

3/2021/0914

DESIGN/ ACCESS AND HERITAGE STATEMENT

Planning - Application for the
Proposed single storey lean to wrap around extension at
No.6 Eshton Terrace,
Clitheroe,
Lancashire

Date: September 2021

Job ref: 6460

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our client Ms K Smith, as part of a householder planning application for the proposed erection of a single storey side/rear extension at No.6 Eshton Terrace, Clitheroe, Lancashire.

It is to be read in conjunction with planning drawing Nos:

- 6460-01 - Existing Plans and Elevations
- 6460-02 - Proposed Plans and Elevations

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected Heritage Assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the buildings.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

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.¹

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

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.'⁶ 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 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).



The property sits in the second section of Eshton Terrace, Clitheroe, which dates between 1850-1886. The second house up from the Woone lane junction – in a mainly residential area with some retail units dotted among the houses.

The front elevation which forms part of the Townscape merit It has an attractive front elevation with the original coursed stone frontage, stone heads, cills and jamb details the ground and first floor front window to the left side of the door with moulded stone head detail. 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.

The rear street is a typical mismatch of yard treatments, with a variety of out-buildings and detached garages of differing forms and heights – both adjoining the buildings and sitting on the boundary of the rear street. Inspection of adjacent properties reveals an array of forms of roof lights or dormers to the rear the properties are a combination of random rubble primary walls- with rear outriggers. Accessed from an un-adopted rear track, these elevations are subservient to the more prominent stone frontages.

The rear yard buildings along the terrace as a whole have been compromised 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

.LOCATION

The location of the house on Eshton Terrace.



SITE

The property is located on Eshton Terrace.



The property comprises of a mid terrace two storey property with an outrigger to the rear and a single storey lean to addition to Kitchen. The house has a small garden to the front on Eshton Terrace with a long rear garden amenity and a detached garage adjacent to the rear access road.

PROPOSAL

The scheme facilitates the removal of the existing Lean to addition adjacent to the Kitchen at the rear.



A subservient single storey wrap around extension to the Kitchen with a hipped roof at the corner is proposed along the side (infilling the return to the boundary wall) and the rear of the outrigger. The extension will enhance the existing Kitchen space.

SCALE

The size and scale of the proposed extension is proportionate with the existing dwelling to ensure the extension appears subservient to the existing property, The extension does not have a significant negative effect on the neighbouring property or their amenity. The single story extension will follow the scale and form of the original and adjacent properties. When compared to outbuildings associated with neighbouring properties the extension IS relatively diminutive and will not be overpowering. The additional floor area provided by the extension is 4.7 m²

DESIGN/ APPEARANCE

The design has taken reference from the surrounding context and material selection to create a proposal that is in keeping with the existing property and area whilst. Planning policy guidance has been adhered to with the integration of the extension to match the existing property and ensure the general form and shape of the original dwelling is respected and reflected in the extension to ensure the character of the property is maintained. This provides a positive visual impact and ensuring a positive relationship between the original property. It has no impact on the existing heritage asset street scene of Eshton terrace and minimal impact to the rear elevation.

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, with flush fit roof windows. The window/door opening is similar in type to the existing and will be lead coloured aluminium.

CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact, the scheme does not affect the Heritage asset street scene. The extension will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposed extension does not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light or privacy. The site is within an established residential area in which similar sized extensions have been undertaken to neighbouring properties.

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.

