

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
28.9.23

PLANNING AND HERITAGE STATEMENT PROPOSED EXTENSION AND ALTERATIONS AT 28 ESHTON TERRACE, CLITHEROE RE-SUBMISSION

The site

The site is an existing mid terraced dwelling located within the conservation area (character 1 – historic core) of central Clitheroe. There is access to the rear of the property via a common alley way.

The house is similar to the other properties in the row with a mix of extensions at the rear and dates from the late 19th century. The house is located approximately 500m from the Clitheroe Castle and it's related grounds and buildings.

Proposal

The proposal is to alter and extend the property at ground floor at the rear to create an extended dining kitchen area and a sitting room facing the rear garden.

The existing single storey wing at ground floor will be demolished in order to allow for the rear elevation to have an improved aspect onto the garden.

The ground floor extension includes a replacement infill with a flat roof finished with a rubber membrane and lantern light. The rear wall will incorporate a full height aluminium powder coated glazed doors .

The external appearance will include a render finish to blend with the rear of the house. Party wall matters will be carefully considered.

The general mass of the extension is less than the existing and will have no impact on the character of the conservation area.

Access

The proposal has no effect on the existing access arrangement at the property. The materiality is entirely sympathetic to the local vernacular.



