

Marathon House

The Sidings Business Park

Whalley

BB7 9SE

05/01/2023

Design Statement for the proposed single storey rear extension and rear dormer at

52A Lowergate, Clitheroe, BB7 1AD

Overview: The Proposal for the site is for a rear extension and rear dormer to a building of townscape merit in the Clitheroe Historic Core conservation area. The Proposals are located at the rear of the building and are hidden from any public view. There have been similar extensions done to the adjacent property (54B Lowergate) and other properties in the area. Pre-application advice was sought prior to this application and these comments have informed and advised this design.

Location: The building is located in the heart of Clitheroe town centre next to the Lowergate car park. The site is in a mixed-use area being surrounded by both businesses and other residential properties both of similar age and that of newer developments.



Building's History, Description and Context.

The building is noted as being a building of townscape merit referring to the Clitheroe conservation area map.

The property is semi-detached with a shared entry path connecting both 52A and 54B from Lowergate carpark but with separate gardens and parking.

The building is a traditional two storey property constructed sometime between 1850 and 1870 and has previously had a loft conversion and roof windows installed. It is constructed from course pitch-faced sandstone to the front, concrete skim finish to the side and painted stone to the rear with the outbuilding being constructed from brick constructed sometime in the mid 1900's. This seems indicative that the building has been previously altered and modified over its lifespan.

The rear of the property currently has a brick outside store which is detached from the property.



The building itself is mainly only visible from the front of the property as it is surrounded on all other sides by other buildings so is well screened by its surroundings.



The adjacent property has had an extension previously which adjoins to the party wall at the rear. The new proposed extension will match up against this party wall.

Extent of Proposal and Proposed Materiality:

The Proposal is for a rear single storey extension to run adjacent to the previous extension done by 54B and then follow the back wall of the property leaving a gap from the existing stone wall bordering Bowland court. The second element to the proposal is the construction of a full-length rear dormer to facilitate a larger bedroom and En-suite in the attic space.

These proposals would both be located on the rear of the property and would not be visible from the road so would only be visible from being directly on the site and as such would have little to no impact on the conservation area surrounding it.

The rear extension would be finished with a white K-Rend finish and an EPDM Flat Roof. The dormer will be clad in natural slate to blend into the roofscape. The Windows will be upvc and match the existing windows. There are also proposals to put a small window in the gable end of the property to allow light into the existing ground floor to first floor staircase and for this wall to then be finished with an external render to cover the existing concrete finish. It is worth highlighting that none of the proposal would be visible from within the public domain and subsequently it has no impact on the appearance or character of the conservation area.



52A Lowergate is located behind Mansell's coffee shop and is not visible from the swan courtyard.



Principal Elevation only visible from Lowergate carpark.