

DESIGN AND ACCESS STATEMENT

for Listed Building Consent Application



15-17 York Street
Clitheroe

Proposed Replacement Windows
Job No: 2314
9 November 2016

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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 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 two townhouses, which will be detailed in a separate application.

The history of the site, heritage appraisal of the buildings, assessment of significance and impact of the proposals are addressed in a separate Heritage Assessment by Garry Miller Historic Building Consultancy.

A request for pre-application advice was submitted on 24th August 2016 with regard to the holistic refurbishment proposals. Further to a subsequent meeting, at the buildings, the Conservation Officer, Adrian Dowd, provided the following written advice, dated 4th October 2016, with regard to the windows:

There are few surviving historic windows in the terrace and existing late 19th/early 20th century sash windows have significance. However, there are historic single-glazed multi-paned windows at both the front and back of one of the other properties in the terrace which could provide reference and justification for any proposed restoration works. In respect to double-glazing considerations, I note the comments of a Planning Inspector at recent appeal (APP/T2350/Y/15/3121463; Mellor Lodge, Grade II listed; 18 December 2015; paragraph 15) "the harm ... further compounded by the installation of double glazed, sash windows ... these have 6 over 6 panes separated by excessively thick and crudely constructed glazing bars. They lack the elegance of windows dating from the period in which the lodge was constructed, not only in terms of their thickness but also because of the lack of finely moulded detail ... Moreover, the high reflectivity and double glass register of the windows is highly incongruent when compared with original Georgian windows".



i) Front elevation to York Street with windows already granted consent for replacement shown circled.



ii) Existing second floor windows to No. 17 (York Street elevation) relevant to this application.



iii) Internal view of window WS.3 - Second floor, No. 17.



iv) Internal view of window WS.2 - Second floor, No. 17.



v) Internal view of window WS.2 - Second floor, No. 17, showing general condition.

PROCESS - cont.

A Listed Building Consent application (ref. 3/2015/0841) was submitted by the previous owner of the building to undertake some minor alterations including the replacement of all but two of the windows to the front elevation and to replace the door to number 17. Listed Building Consent was granted on 15 April 2016 subject to a number of conditions including details with regard to the replacement windows and door.

The current applicant made a separate application on 12 October 2016 (ref. 3/2016/0946) to approve the details reserved by condition with regard to the windows and door (conditions 4 and 7) in order to proceed with these elements of the previous Consent.

A further application for Listed Building Consent was also submitted by the applicant on 17 October 2016 (ref. 3/2016/0968) to re-roof the buildings, including new and replacement rooflights, due to the need to progress with essential urgent repairs.

This application is for Listed Building Consent for replacing the two remaining windows to the front elevation, that were not included in the previous application and are in poor condition, and also for replacement casement windows to the rear elevation. The remaining proposed renovation works, which are mostly to the interior, will be detailed in another separate application. The proposals are being made as separate applications in order to simplify the process; the replacement windows having greater impact on the significance of the listed building and its contribution to the Clitheroe Conservation Area.

In order to illustrate the impact of the 2 replacement windows to the second floor of number 17 the proposed drawing (ref. 2314.P.05) indicates the York Street elevations as follows:

- as existing;
- as Consent ref. 3/2015/0841 subject to discharge of conditions;
- as proposed.



vi) Window WG.5 - Ground floor, No. 17 - rear elevation.



vii) Window WG.6 - Ground floor, No. 15 - rear elevation.



viii) Window WF.4 - First floor, No. 17 - rear elevation.



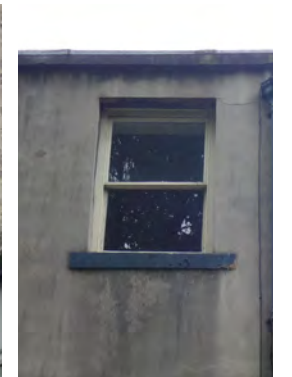
ix) Window WF.5 - First floor, No. 17 - rear elevation.



x) Window WF.6 - First floor, No. 15 - rear elevation.



xi) Window WF.7 - First floor, No. 15 - rear elevation.



xii) Window WS.4 - Second floor, No. 17 - rear elevation.



xiii) Window WS.5 - Second floor, No. 15 - rear elevation.



xiv) Window WS.6 - Second floor, No. 15 - rear elevation.



xv) Window WS.7 - Second floor, No. 15 - rear elevation.

PROPOSALS

This new application is to replace the 2 remaining second floor windows to the front elevation (WS.2 & WS.3), that were not included in the previous consent (ref. 3/2015/0841), and all the existing mid-late C20th windows to the rear elevation with casement frames more in keeping with the existing building.

The 2 additional windows to the front elevation will be detailed to match the other windows, which are subject to a current application to approve details reserved by condition (ref. 3/2016/0946). These are 16-pane hardwood sliding sash windows with slimline double glazed units to replicate the original form that would have been in place when the terrace was first built.

To the rear elevation, the six larger windows at first and second floor level (WF.4, WF.6, WF.7, WS.4, WS.5 & WS.7) will be 2-pane hardwood mock sash casement windows with slimline double glazed units. The remaining windows to the rear elevation (WG.5, WG.6, WF.5 & WS.6) will be hardwood casement windows to match the form of the existing windows.

SUMMARY

The proposed window replacements are intended to enhance the significance of the listed building.

The 2 replacement windows to the front elevation are needed due to the poor condition of the existing non-original frames and will harmonise the front elevation by matching the other windows that have already received consent. This will also enhance the character of area 3 within the Clitheroe Conservation Area.

The replacement windows to the rear elevation will be more in keeping with the original building, improving the appearance from the private rear space. The mock sash casements are an improvement to the existing windows and will provide a more harmonious appearance than the current disparate assortment of styles further enhancing the listed building and conservation area.



Existing South East Elevation

78.00m above OS Datum



Existing North West Elevation

77.00m above OS Datum



78.00m above OS Datum

Proposed South East Elevation -
As Application Ref: 3/2015/0841 - Replacement Window and Door Works,
granted permission 15.04.2016, subject to Discharge of Conditions 4 and 7.



78.00m above OS Datum

Proposed South East Elevation -
Proposed Replacement of Windows WS.2 and WS.3



77.00m above OS Datum

Proposed North West Elevation -
Proposed Replacement of Windows to Rear Elevation.