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PROPOSED  
REPLACEMENT SINGLE STOREY EXTENSION  
AT  
THE OLD TANNERY  
6 SHAWBRIDGE STREET  
CLITHEROE  
  
DESIGN AND ACCESS STATEMENT  
WITH ADDENDUM  
HERITAGE STATEMENT

SP  
19/08/13

## DESCRIPTION

### EXTERNAL

#### FRONT ELEVATION

This elevation does not form part of this application

#### GABLE ELEVATION (SOUTH EAST)

This elevation retains remnants of previously demolished attached building , now forming strength buttresses to the main gable wall. The rear buttress retains its demolished edge state with no refine finishing works.

Most of the gable is covered with a heavy green foliage.

#### REAR ELEVATION (SOUTH WEST)

Rear elevation masonry window openings are original with hardwood glazed inserts.

The wagon door has a stout stone lintel which is fractured with a steel brace support. The opening is infilled with rendered concrete block work and a large hardwood window.

### OUT BUILDINGS

To the rear of the land is a small building on a raised stone area with access to the building from adjacent stone steps.

The building superstructure is made out of corrugated sheets and timber panels in an ad-hoc manner. The building is used for simple domestic storage and does not form part of this application.

There is a glazed lean to building between the stone steps and rear elevation of the house constructed out of a hardwood glazed frame, against an existing stone rendered wall to the neighbouring north west side. The building has significantly deteriorated over the years.

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### LAND TO THE REAR AND SIDE

The rear boundary is protected by the outbuilding as previously described and a short length of stone wall with the remainder out of a timber panel.

This boundary line separates land and a converted joiners shop which originally formed part of this estate.

From the adjacent land and converted building a stone flag and cobbled track runs towards the wagon door of the dwelling. This track is original and weather beaten over the years.

There is stone pier with steel gates which provides access from the highway on to the land.

There is a short length of stone wall from the pier and dilapidated timber panel fence forming the separating boundary to the neighbouring access track

It would appear there have been no improvements to the land in general to side and rear since demolition of the building and would generally be deemed derelict.

### PROPOSALS

The fractured stout stone lintel above the wagon door shall remain, A new replacement strap supporting the vertical fracture shall be supplied and fixed by a specialist contractor.

The masonry infill and window frame to the wagon door opening shall be removed,

A new masonry opening to the wagon door opening shall be formed out of walled limestone and sandstone heads and cills with hardwood glazed window frame to match the existing openings.

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It is proposed to convert the glasshouse into a kitchen

Conversion works include the following :-

- 1 Remove existing roof structure and timber frame walls.
- 2 Construct an inner concrete block lining wall against the existing
- 3 Construct a new stone clad wall to the side (south east) elevation with dressed sandstone cills to receive superstructure a new hardwood superstructure frame.
- 4 New sloping roof with blue slate cover and conservation type velux light.

The existing flagged and cobbled area shall remain and up graded to its former standard . The flagged area shall be extended to the drive area . A small shrubbery garden shall be formed.

The rear gable buttress shall be vertically trimmed in diminishing widths with sandstone corbels between stage cuts.

A timber post and rail fence with vertical panels shall be erected on the neighbouring drive side 1.80m high.

#### INTERNAL

The application relates to the ground and first floor layouts.

The ground floor principle areas have a central enclosed staircase separating a reception area to the front and living room to the rear with a lean to glass house separated by french doors.

There are 3 small rooms to the gable wall side including a dining room and kitchen

The first floor layout follows the same enclosed central staircase separating a bedroom to the front and landing area with bathroom to the rear.

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## PROPOSALS

It is proposed to create increased floor space to the rear living room to serve as a dining room for the previously described kitchen conversion

The staircase shall be repositioned on the opposite side of principle wall within the front reception area.

A small section of the first floor front bedroom shall be partitioned off round the new staircase position.

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## HERITAGE ADDENDUM

The building is a Grade 11 listed building.

The building was first listed on 30<sup>th</sup> September 1976 and now listed under the Planning (listed buildings and conservation areas) Act 1990 as amended for its special architectural or historic interest.

List entry No 1072362

## LIST ENTRY DESCRIPTION

Shawbridge Street.

Early C19 warehouse of 4 storeys in coursed stone 2 windows in stone surrounds on all floors, except on the 2<sup>nd</sup> to the left, which is a hoist door. Ground floor has a carriage entry and door in carved surround and 1 window, left portion of this warehouse rendered to the road with later shop front and tiled roof. Gable end has 1 window in stone surround with glazing bars.

No 2 to 10 (even) form a group.

## PLANNING HISTORY

All principle planning applications were registered in 1981 securing consent.

### APP NO 3/81/0218/P

Demolition of building to form joint vehicular and pedestrian access to land behind No 6 and adjacent 4 storey building to be demolished is in extensive disrepair.

### APP NO 3/81/0073/P

### APP NO 3/81/0403/P

This application relates to the redundant joiners shop to the rear of No 6 converted into a dwelling

### APP3/81/0481/P

Alterations to provide living accommodation fill to the back to front passage way to strengthen the building

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APP NO 3/81/0482/P

Proposed change of use of second and third floors from warehouse use to residential accommodation.

APP NO 3/85/0129/P

Proposed change of use as part "Bed and Breakfast" accommodation.

The building was originally a 4 storey warehouse with coach access through the front elevation picture window and rear elevation window on to land with a stone flag track leading to a joiners shop building to the rear.

All principle use changes , alterations etc., have been carried out progressively following several Planning Applications within the 1981-2 period.

From the information provided within the Planning History it would appear The Old Tannery and rear joiners shop were in the same ownership.

Following the Planning History the progressive development would appear as follows.

- a) The demolition of a dilapidated building attached to the gable of "The Old Tannery", allowing vehicular and pedestrian access to land to the rear and the joiners' shop.
- b) The change of use of the joiners shop into a dwelling
- c) Relating to The Old Tannery for change of use of the back to front coach passage way extending the living accommodation and strengthening the building.
- d) Ones again extending the living accommodation by changing the use of second and third floors to residential accommodation.

The proposed internal works relate to repositioning the ground floor staircase , allowing an extended dining area to serve the kitchen conversion with staircase enclosure to the first floor bedroom.

The ground floor has original ingle nook fireplaces' to both principle rooms which will not be disturbed during alteration works.

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Likewise there are 3 exposed original timber beams at ground floor 1 No first floor binder and 2 No door lintels that shall not be disturbed during alteration works.

### SUMMARY

### EXTERNAL

The whole site to the rear is presently dilapidated and derelict the proposed works will maintain , improve and assist to enhance the Grade 11 listing.

### INTERNAL

No principle original structural features shall be disturbed , thus keeping intact the integrity of the Grade 11 listing.

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