

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

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DESIGN, ACCESS AND HERITAGE STATEMENT

FOR THE PROPOSED WORKS TO

2 CHURCH CLOSE

CLITHEROE

BB7 2HQ

FOR MR MORTON AND MISS BOX

REF:- 164

Date:- 13th May 2024

REV A – 22nd May 2024

SITE DESCRIPTION

The site is located to the south east of Brennand street, within the Clitheroe conservation area. The site is accessed from the top of Brennand street. The building on the site is a single storey bungalow, dating from approximately the 1960's, it is part of a pair of bungalows within the conservation area. To the North and West of the site are several buildings identified within the conservation area appraisal as buildings of townscape merit, to the East are a number of listed buildings and to the South the council offices.



Extract from CCA Townscape Appraisal Map, the site is shown circled in red.

To the Eastern and Southern site boundaries are high stone walls, the land rises upwards towards the listed buildings on Church Street, consequently the site is largely hidden from view from the listed buildings to the East.

THE PROPOSAL

The application covers a number of proposed alterations to the building, including replacing the existing conservatory to the front of the property with an orangery. A rear extension to increase the kitchen area, replacement of the flat roof over the garage with a pitched roof and a new boundary fence to the Western boundary for privacy.

AMOUNT, SCALE AND LAYOUT

The proposals involve the re-modelling of the building to suit my clients needs, with the introduction of a utility and open plan kitchen area. The rear extension proposed extends to 2.8m x 6.1m and the proposed orangery to the front is the same width as the existing conservatory (2.7m) and 4.8m long.

USE

The building will continue to have a residential use.

APPEARANCE

The new walls will be finished in brick to match the existing. The roofs will be finished in either black Marley tiles or there is a section of glazed roof over the extended kitchen. The new windows and doors will be aluminium, black in colour to the rear elevation and black green RAL 6012 to the front elevation.

ACCESS

The access to the site will remain as existing and 2 no car parking spaces will be retained.

HERITAGE

As mentioned above the site is within the Clitheroe conservation area, it is located within character area 2 - King Street, Brennand Street and St Mary's Street. This character area incorporates a late 19th century commercial street and a compact area of 19th century terraced housing. The site is located at the top of Back Brennand Street. Brennand Street along with St Mary's Street "*are typical late 19th century terraces aligned in a grid pattern so that these streets rise up the incline towards St Mary Magdalene Church*" as described in the conservation area appraisal.

The 1960's bungalow within the site is a modern development, somewhat out of character with the conservation area. The site however is tucked away and not prominent within the street scene, largely due to its location and boundary features. The proposed works including the proposed replacement of the existing upvc conservatory with an orangery and replacement of the existing flat roof to the garage with a pitched roof will improve the appearance of the bungalow, thus enhancing the buildings setting within the conservation area.

CONCLUSION

The various small-scale alterations proposed at 2 Church Close will improve the appearance of the building, which is in need of some modernisation and maintenance, these proposed works will benefit the area as the appearance of the building will be improved and consequently the character of the conservation area.

Louise Read
MRICS