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HERITAGE STATEMENT

TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION

DAWSON HOUSE, 3 CHURCH BROW, CLITHEROE



1. Introduction

1.1 This heritage statement has been produced to support a planning application to Ribble valley Borough Council, for demolitions and the creation of a single storey extension at the rear of Dawson house, which is on Church Brow and within the Clitheroe conservation area.

2. Dawson house.

2.1 Dawson house is a small, early Victorian end terrace property. It has a principle elevation facing east onto Church Brow, set below the grounds of Prospect house and the parish church of St Magdalene (NGR: SD 7444642107).

2.2 The property is an end terrace construction situated below the high boundary walls of Prospect house. A narrow passage to the south of the domestic curtilage separates the grounds of Prospect house and provides access to the rear garden from Church Brow.

2.3 The west elevation of the property consists of a single storey lean to structure similar to the neighbouring property. The materiality of the rear wall and lean to consists of rendered walls and a slate finish to the roof. The lean to is currently acting as additional space providing a small kitchen area overlooking the garden.

2.4 The Internal ground floor level is suspended 1m above the rear garden area with a small timber decking platform and stairs to provide a walkway to and from the dining area that is accessed by a double door assembly.

3. Identified relevant heritage assets

3.1 The property lies within the Clitheroe conservation area, a designated heritage asset under the terms of the NPPF and falls within what the appraisal terms Character Area 1, “ Clitheroe’s historic Core”. The adopted townscape Appraisal Map identifies Dawson house as a “building of townscape merit”.

4. The Proposal

4.1 Following the demolition of the existing lean to structure, the proposal comprises of a new single storey structure with rendered walls and a slate roof finish (to match the existing). The proposal will provide the property with kitchen area looking out into the rear garden. The existing double doors are to be re-used at center of the new rear wall with slot windows at either side.

4.2 The roof will be a mono pitch arrangement with two Velux roof lights incorporated into it to provide the kitchen with a main source of natural light.

5. Impact of the proposal

5.1 The proposal has neutral effect on the significance of the conservation area as the proposal lies at the rear of Dawson house and does not have a visual affect of the street scene of Church brow.

5.2 The proposal will enhance the visual appearance of the rear of the property as the existing antiquated lean to would be replaced with a new structure with an uncluttered and entirely appropriate aesthetic in with regard to it’s scale and materiality.

5.3 In summary, the proposal would preserve the character and appearance of the conservation area, by the replacement of a small inadequate lean to structure which contributes very little significance with a coherent single storey structure which would serve to enhance the appearance of the rear of Dawson house at the rear.

