

Heritage Statement

Project: **Proposed Rear Extension**
Location: **4 West View, Main Street, Grindleton, Clitheroe, BB7 4RB**
Client: **Ashley Evans**
Date: **December 2025**
Job ref: **HA25001(12)**
Version: **v2**

Existing Building

The house is located on West View which is part of Main Street which runs through the centre of Grindleton. The house is located within the Grindleton Conservations Area.

The building could be over 175 years old, as buildings in this vicinity appear on the 1850 OS map. However, it is not possible to tell from these maps whether it is the same building that is in existence today.

The building is a traditionally built terraced property with masonry walls and a slate pitched roof to the main two storey part of the house, although the walls are covered with painted dashed render. At the rear is a single storey kitchen extension that is approx three fifths of the width of the house. This has painted common brick and a clay plain tile pitched roof.

There are plain stone surrounds and mullions to the windows and doors on the front elevation, whereas to the rear there are only plain stone cills and heads which are painted.

The windows and doors to the rear are white uPVC frames



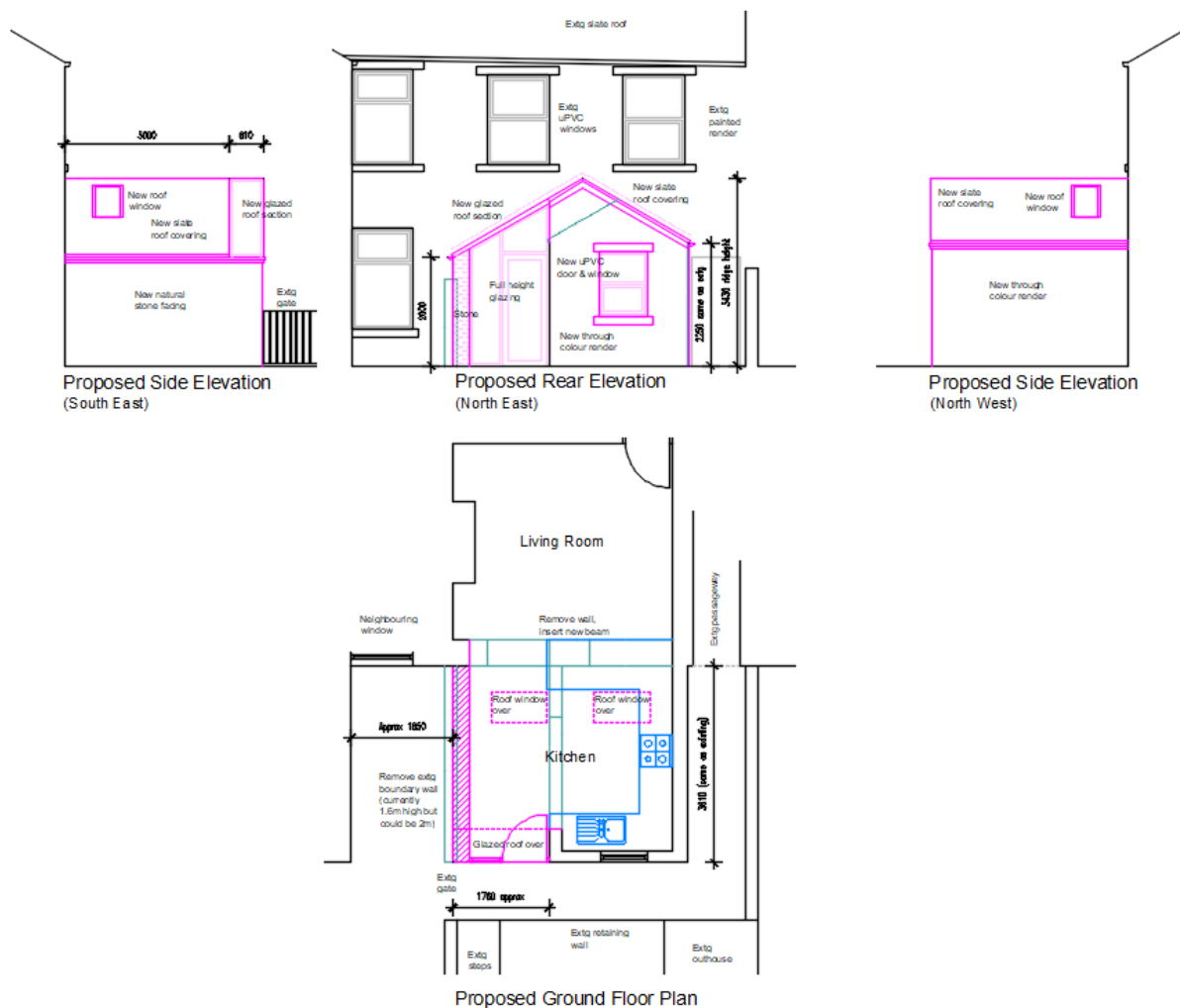
The neighbouring building to the south is built in a similar style to the application building, but it has a two storey flat roofed rear extension which is only part of the width of the house which was built a

few years ago. The neighbouring building to the north is a different style being stone faced, and is taller than the application building. Next door to this the building is even taller and it is deeper in plan and has a rear two storey thus enclosing this rear area behind the application building.

Proposals

The proposal is to demolish the existing extension, which is single leaf construction, and build a new single storey extension the full width of the main house. This is in effect an application to provide a 6m² extension at the side of the existing outrigger which will provide much needed additional space in what is currently a very compact kitchen. The roof will be reconstructed over the enlarged structure. One existing window at ground floor level will be removed as part of these proposals.

The materials proposed are through coloured render to the new walls (which looks much better than painted render and requires less maintenance), natural slate roofing to match the main building rather than the roof of the existing extension, and uPVC window and glazed door (which will match the existing remaining windows at first floor level). There will also be a small section of roof glazing using aluminium or steel patent glazing.



Conclusion

The proposed extension will not protrude any further from the rear wall of the original house, it will just be wider. The materials proposed will match in some case and be a betterment in most cases from what is existing and it will marry into the style of the original house much more.

Usually, uPVC windows are not acceptable in a conservation area, however, in this instance, in this secluded rear area which is not visible from anywhere other than the gardens of the houses on this row, and with the existing windows and doors being uPVC as are the neighbouring windows and doors, it is not, in our opinion, detrimental to the conservation area for the new window and door to be uPVC.

