

DESIGN AND ACCESS STATEMENT

for Listed Building Consent Application



15-17 York Street
Clitheroe

Proposed Re-roofing
Job No: 2314
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IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: + 44 (0) 1200 423487
f: + 44 (0) 1200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk

PROCESS / HERITAGE

Numbers 15 and 17 York Street are adjoining properties within a grade II listed terrace located opposite the Grand. They are believed to date from the late C18th to early C19th, built as a row of townhouses. Recent changes have included their sub-division into apartments, which are currently in a poor state of repair and unoccupied. The applicant proposes to renovate the properties and undo the subdivisions, converting them back into townhouses, which will be detailed in a separate application.

The history of the site, heritage appraisal of the buildings and statement of significance have previously been addressed in sections 2 and 3 of the Heritage Statement by CJ O'Flaherty (dated September 2015) submitted for the recent Listed Building Consent (App. No. 3/2015/0841).

Prior to making an application for proposed renovations, the applicant intends to re-roof the buildings as soon as possible due to the essential urgent repairs that are needed in order to prevent further deterioration and unnecessary loss of historic building fabric.

A request for pre-application advice was submitted on 24th August 2016 with regard to the holistic refurbishment proposals. At a subsequent meeting, at the buildings, the Conservation Officer, Adrian Dowd, advised that Listed Building Consent would be required for complete re-roofing.

Further to receiving pre-application advice, notification was given to the Local Planning Authority of the Applicant's intention to commence emergency roof repairs in parallel to this application and will proceed with the complete re-roofing works subject to receiving Listed Building Consent.



Front Elevation.



Front Elevation - roof.



Rear elevation.

PROPOSALS

The roof to numbers 15 and 17 is in poor condition and requires essential urgent repairs:

- It is proposed that the roof will be carefully stripped (existing slate gauges will be recorded).
- The roof timbers will be inspected for any signs of rot or defects and, if necessary, sympathetic repairs will be undertaken in like for like materials.
- Number 15 has previously been re-slatted, at which time a bitumen felt underlay was installed and it is assumed a matching rooflight (to that in number 17) was removed.
- It is proposed to replace the bitumen felt with a breather membrane over the whole roof (number 17 has no underlay and the majority of the torching to the underside of the slates has crumbled away).
- The existing rooflight is corroded and requires replacement. This will be replaced with a conservation rooflight to match the existing.
- A new conservation rooflight will be installed, where it is assumed there previously was one, over the second floor landing to number 15.
- The existing slates and ridge tiles will be re-used, where possible, fixed with copper clout nails to new preservative-treated softwood roofing battens.
- Lead flashings to chimneys will be renewed like for like.

SUMMARY

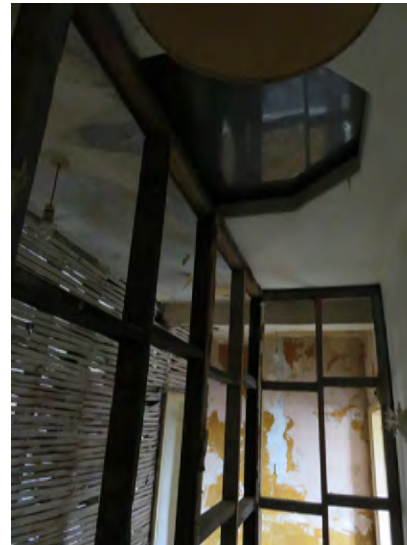
Re-roofing of numbers 15 and 17 York Street is urgently needed and is predominantly a like for like repair. The introduction of a breather membrane will improve the performance of the roof and have no impact on the significance of the building. The replacement and reintroduction of rooflights to the rear elevation is sympathetic to the heritage of the building and will enable the future restoration of the ceiling lantern to the interior of number 15. These are discretely located out of sight and will enhance the heritage asset.



Number 17 - existing rooflight.



Number 17 - second floor landing ceiling lantern - existing rooflight above.



Number 15 - second floor landing ceiling lantern - rooflight removed above



Number 17 - underside of roof through damaged ceiling lining.