed development would certainly not cause substantial harm and in many respects the development proposal would have a positive impact.

- 9.3 Paragraph 202 of the NPPF states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 9.4 The proposed rear outbuilding and rear extension are appropriately designed and will be in completely in keeping and of similar proportions to other similar development to the rear of this terrace of properties. One of the previously proposed rear extensions, which included the false opening and recessed brickwork to represent a blocked opening, has now been omitted from the proposals.
- 9.5 Similarly, the two new rear dormers are sensitively designed and are in keeping with the design and appearance found on adjacent properties.
- 9.6 The proposed alterations to the shopfront have been redesigned so that the entire opening is now brought down towards ground level (rather than just the central doorway). The change is more in keeping with the character of the Conservation Area. A very similarly designed arrangement can be found at nearby 17 Eshton Terrace (Megan Hair). On this property there is a separate doorway and entrance to the flat above, and the entrance to the hairdressers is provided within a central opening in a 3-pane window arrangement. The arrangement is very similar to this application proposal.



- 9.7 The Council made comments in the assessment of the previous application stating that the proposed development was detrimental to the symmetry of the terrace of properties. It is acknowledged that this symmetry is affected, but it is a traditional characteristic of such terraced residential areas for there to be found within a terrace an occasional commercial property (to serve local residents) that has an enlarged window opening.
- 9.8 In summary all of the proposed alterations to the building are sensitively designed and will not have any unacceptable impact on Heritage Assets comprising Clitheroe Conservation Area or the setting of Listed Buildings.
- 9.9 As advised by the NPPF, any harm caused by development should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. There are significant public benefits to be gained by approving the development and it will secure the optimum viable use for the building.
- 9.10 As set out earlier in this statement, the proposed works including the extension and outbuilding to the rear will enhance the operation of the laundrette to allow it to continue to be viable. Furthermore, the flat over has not been used for some time as it shares the access with the laundrette. Without that separate access the flat cannot realistically be occupied by anyone other than someone employed in the operation of the laundrette.
- 9.11 The proposed development will therefore secure a viable use for both the flat over and the laundrette on the ground floor. Securing a viable use for the building and its continued occupation will ensure investment in the building and that it is maintained in the future and continues to contribute positively to the character and appearance of the Conservation Area.
- 9.12 There are also additional benefits to be gained as the development will allow the residential accommodation to be brought back into active use, which would assist with the supply of homes in the local area. Finally, the laundrette provides a valuable facility for the local community and the contribution and value that such facilities can provide, particularly to those with more limited financial resources, should not be underestimated by the Council.
- 9.13 The development therefore meets the criteria set out at paragraph 197 of the NPPF in that the development would have a positive impact on heritage assets, puts the building to a viable use consistent with its' conservation, and would assist with economic vitality. Furthermore, Section 72 of the Planning (Listed Buildings & Conservation Area) Act 1990, that places a duty on the Council, to pay special attention to the desirability of preserving or enhancing the character of conservation areas, would be met.

10.0 ACCESS

10.1 Site Access

Existing parking arrangements will not be affected.

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

10.3 Statement of Intent

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

10.4 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.

10.5 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.

11.0 CONCLUSION

11.1 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.