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Mrs J Robinson

Proposed Extension

34 Eshton Terrace, Clitheroe

Heritage Statement



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1.0 INTRODUCTION

- 1.1 The purpose of this Heritage Statement is to support a planning application submitted on behalf of Mrs J Robinson. This statement accompanies a submission to Ribble Valley Council for householder planning consent for alterations to 34 Eshton Terrace, Clitheroe.
- 1.2 This full planning application proposes a small single storey rear extension to a mid-terraced property, replacing the existing extension.

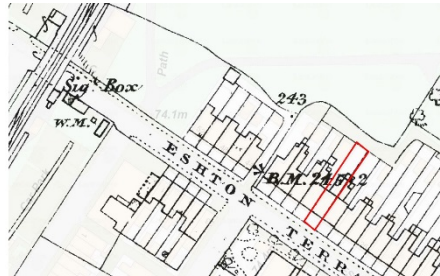
2.0 THE HERITAGE ASSETS

- 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.

- 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).



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

- 2.5 The rear access 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.
- 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 areath. 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 application site is a 2-storey mid terrace stone residential property with basement and roof space.

4.0 PROPOSALS

4.1 The proposed works comprise: -
The demolition of the existing rear single story pitched and flat roofed extension and replacing with a more thermally efficient extension of the same footprint.

5.0 QUANTUM OF DEVELOPMENT

5.1 Existing extension
Footprint to be demolished = 4.8m x 2.9m (14 sq m)
Flat roof height = 2m
Eaves pitched roof = 2.2m
Abutment with 2 story outrigger = 3.3m

5.2 Proposed extension
Footprint = 4.8m x 2.9m
Eaves = 2.4m
Abutment with 2 story outrigger = 4.1m

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 single story, on the same footprint as the existing, thereby not imposing on adjacent properties. Indeed if this were not a conservation area, this would be considered Permitted Development. The new roofline will match the adjacent property (no 32).

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 is 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 is interspersed with planting.

9.0 ACCESS

9.1 Site Access

Existing parking arrangements will not be affected.

9.2 Statement of Intent

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

9.3 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.

9.4 The floor level within new extension is to line with the existing internal floor 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.