

Design and Access Statement



Newton House, Newton in Bowland, Clitheroe.

August 2015

IWA Architects

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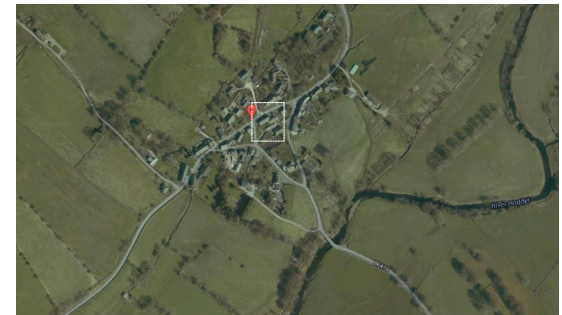
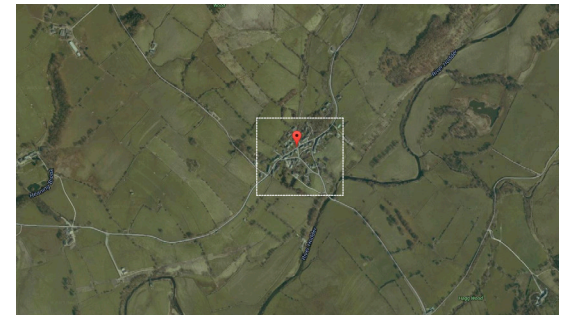
1 Vision

Aims of the Proposal

The proposals are for minor alterations to Newton House are as follows:

Brief:

- To incorporate an ensuite bathroom within bedroom one in the first floor of the dwelling.
- To ensure that any alterations to the existing fabric are sympathetic and of no detrimental effect on the historic character of the dwelling.
- At this bedroom floor level there is no direct level access to the existing bathroom in the annex. The intention is to overcome this problem by providing an ensuite shower room within the master bedroom area.



Site Context

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Site Location

See Heritage Statement- Newton House by Martin Seddon 28th April 2015 Pg 3.

Heritage Assets

The CA includes virtually all of the village of Newton-in-Bowland which is a small community made up in the main of a narrow range of property styles. The vast majority are of similar construction with limestone walling material, sandstone window and door frames and corner stones and blue slate roofing. There are a very few buildings with original stone flag roofs.

Newton House falls within the main vernacular, however, the limestone walls have had the 'slobbering' mentioned in the original listing (see Appendix ONE) removed revealing bare stone. This follows the present appearance of virtually every other building in the village. An unusual feature of this building is that the sandstone features are of a red sandstone rather than the more usual buff/yellow material.

The building is identified on the Ribble Valley Borough Council Conservation Area Map3 but merely as being listed. It is not identified as a Focal Building nor is it prominent in any marked 'Important Views'.

The Conservation Area Appraisal mentions a number of factors important in defining the character of the village. Relevant to this report are:

- The historic appearance of the village, in which most of the buildings are at least 150 years old;
- The homogeneity of local stone used for most of the buildings and boundary walls;

In summary, the external appearance of the building is important in the role it plays defining the general character of the village. However, in itself it is not identified as having individual value other than its listing.



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2 Background

See Heritage Statement- Newton House by Martin Seddon 28th April 2015 Pg 3.

Significance of the Assets

The Ribble Valley contains numerous small village communities, each with its own special distinctiveness. That of Newton is highly dependent upon its groups of similar buildings and an overall homogeneity. This building is important within that context but not necessarily in its individual style. Within the village the building, which is located with its rear elevation to the main Dunsop Bridge to Slaidburn Road and on the corner of the main one of a group of smaller roads which split off from the Clitheroe Road, is more important as a feature from the front. This elevation is by far the more significant and is visible when approaching from the Clitheroe direction. From this point the full three stories are visible with well proportioned and detailed windows (see Fig. 1 above). This elevation is not affected by this application.



Development Impact/ Considerations

Key opportunities & constraints:

See Heritage Statement- Newton House by Martin Seddon 28th April 2015 Pg 3.

INTERNAL

The building, while still retaining some of its original internal features, has been much altered over a long period of time. However, it is still important that new works are carried out sympathetically. The insertion of an en-suite bathroom into bedroom one on the first floor of this property should be carried out in a reversible manner.

'The fixings to the exposed stone wall should be carried out with minimal damage to the stonework.' By fixing into the mortar joints.

If, for reasons of design or Building Regulations, the placing of the partition wall necessarily coincides with the purlin the fixing method should be such as to cause as little damage as possible to the purlin and be reversible in the future. It is deemed that using a sealant will provide the control and limit damage to the timber.



3 Assessment

See Heritage Statement- Newton House by Martin Seddon 28th April 2015 Pg 3.

It is my understanding that, at the time of my inspection, the precise arrangement of the new bathroom had not been finalised. However, consideration should be given when making this decision as to where the services will be routed. This should be carried out so as to cause as little intrusion into the building fabric as possible and using existing void spaces where available.

Design Response: -

Purlin: - Due to the client's desired position of the bathroom fittings and existing wardrobes, it is proposed that the partition wall is positioned under the purlin with the plasterboard being sealed to the purlin (not fixed) in a manner which is entirely reversible.

The positioning of the services has been carefully considered in order to have minimal impact on the historic fabric of the building. Pipes are to be boxed in neatly, and incorporated within the building where ever possible (for instance pipes are proposed to be fitted with in the lower floor utility ceiling).

EXTERNAL

Drainage:- Having considered a number of options for the drainage route the client has opted for an SVP to be located going straight down the internal corner of the house, dropping through the back of the built in cupboards in the middle floor lounge, then down into the downstairs utility room at ceiling height, then travelling along the ceiling (or between the floorboards) to the WC corner, where it then drops down to meet with the existing toilet.

This option would not damage any of the historic fabric of the house as it would travel through chipboard floors, modern fitted cupboards and plasterboard ceilings and any pipework would be reversible.

Ventilation- Bathroom Extractor Fan and SVP outlet to be flush with slates, (Glidevale) hence this has minimal impact. See image on right.



4 Design

Concept

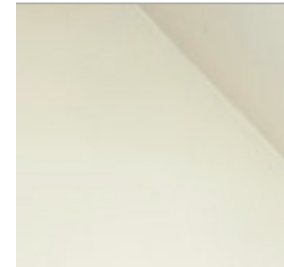
To provide a sympathetic/ modest addition respecting the existing character of the dwelling.

4 Design

Character & Appearance

The character of the existing room is largely derived from it's exposed rubble stone, plaster walls, and purlins. The proposed internal alterations aims to respect these features.

Proposed Materials



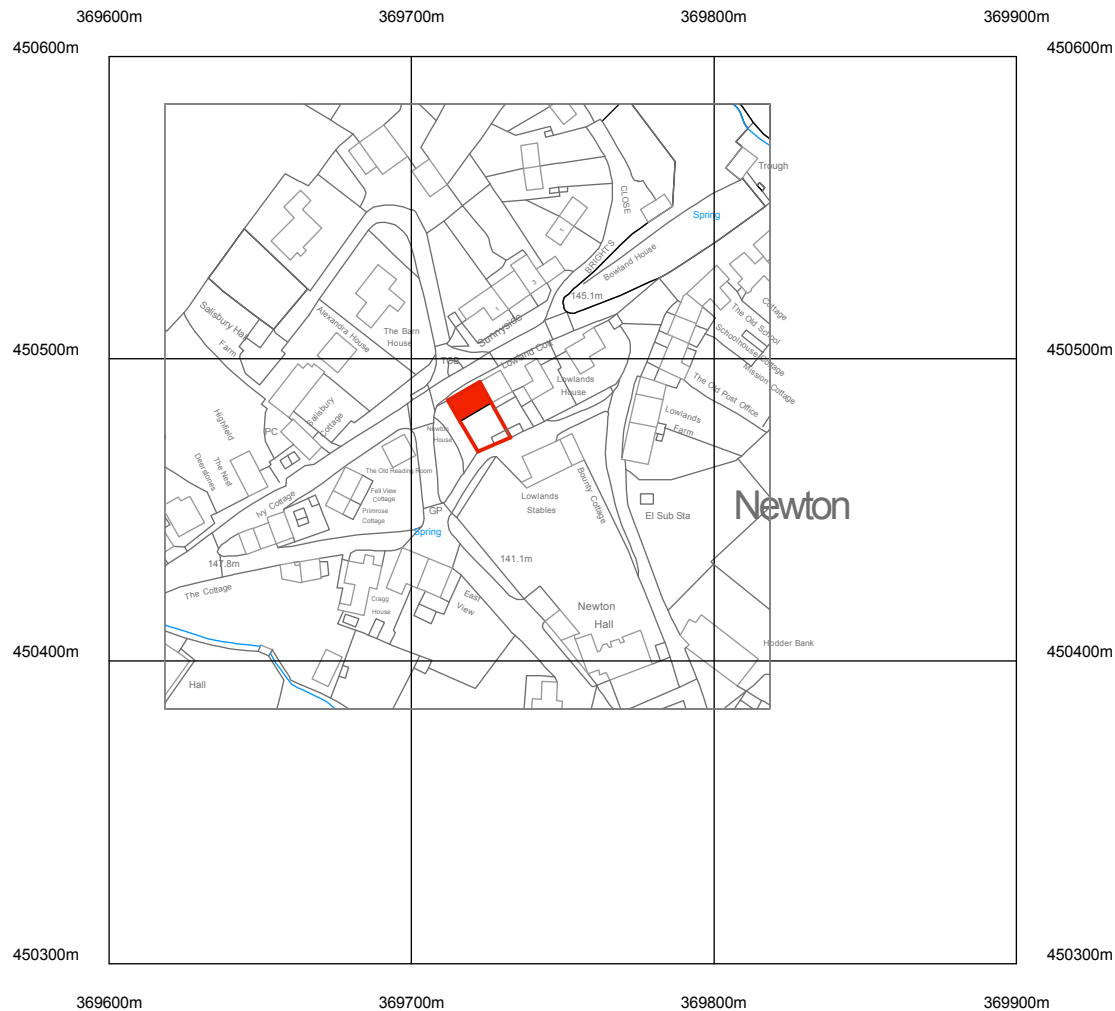
Plasterboard wall (to match existing)



Bespoke Glass Shower Fittings

New Shower to be tiled

4 Design
OS Plan 1:2500



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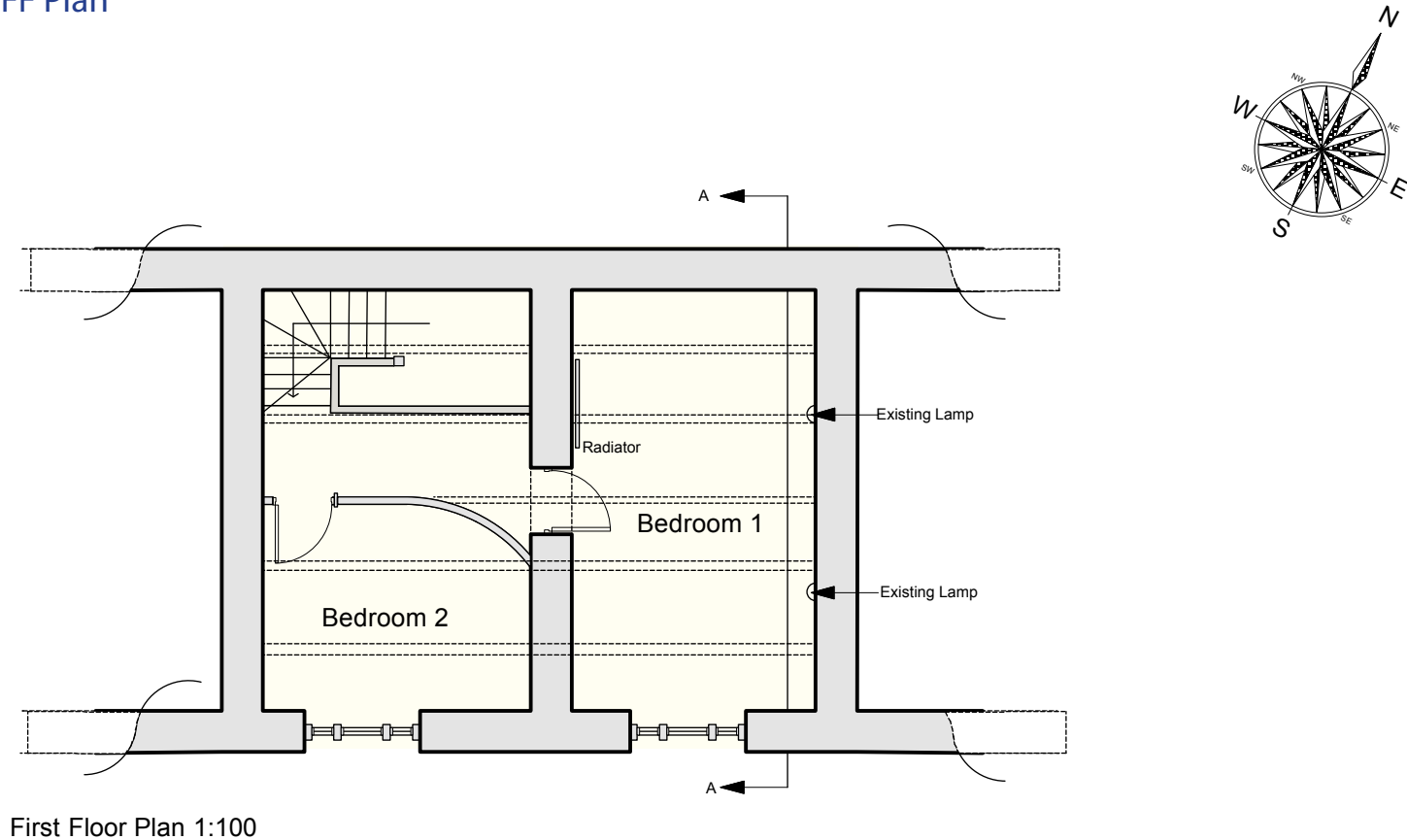
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4 Design Existing FF Plan



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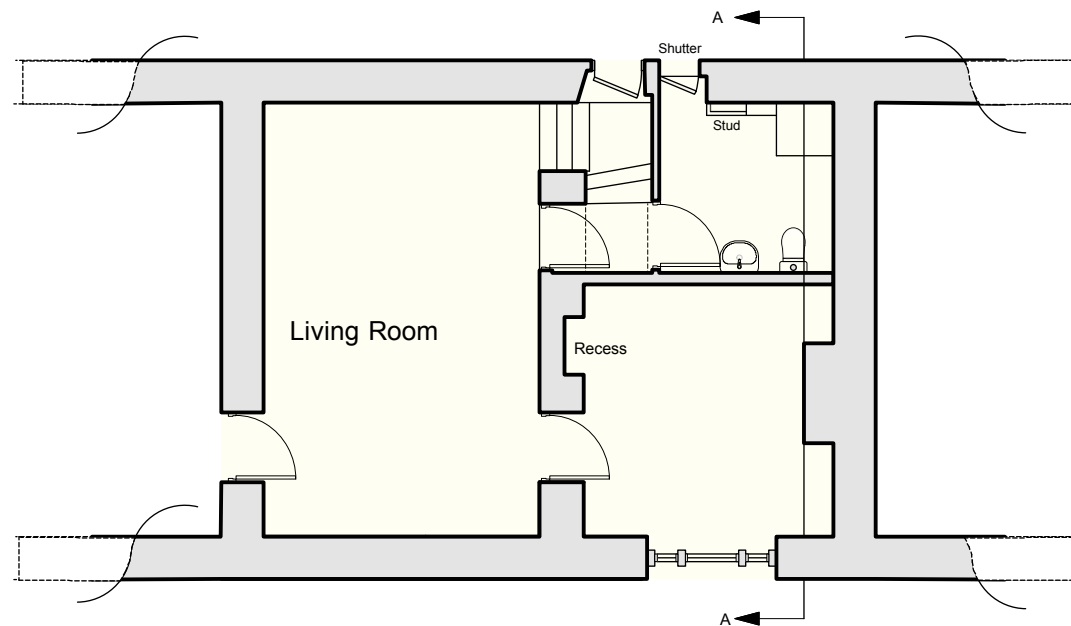
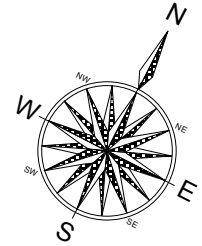
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4 Design
Existing Lower GF Plan



Lower Ground Plan 1:100

4 Design

Existing North West (Rear) Elevation



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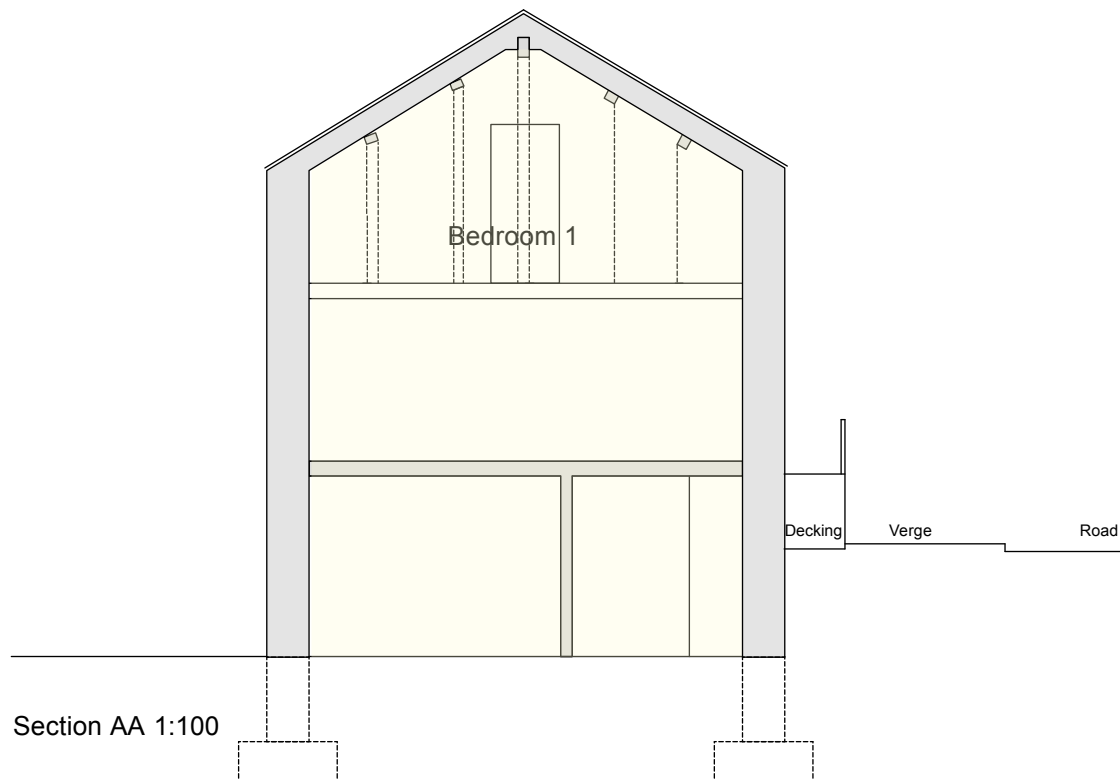
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4 Design
Existing Section AA



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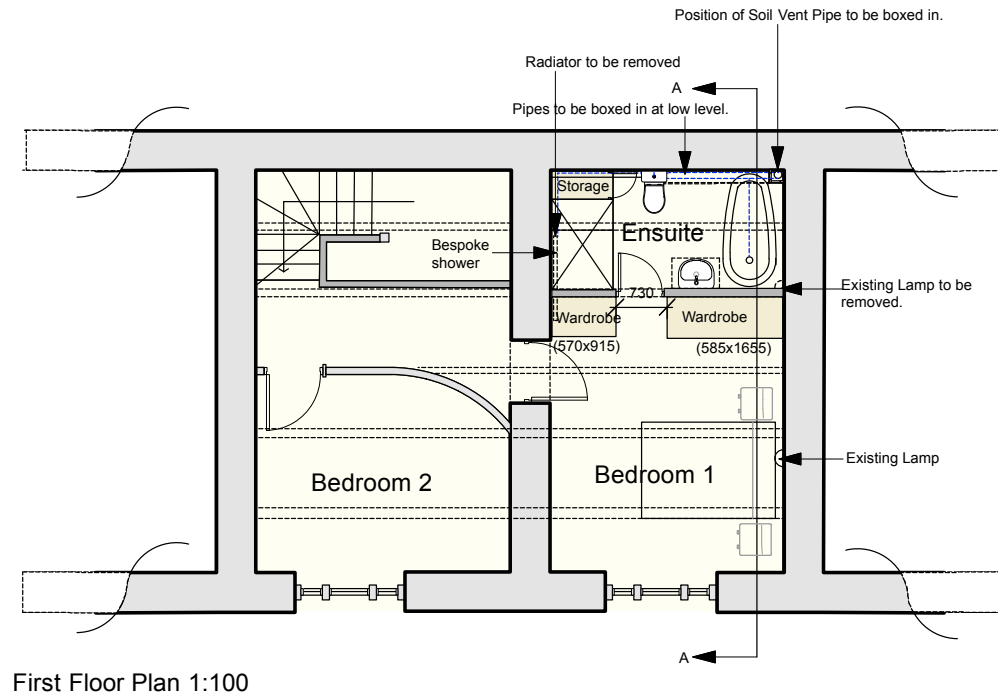
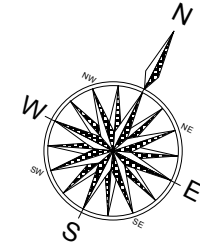
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4 Design Proposed FF Plan



First Floor Plan 1:100

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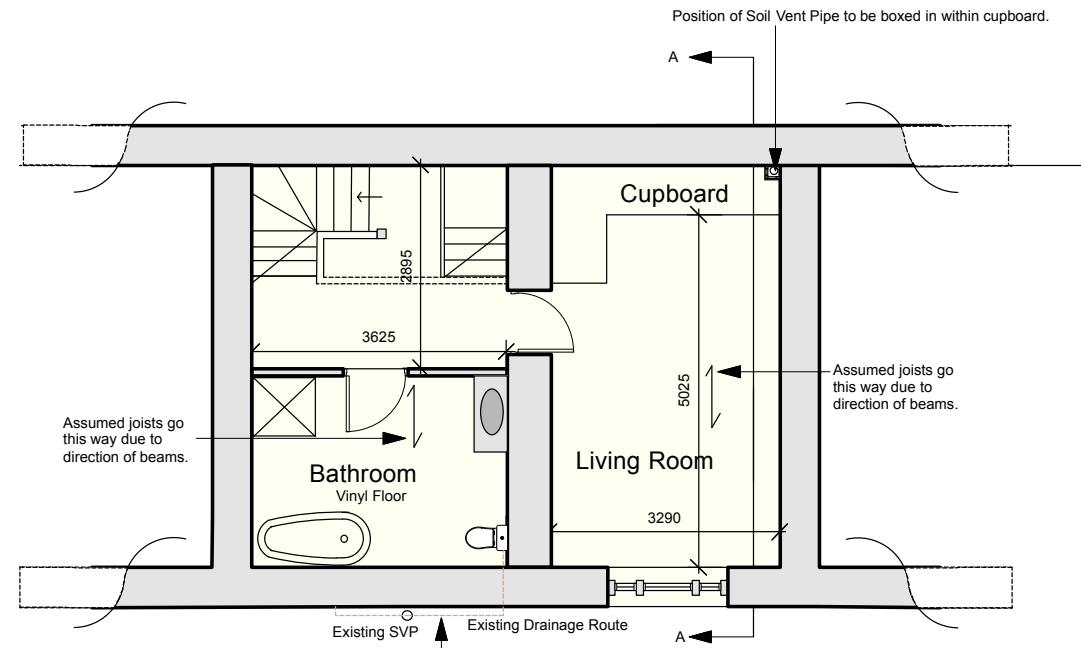
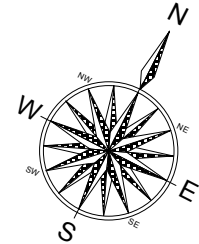
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4 Design

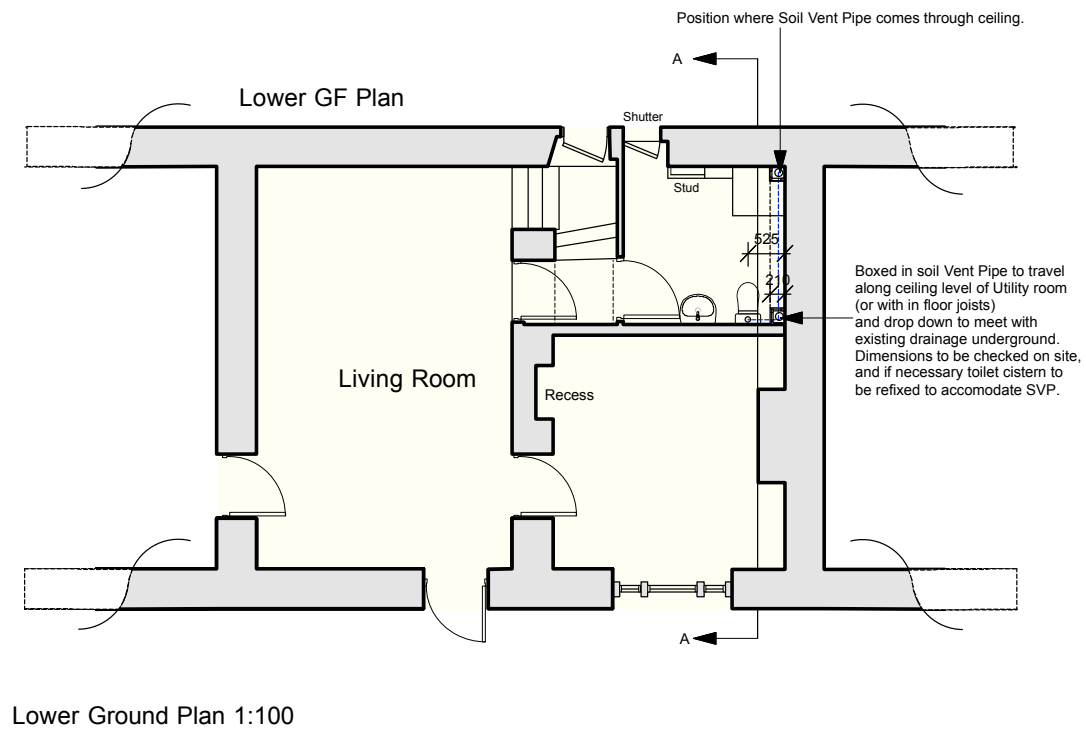
Proposed Upper Ground Floor Plan



Upper Ground Plan 1:100

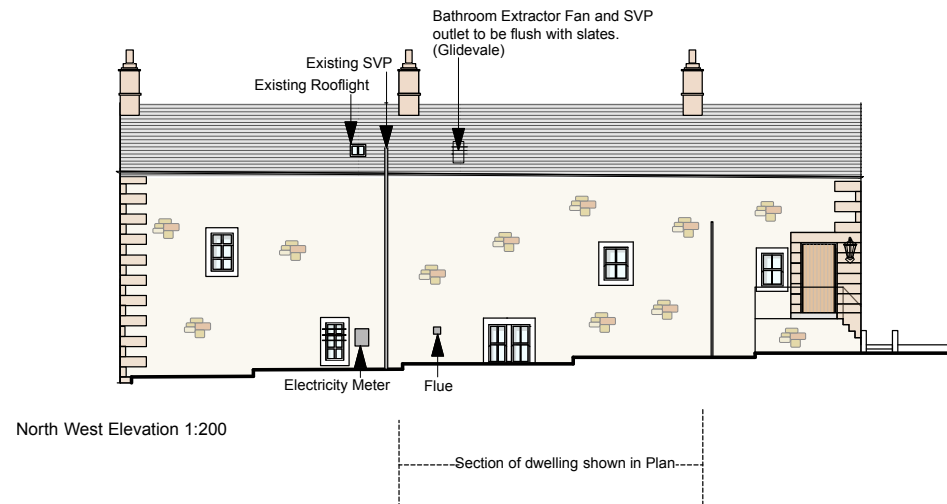
4 Design

Proposed Lower Ground Floor Plan



4 Design

Proposed North West Rear Elevation



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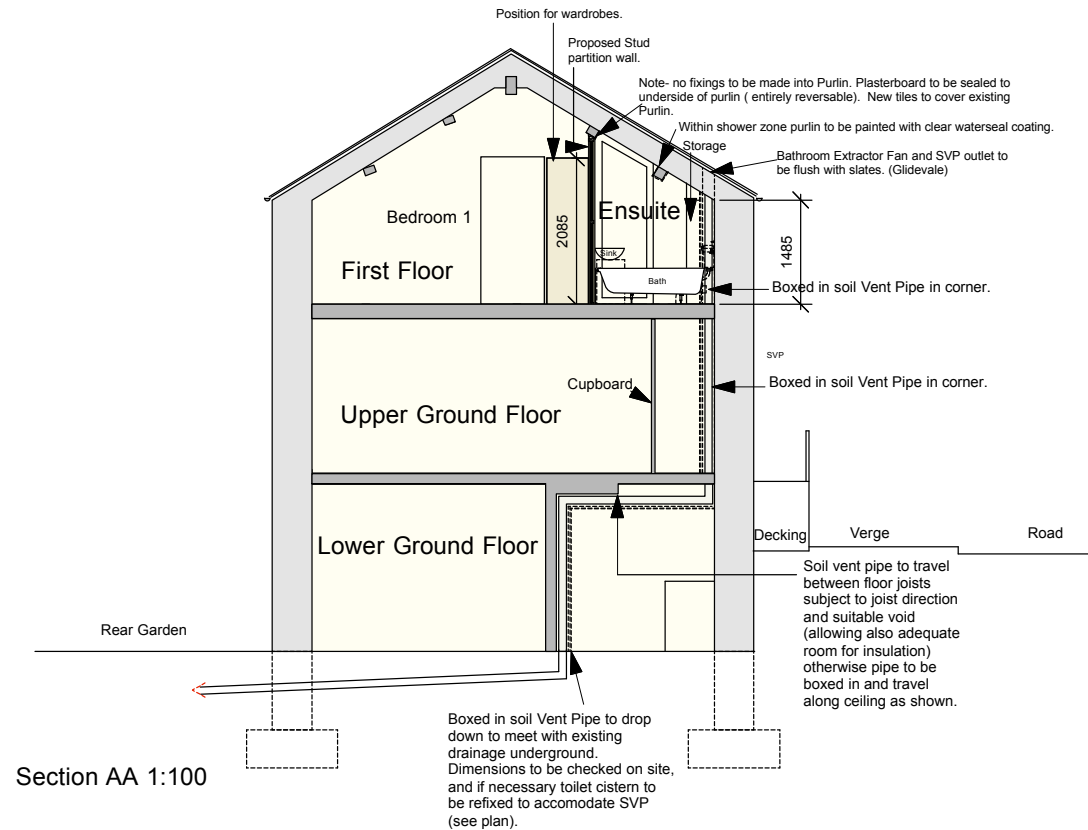
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4 Design

Proposed Elevation and Section A



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5 Evaluation

Usage & Amount

The proposals provide additional ensuite bathroom accommodation with-in the first floor of the dwelling. The total floor area where the alterations are proposed is 5.65 sqm.

Layout & Scale

The proposed bathroom is one of modest proportions with bespoke fittings to subtly merge with the existing low roof heights and exposed purlins.

6 Further Comments Following Initial Planning Application

----- Forwarded message -----

From: **Adrian Dowd** <Adrian.Dowd@ribblevalley.gov.uk>
Date: 5 August 2015 at 13:34
Subject: RE: Re. Newton House
To: Ivan Wilson <ivan@iwarchitects.co.uk>
Cc: Rachel Horton <Rachel.Horton@ribblevalley.gov.uk>

Dear Ivan,

Thank you for your letter.

It is my understanding that you do not require formal pre-application advice.

I note the possible future intention to remove the front SVP and that the proposal will not damage historic fabric. I would suggest that a re-submitted scheme be progressed on this basis.

However, these are my opinions as an officer of the Borough Council which will not prejudice any recommendation to or decision of the Borough Council.

Yours sincerely,

Adrian Dowd

Principal Planning Officer (Design & Conservation)

Ribble Valley BC