Design, Access and Heritage Statement
November 2017 (Revision A)

Snow White Laundry
46 Eshton Terrace
Clitheroe BB7 1BQ

Proposed Extension
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INTRODUCTION

This statement accompanies a submission to Ribble Valley Council for full planning consent for alterations to Snow White Laundry, Clitheroe. It should be read in conjunction with the following:

- AD1607.001A Existing Plans
- AD1607.002A Existing Elevations and Section
- AD1607.003E Proposed Plans
- AD1607.005 Location Plan
- AD1607.006A Proposed Elevations and Section
- AD1607.007 Existing and Proposed Site Plan
- AD1607.008 Indicative Drainage

The Property

The application site is a 2-storey mid terrace stone property with basement and roof space. It has front and rear yards with a timber-clad storage unit in the rear yard.

A long-established launderette business occupies the ground and basement floors. The first floor and roof space are currently an uninhabitable flat.

The existing access means that the business and flat share the same door.

The Business

Snow White Launderette has been established on Eshton Terrace for over 40 years. Despite the proliferation of washing facilities within homes, the business has survived and remains relevant and well used, providing a valued service to the local community and ongoing employment opportunities.

To secure a sustainable future, the business needs to strengthen its provision of service and large item washes (for example duvets) — whilst retaining a smaller and separable public access launderette. To enable this development the applicant needs to upgrade the facilities and layout — in turn allowing modern day equipment to be installed.

In its current form, the basement is used as the service wash area — but poor access and a low ceiling mean this area is not suitable for updating.

The rear workshop yard and store/shed do not meet the needs of the business. The store, built to house now outdated equipment, is not suitable for use, and the rear yard is littered with an untidy array of equipment in need of repair. By upgrading the property the applicant will be able to undertake essential equipment repairs onsite. Finally — there is poor access throughout the building, hindering efficient maintenance and repair of all equipment.

It is worth noting that these changes will not result in a significant and unsuitable expansion of the business. They will however afford the current operation a financially viable future and enable Snowwhite Launderette to provide the full range of services now ‘demanded’ by the local community.

The Flat

The existing flat has not been used for many years, is non-habitable and shares it entrance with the business below. These proposals look to re-establish it as a viable dwelling and provide a separated access route. The re-establishment of this as a dwelling unit is also important to the viability of the business.

The Proposals

The proposed works comprise:

- Reconfiguration of rear yard and outbuildings, to include the addition of a single storey rear extension.
- Extension of the two-storey closet wing and re-establishment of the upper floor as a 2/3 bed dwelling. This involves the addition of external stairs to provide separate access to the first-floor accommodation.
- Addition of roof lights/integral balcony to the rear elevation.
- Upgrading of existing signage.
Design and Access Statement

Site Location/Appearance

The property sits in the middle of Eshton Terrace, Clitheroe which forms the southern boundary of Clitheroe Conservation Area and is adjacent to the town playing fields which in turn are overlooked by Clitheroe Castle.

The area is a largely residential area; with a mix of traditional terraced properties peppered with retail units which enliven the street scenes.
To the front properties on the terrace generally retain their terraced form but demonstrate many alterations – such as modern casement windows in place of original sashes and an array of forms of roof lights.
The rear street is a typical mismatch of yard treatments, with a variety of outbuilding forms and heights—both adjoining the buildings and sitting on the boundary of the playing fields. Many of these extend significantly behind the original buildings.
DESIGN AND ACCESS

Use

The proposals look to retain both the existing A1 use-class and the residential status for flat above.

Amount

The proposals increase the building footprint but also create a significant absorbent 'green' area - with the addition of a green roof replacing the current hard surface to the workshop yard.

Site Area: 175.3 m²
Existing Buildings: 73.53 m²
Existing External Space: 101.8 m²

Existing buildings occupy 42% of site

Proposed Gross Footprint 106.98 m²
(Incorporating 26 m² Green Roof)

Proposed Buildings occupy 61% of site
(Incorporating green roof - 15% of site)
Proposed Extension occupies 33% of external space

It is worth noting that nearby properties - particularly those to the east of the application site, have undergone significant alterations - with large extensions/rear buildings clearly visible. Delegated reports from previous applications

Layout

The proposals look to re-organise the property to better serve the needs of the business and to enable the associated flat to be brought up to modern day standards.

This involves removing a current unsightly rear shed, covering a proportion of the rear yard, extending the current 2 storey closet wing and adding an external stairway to provide separate access to the flat.

The new roof lights on the rear elevation will greatly improve the amenity for the flat - introducing a much-needed degree of light to the upper room and taking advantage of the view towards Clitheroe Castle.

Scale

The proposals have been carefully considered to respond to the scale of the existing building and surrounding area.

The two-storey extension will follow the scale and form of the adjacent property.

The single storey rear extension has a split-level roof, minimising any impact on neighbouring amenity. When compared to outbuildings associated with neighbouring properties the extension is relatively diminutive and will not be overpowereing.

Landscaping

The current external space is a mixture of York stone slabs; concrete, macadam and gravel. The proposed sedum roof to the single storey extension will provide a welcome 'green' addition to the area, not only improving the visual amenity but also reducing surface water runoff levels.

The front yard will remain as existing. The yard area to the rear (north) of the proposed extension will remain unchanged.

Appearance

From the front the repaired/repaiedt signage will improve the visual amenity of the street.

The rear two storey extension will be formed from brick with roof slates - all to match existing. The new window will be a painted timber casement to match existing.

The lower single storey extension will be cedar clad with a sedum roof.

Access
Public access to the business will be unchanged.

Trade and maintenance access to the rear of the business will be improved through the addition of a clearer/wider access route through the rear extension.

Access to the first floor flat is re-configured to allow it to function as a separate entity to the business below.

Public Wash 8am – 8pm (7 days)
Service Wash 8am – 2pm (M,T,W,T,F)

Planning

There are various types of outbuildings along the rear of Eshton Terrace and the replacement of the existing dilapidated garage/workshop is a visual improvement. Its position at the rear of the private access track means that there would be little impact overall on the Conservation Area.

Its siting means that it would not have a significant impact on residential amenity.

Sustainability

The applicant is committed to sustainable building techniques and ideas. All wood will be FSC sourced. It is intended to incorporate grey-water recycling if financially feasible.

It is also intended to employ techniques to re-use ‘waste’ heat from the wash and dry equipment to supplement/provide space heating both to the business and flat over.

Opening Hours

It is intended to retain the existing opening hours:-
HERITAGE STATEMENT

Eshton Terrace is identified within the Clitheroe CAA as containing good examples of modest late 19th Century terraced housing.

No 46’s primary contribution to the Conservation Area is derived from its position within a terrace of 5 properties. Taken as a whole, the unit is a good example of the 19th century terraced properties identified within the CAA. Slightly larger than adjacent properties, the original coursed stone frontage; regular stone quoin and stone corbels are retained. 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 windows have been altered, with the likely original timber sashes replaced with 20th century timber or UPVC casements. Like the adjoining property to the east, No 46 has a large shopfront type window which appears to be original.

Externally; low level boundary walls enclose front gardens – however these walls have been removed to the front of the application property.

Combined, the terrace frontages make a positive contribution to the Conservation Area – however the alterations identified have somewhat compromised their value and provide scope for improvement.

To the rear the properties are a combination of random rubble primary walls – with brick rendered closet wings extensions. Accessed from an un-adopted rear track, these elevations are clearly 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 and resulted in an untidy vista.

Original windows have largely been replaced with more modern casements and there are a large range of roof alterations – from modern wide dormers through to less obtrusive roof windows. Combined, the rear elevations make little if any contribution to the Conservation Area.