

HERITAGE STATEMENT FOR PROPOSED EXTENSIONS AT 3 ECCLES TERRACE, BB7 4RD

1. Introduction

This heritage statement has been prepared to assess the significance of 3 Eccles Terrace, located in the village of Grindleton, within the Ribble Valley district of Lancashire. The purpose is to understand the historic and architectural value of the property and its contribution to the character of the area, especially in relation to any proposed changes or development.

2. Site Location and Description

3 Eccles Terrace forms part of a small 19th-century terrace of stone-built cottages situated on a quiet residential street in the rural village of Grindleton. The property is constructed in local sandstone with a traditional slate roof, consistent with vernacular architecture in the area. It is a two-storey dwelling, with symmetrical fenestration and modest decorative detailing typical of working or lower-middle-class Victorian housing. It forms part of a terrace that contributes positively to the Grindleton Conservation Area, a historically significant location. While the property is not listed, it plays a crucial role in maintaining the visual continuity of the terrace, reflecting the area's rural architectural vernacular.

3. Historical Background

Grindleton is a historic village with medieval origins, mentioned in the Domesday Book. The development of Eccles Terrace likely dates from the mid to late 19th century, coinciding with rural population growth and increased agricultural and textile industry employment in the region. The terrace likely provided housing for workers or local craftsmen.

4. Architectural Significance

- Built in traditional coursed sandstone with a pitched slate roof.
- Timber sash or casement windows (depending on surviving features).
- Retains much of its original character and contributes positively to the local streetscape.
- Simple, robust vernacular style typical of Lancashire stone-built cottages.
- Features such as chimney stacks, boundary walls, and garden layout contribute to the setting.

5. Proposed Extensions

The proposal seeks to introduce two main extensions to enhance the living space and functionality of the property:

1. **Ground Floor Extension:**

A single-storey rear extension is planned to improve the kitchen and dining areas, offering more space and better access to the rear garden. The extension will be partially sunken, reducing its height to align with the neighbouring property's eaves, minimising its visual impact. It will be constructed with stone walls and a pitched slate roof, maintaining the traditional materials and design of the original building.

2. **First Floor Extension:**

A first-floor rear extension will enlarge the existing rear bedroom and bathroom, replacing the existing porch. The extension will align with the neighbouring property's first-floor extension, with a lower ridge height to further reduce its visual impact. The materials and pitched slate roof will match those of the existing property, ensuring harmony with the building's heritage.

5. Design Considerations and Impact on the Conservation Area

The design of the proposed extensions has been developed with careful consideration of the historic character of the building and its setting within the Grindleton Conservation Area. The use of traditional materials, along with aligning the extensions with the neighbouring properties, ensures that the design respects both the property's heritage and the wider area's aesthetic.

One key feature of the design is that the extension will not be visible from Main Street, ensuring minimal impact on the public realm and preserving the character of the streetscape. The proposed works, including the sunken kitchen and new external door, will enhance the connection to the rear garden, improving access and usability without compromising the building's original design.

6. Conclusion

The proposed extensions at 3 Eccles Terrace aim to enhance the property's living conditions while safeguarding its heritage and the character of the Grindleton Conservation Area. The design, materials, and scale have been carefully chosen to ensure that the changes are sensitive to the building's historic fabric and contribute positively to the wider streetscape. The proposal seeks to improve the property's functionality while preserving its aesthetic significance, ensuring a harmonious balance between modern living and historic preservation.