

## Heritage Statement

Site Address – 52 Eshton Terrace, Clitheroe

The application site is a 2-storey end terrace stone property with roof space and basement. It has front and rear yards and side access. The property sits at the end of Eshton Terrace, which forms the southern boundary of Clitheroe Conservation Area and is adjacent to Clitheroe Castle park, overlooked by Clitheroe Castle. The area is largely residential; with a mix of traditional terraced properties and some retail units.

Eshton Terrace is identified within the Clitheroe CAA as containing good examples of modest late 19<sup>th</sup> Century terraced housing. No 52 is the end of a terrace of 5 properties with an attractive front elevation. Slightly larger than adjacent properties, the original coursed stone frontage; regular stone quoins and stone corbels of this unit of 5 houses are retained. No 52 has the interesting feature of protruding quoins which evidence the fact that it was not intended to be the end house of the terrace and further building had been planned. Modest gabled dormers can be seen in 4 of the 5 properties and appear to be historic in form- if not original. Modern roof lights and service outlets can also be seen. Openings appear to retain their original form but all the windows have been altered with almost all original timber sashes replaced by 20<sup>th</sup> Century alternatives. Externally, low level boundary walls enclose front gardens.

To the rear the properties are a combination of random rubble primary walls- with brick/rendered closet wing extensions. Accessed from an un-adopted rear track, these elevations are subservient to the more prominent stone frontages. Something of a sense of the early rhythm of the brick extensions can be read although the extent of alterations and the myriad of rear yard buildings along the terrace as a whole have compromised this over time and resulted in a higgledy-piggledy vista. In fact, not all the buildings on the terrace were even originally built to the same specifications at the back; the house at the opposite end of the terrace extends further than the others having initially been a butchers' shop.

Looking from the park at the unit in which No 52 sits and then along the other units on Eshton Terrace, it is clear to see that most original windows have been replaced by more modern casements and there are a wide range of roof alterations- from modern wide dormers through to unobtrusive single dormers and smaller roof windows.

Combined, the rear elevations appear to contribute far less to the Conservation Area than the front elevations.