

DESIGN AND ACCESS STATEMENT

for Listed Building Consent Application



15-17 York Street
Clitheroe

Proposed Alterations & Renovation Works
Job No: 2314
11 November 2016

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

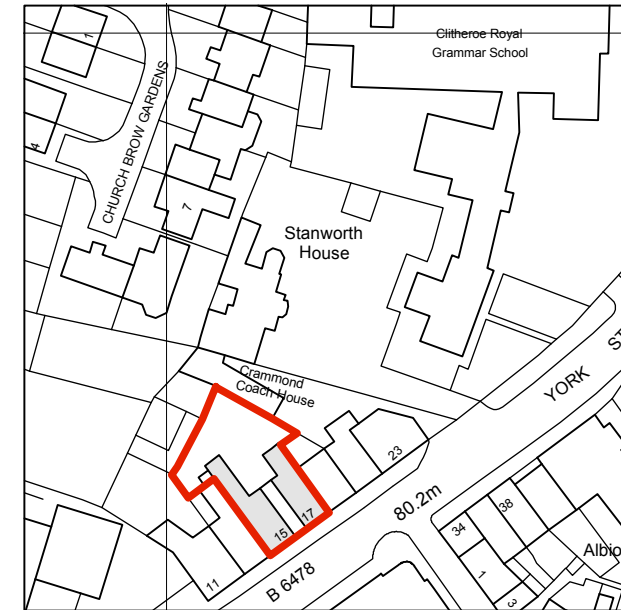
Numbers 15 and 17 York Street are adjoining properties within a grade II listed terrace located opposite the Grand. They are believed to date from the early C19th, built as a row of townhouses. Recent changes have included their sub-division into apartments, which are currently in a poor state of repair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

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. This project-specific assessment, undertaken by Garry Miller, had not been completed prior to the below request for pre-application advice, therefore the pre-application submission made reference to a Heritage Statement prepared for a recent previous application (ref. 3/2015/0841), which is superseded by the above.

A request for pre-application advice was submitted on 24th August 2016 with regard to the holistic refurbishment proposals. The submitted information included a preliminary sketch scheme; an alternative sketch was also submitted on 6th September 2016 and both options were discussed at a subsequent meeting, at the buildings, with the Conservation Officer, Adrian Dowd. Further to the meeting, the Conservation Officer provided the following advice in a letter, dated 4th October 2016:

Thank you for your enquiry and our discussions at the site meeting of 21 September 2016. I note that your proposals are informed by examination of the site planning history (including heritage significance assessment) for the site and I have therefore not repeated this exercise.

The heritage assessment identified that “the evidential value of the interiors including plan forms has been diminished through past alterations” (page 9). Therefore the Borough Council welcomes the overall opportunity for enhancement of significance (NPPF paragraph 126 and 131). However, I would suggest that any application submissions clearly identify the historic and architectural interest of elements to be altered / removed - whilst some features may not be ‘original’, they might be important evidence for the historic adaption and use of the property. Listing selection guide: ‘Townhouses’ (Historic England, October 2011, page 10) identifies “houses are for living in, and inevitably change over time ... they were refaced, stuccoed or embellished as fashion dictated ... alterations can add to special interest ... common 19th or 20th century alterations include sub-division into flats or offices, roof extensions, or extension over the rear yard or garden”.



Site Location Plan



York Street elevation

PROCESS - cont.

'Making Changes to Heritage Assets' (Historic England, February 2016, Chapter 2: Restoration) identifies when restoration is likely to be acceptable (see also 'Conservation Principles, Policies and Guidance', Historic England, April 2008, page 55). In this respect, would the works originally proposed in the pre-application submission for the first floor of No. 15 be more appropriate than those in the revised plans considered on site?

A doorway is proposed to be sealed at the first floor of No 17. If this opening has significance, its retention would be preferred (see paragraph 43 'Making Changes to Heritage Assets').

The 1845 and 1880 Ordnance Survey maps appear to show outshuts to the rear of No 15 and No 17. If these are historic builds, I would be concerned at proposed demolition of the lean-to and the overtly modern remodelling (sliding doors and an excess of roof lights).

The proposed replacement of cement render (subject to no significant further damage to the historic fabric) and introduction of a paint scheme sympathetic to the property's location within a historic terrace, is likely to be acceptable.

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".

At our site meeting, it was noted that internal walls had recently been stripped of plasterwork. Proposals should include details of appropriate restoration in this respect.

The submission of a Lawful Development Certificate is suggested in respect to clarification of any uncertainty as to present authorised use of the site.

At our site meeting, issues of trees/proposed landscaping and highway safety (proposed restoration of archway doors) were referred to. I would advise that these matters be discussed with the Borough Council's Countryside Officer and Lancashire County (Highways) respectively.

However, these are my opinions as an officer of the Borough Council only and will not prejudice any decision of the Borough Council should applications be received.

Following receipt of the above pre-application advice, any issues raised have been addressed, as far as possible, either by minor revisions to the proposals, further consideration of the historic asset in the Heritage Assessment, or by further justification within this Design & Access Statement.

The nature of the proposals, the planning history of the buildings and other factors have resulted in the applicant making several other applications prior to this one.

A Listed Building Consent application (ref. 3/2015/0841) had been 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 wishes to proceed with the approved windows and door replacement and therefore made a separate application on 12 October 2016 (ref. 3/2016/0946) to approve the details reserved by condition (conditions 4 and 7) with regard to these elements of the previous Consent.

The applicant then made their first application for Listed Building Consent, which was submitted 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 as soon as possible.

PROPOSALS

The existing buildings are each subdivided into 2-3 flats. One at ground floor level and 2 over the first and second floors, which share stairs and do not have a clear sub-division. The proposal is to remove the subdivisions to create 2 townhouses. The houses will be renovated with proposed alterations as follows:

Number 15

Ground Floor

1. Reinstate original opening to front reception room off hallway (photo i).
2. Unblock existing original doorway between hall and rear reception room (photo i).
3. Remove door to modern doorway (likely formed when ground floor flat created) and infill opening to passage beneath stairs in order to form kitchen area to rear reception room (photo ii).
4. Install new kitchen units and fittings suitable for a family dwelling to rear reception room.
5. Alter structural opening and replace door to rear outshut with larger glass sliding doors (photos v & vi).
6. Remove modern partitions and bathroom fittings to rear kitchen, as previous Listed Building Consent - ref. 3/2015/0841 (photos iii & iv).
7. Strip out redundant modern kitchen units and fittings from rear outshut (photos iv & v).
8. Form new lobbied ground floor toilet with stud partitions to rear of existing outshut, similar to previous Listed Building Consent - ref. 3/2015/0841 (photo iv).
9. 3 No. new conservation rooflights to rear outshut, similar to previous Listed Building Consent - ref. 3/2015/0841 (photo vi).
10. Demolish external late-C20th lean-to store extension (photos vii & viii).



i) Number 15 - items 1 & 2 - location of former opening to front reception room and blocked doorway to rear.



ii) Number 15 - items 1 & 3 - front reception room.



iii) Number 15 - item 6 - modern partitions to rear kitchen.



iv) Number 15 - items 6 to 9 - rear kitchen.



v) Number 15 - item 5 - back door.



vi) Number 15 - items 5 & 9 - rear outshut.

PROPOSALS - cont.

Number 15 - cont.

First Floor

11. Infill recently uncovered opening from landing to rear left room with stud framework and lath and plaster to return to previous appearance. Re-plaster rest of partition to stair landing where it has been stripped back to the laths (photos ix & x).

12. Form additional opening to existing stud partition between rear rooms and install new partition to rear right room in order to create en-suite. Remove remnants of kitchen fixtures and install new en-suite fittings (photo xi).

13. Remove door and nib to opening between rear right room and existing bathroom (central room). Remove existing bathroom fittings from central room in order to create dressing area (photo xii).

14. Infill recently made opening between central room and Number 17 front room, along current freehold boundary (photo xiii).

Second Floor

15. Remove modern partition enclosing stairs from landing and reinstate rooflight to match Number 17 (photos xiv & xxvi).

16. Remove late-C20th partitions and kitchen / bathroom fittings to rear right room. Install new family bathroom suite (photo xv).

17. Re-plaster remaining partitions to stair landing and rear rooms where it has been stripped back to the laths (photo xiv).



vii) Number 15 - item 10 - external lean-to store extension.



viii) Number 15 - item 10 - external lean-to store extension.



ix) Number 15 - item 11 - opening from first floor landing to rear left room.



x) Number 15 - item 11 - opening from first floor landing to rear left room.



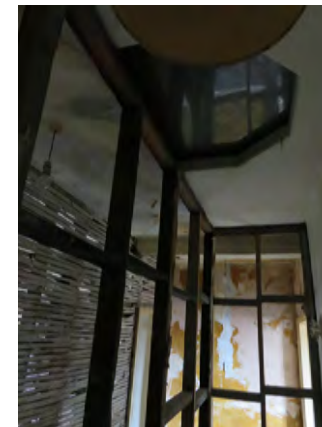
xi) Number 15 - item 12 - first floor rear right room.



xii) Number 15 - item 13 - opening from first floor existing bathroom to rear right room.



xiii) Number 15 - item 14 - opening between first floor existing bathroom and Number 17.



xiv) Number 15 - items 15 & 17 - modern stud partition to second floor stairs and former rooflight.



xv) Number 15 - item 16 - late-C20th stud partitions to second floor rear right room.

PROPOSALS - cont.

Number 17

Ground Floor

17. Remove door / infill late-C20th opening between front entrance lobby and front reception room (photos xvi & xviii).

18. Remove late-C20th sub-dividing partition to entrance hall.

19. Reinstate original opening to front reception room off hallway.

20. Remove external door / infill late-C20th opening to upper flats entrance off passage (photo xix).

21. Reinstate original opening to rear reception room off hallway.

22. Remove late-C20th partition to rear reception room and form store to front room (photo xvii).

23. Install new kitchen units and fittings suitable for a family dwelling to rear reception room (photo xx).

24. 2 No. new conservation rooflights to rear outshut, rebuilt in 1990s (photo xxi).

First Floor

25. Remove / infill late-C20th high-level glazed screen between existing kitchen and stairs (photo xxiv).

26. Remove late-C20th partition between existing kitchen and bathroom and remove remnants of units and fittings. Install new family bathroom suite (photos xxii & xxiii).

27. Remove door / infill late-C20th opening to existing kitchen (photo xxiv).

28. Replace late-C20th balustrade to stairs (photo xxiv).

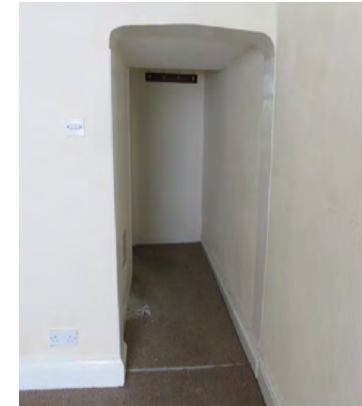
Second Floor

29. New stud partition formed across existing landing to Bedroom 1, to incorporate new en-suite in former store / cupboard. Existing door and frame from existing Bedroom to be re-used (photo xxv).

IWA Architects



xvi) Number 17 - item 17 - front entrance lobby.



xvii) Number 17 - item 22 - existing flat access between front and rear reception rooms.



xviii) Number 17 - item 17 - front reception room.



xix) Number 17 - item 20 - entrance to upper flats off passage.



xx) Number 17 - item 23 - rear reception room.



xxi) Number 17 - item 24 - rear outshut.

PROPOSALS - cont.

Externally

30. Replace smooth cement render to front elevation of Number 17 with roughcast lime render to match rest of terrace in a similar off-white colour to match Number 19 (photo xxvii).

31. Painted eaves cornice and window and door surrounds to be repainted in similar off-white colour to match Number 19 (photo xxvii).

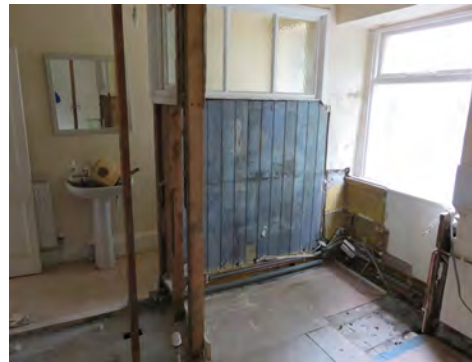
SUMMARY

The proposed alterations and renovation works will return the properties to the purpose for which they were originally built and are intended to enhance the significance of the listed building.

The majority of the proposed changes are to undo past alterations, made relatively recently at various stages over the late 20th century to create the existing arrangement of single bed flats, and will re-establish the interior of the buildings much closer to their original layouts.

Modern alterations at the rear are sympathetic to the existing buildings and are made where there is no impact on the significance of the heritage asset but are interventions that will enhance the quality of the dwellings internally.

The restoration of two townhouses, in place of the existing flats, will enhance the significance of the whole terrace and make a positive contribution to the character of the York Street & Well Terrace character area within the Clitheroe Conservation Area.



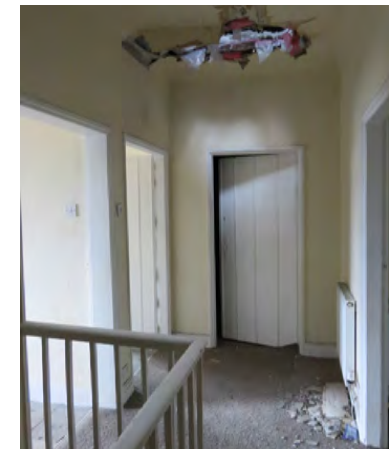
xxii) Number 17 - item 26 - late-C20th partition between existing bathroom and kitchen.



xxiii) Number 17 - item 26 - existing first floor kitchen.



xxiv) Number 17 - items 25, 27 & 28 - glazed screen & door opening to existing kitchen and modern balustrade to stairs.



xxv) Number 17 - item 29 - second floor landing.



xxvi) Number 17 - existing rooflight.



xxvii) Front Elevation - items 30 & 31.