

DESIGN AND ACCESS STATEMENT



50 King Street,
Clitheroe

Planning Application submission for
Proposed Rebuilding of Rear Steps and Garage Alterations.
Job No: 2326 - 23.06.2017

IWA Architects

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Planning Application submission for Proposed Rebuilding of Rear Steps and Garage Alterations.

Job reference no: 2326 - 23.06.2017.

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INTRODUCTION: BRIEF AND PROCESS:

50 King Street forms one end of a block of 4-storey town-houses, set between Dawson's Department Store and The Old Post House Hotel, in a prominent town centre location. A family dwelling dating from around 1890, it lies within the Clitheroe Conservation Area boundary and is noted as having Townscape Merit. The plot falls away from the road to the rear of the property and exits from the ground floor level to the back garden, via a set of stone steps. The landing to the steps passes over a back door and partially obscures a window to the basement level, which has previously been converted into a living space.

The long, narrow rear garden features a stone flag yard area, a small lawn and gravel seating area. At the end adjacent to the rear back alley, a gravel parking area sits alongside a single garage, approximately fifty years old, which shares a high, painted brick boundary wall with the Old Post House Hotel rear yard / parking area. On the garden side it is constructed from red facing brick, rendered on the South end gable, facing the house and has a low pitch fibre cement / asbestos roof.

PROPOSALS:

The proposals are two-fold - the first is to carefully dismantle the external steps and landing, which have moved over time and become uneven and dangerous to walk down, to allow them to be rebuilt, slightly narrower and further back from the rear of the dwelling; this combined with a toughened, obscure glass landing will allow more light to enter the room in the basement and make the flight of steps safer to negotiate.

The second proposal is to improve the existing garage, in terms of storage in the roof space and dividing the plan-form to create a separate Sun Room, to the garden, by inserting bi-folding doors in the South gable end. The existing low pitch, profiled, fibre cement roof and structure will be removed to enable the height of the walls / gable pikes to be increased, allowing a new duo-pitched natural slate roof to be constructed, with an overhang to the South end. It is felt that this will present a more aesthetic view to the back of the house, more in keeping with the local vernacular.

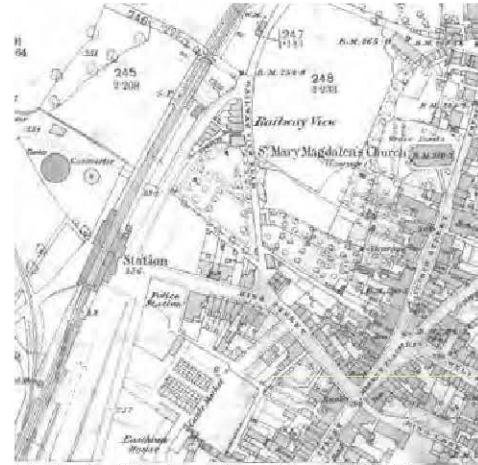
PRE-APPLICATION PROCESS AND RESPONSE:

A Pre-Application submission was made on 31st January 2017 - below is a summary of the conclusions, in the response received by email from Rachel Horton on 13th March 2017:-

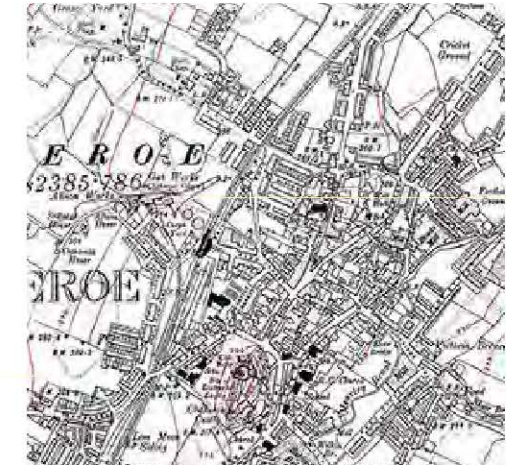
"...With regards to the proposed sun room and alteration to the roof I note that the height of the roof would increase by approx. 1.7m and due to the width of the building the roofline would appear prominent. In my opinion the resultant changes would result in a disproportionately sized building which appears prominently within the public realm detracting from the visual appearance of the property it relates to and the wider Conservation Area..."

"... I have no objection in principle to the works that are proposed to the rear elevation of the property to create a new stairwell, landing and balustrade. I have no objection in principle to the replacement of the sloping roof to the garage with a pitched roof however not of the height proposed. In my opinion, the height of the building as a result of a replacement pitched roof should be no more than 3 metres. Materials to the

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Historic Site Location Plan C1890.



Historic Site Location Plan C1914.



Clitheroe Conservation Area Plan - (Part).

- | | |
|--|------------------------------|
| Conservation area boundary | Listed Buildings |
| Proposed extension to conservation area boundary | Buildings of Townscape Merit |
| Registered Parks and Gardens | Scheduled Monument |
| Significant open spaces | Important trees |
| Important tree groups | Important views |
| Focal buildings | |



north, west and east elevation should match the existing red brick. I have no objection to the use of render and the aluminium framed opening to the south elevation.”

Initially, IWA made an assessment and determined that the actual proposed increase in height would have been approx. 1.5m, measuring from where the existing low pitched roof abuts the boundary wall, to the proposed new ridge.

It was felt that the height of the existing neighbouring wall to The Old Post House dictated (to an extent, with minor alteration), the eaves height of the proposed dual pitched roof, but the restriction of the max. 3m ridge height meant that the pitch would be way below the recommendation for slate roofs at approx. 17°.

At first we enquired if a compromise could be agreed to split the difference at 3.5m to the new ridge, which would produce a more aesthetic (and compliant) 32.5° pitch approx. We hoped this would also satisfy one of the Client’s requirements for the project - to create some storage in the roof space of the Garage.

However, the Client felt that the compromise was unjustified on the basis that the adjacent Old Post House, Dawson’s Department Store and the Health Centre on the opposite side of the rear alley, all had outbuildings, garages, stores, etc., that were greater in height than that which is being proposed for their scheme. Therefore the drawings being submitted for the Planning Application have been unaltered apart from notes regarding the materials being used.

LAYOUT / SCALE / ACCESS / MATERIALS:

The proposals will not affect the plan footprint of the existing Garage, but will improve its appearance, which at the moment is not in keeping with outbuildings in the adjacent and nearby properties. Matching brickwork and render finishes will be used to blend the additions in with the existing. The existing timber garage side hung doors, are to be replaced with a single ‘up and over’ timber garage door, giving the view from the rear alley, a much tidier appearance. On the South end / garden side of the garage, the existing window will be removed, with the opening enlarged and fitted with aluminium framed, double-glazed bi-folding doors, configured as two opening one way and one opening the other, as a pass door. The increase in ridge height will still be comparably lower than the roof lines of the neighbouring garages and sheds.

The rebuilding of the rear steps will prevent any further subsidence / movement, which has left them uneven and dangerous to walk on. The nominal reduction in width will also improve the quality of light reaching the lower rooms in the basement.

It is hoped that the majority of the existing stone steps can be re-used, with only minimal shortening of their lengths, but they will be set on new supporting walls formed from matching brickwork. It is felt that the amendments to the steps, landing and garage are improvements to the existing dwelling and do not detract from its Townscape Merit description, which only refers to the King Street frontage, as pointed out in the Heritage Statement (by Stephen Haigh, Buildings Archaeologist).

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View from rear alley, with outbuilding to The Old Post House in the background. This appears to have a roof height of at least 3m to the eaves and 4.5m to the ridge.



View from rear alley, with outbuilding to Dawson's Department Store in the background. This appears to be a 2-storey extension, with an eaves height of at least 9m.



View down rear garden towards rear alley, with outbuilding to Clitheroe Health Centre in the background. This appears to have an eaves height of at least 3m and a ridge of approx. 4.5m.

EXISTING PHOTOGRAPHS:



View of existing rear steps, showing uneven stonework treads.



View of existing support wall below rear steps.



View to underside of existing steps stone landing, showing overlap above basement room window.



View of garden, towards existing rear Garage.



View of existing Garage, from rear alley.



View of existing Garage, from rear alley, with roof heights of adjacent properties shown in context.

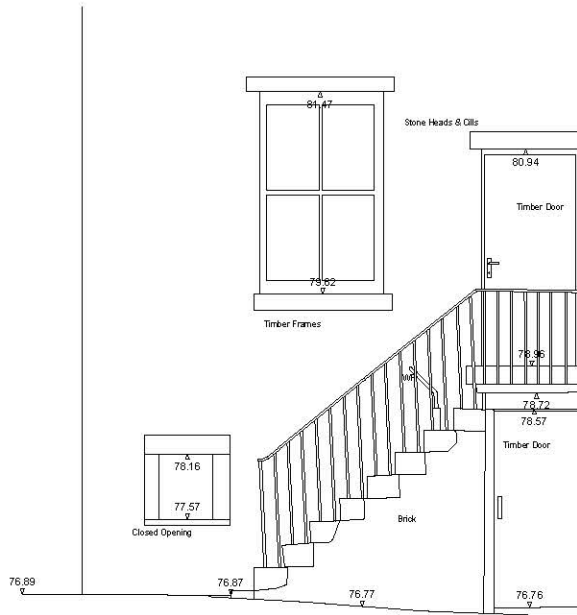


View of existing Garage / shared boundary wall with The Old Post House Hotel, from rear alley.



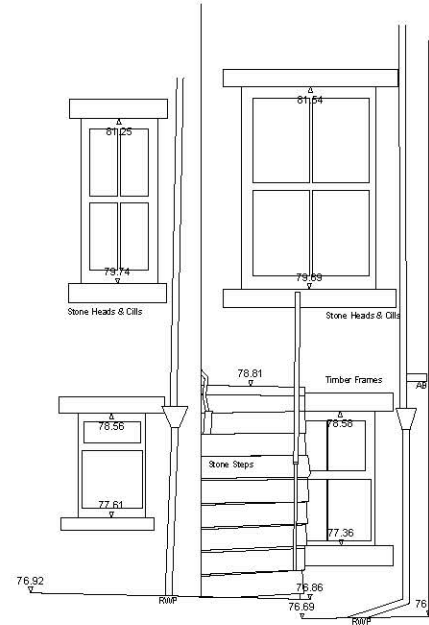
View of existing side of Garage and adjacent gravel area, from rear alley.

Drawings - Existing:



75.00m above OS Datum

West Elevation



75.00m above OS Datum

North Elevation

The Client is responsible for the accuracy. Carefully check the drawings before construction to ensure that they are in accordance with the contract documents. IWA Architects is not responsible for any errors or omissions. The drawings are for the client's use only and should not be used for any other purpose without the written consent of IWA Architects.

Structural steelwork shall be checked and approved by the relevant authorities of the relevant part of the work.



ABBREVIATIONS

- AB Air Brick
- dh: Ceiling Height
- CL Cover Level
- EH Eave Height
- FF Finished Floor Level
- GU Gully
- MH Man Hole
- RH Ridge/Roof Height
- RWP Rain Water Pipe
- SVP Soil Vent Pipe
- TL Threshold Level
- TV Top of Wall
- WP Waste Pipe

NOTE
 All work shall be carried out in accordance with the Building Regulations 2010.
 The drawings are for the client's use only and should not be used for any other purpose without the written consent of IWA Architects.

| Rev. | Date | Description |
|------|------------|------------------|
| 1 | 16/11/2016 | Issue for tender |

50 King Street
 Clitheroe

Existing Elevations to Rear Steps

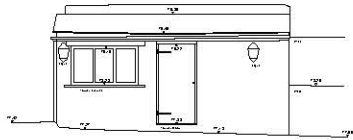
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| Drawg. No.: 2326.E.02 | Rev: - |
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Date: Nov 16 Scale: 1:200 A1

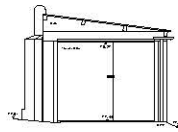
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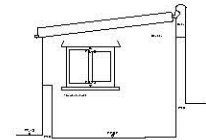
Drawings - Existing:



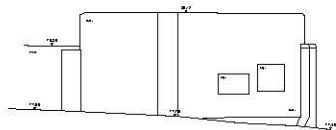
± 75.00m above OS Datum
West Elevation



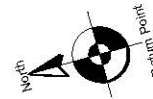
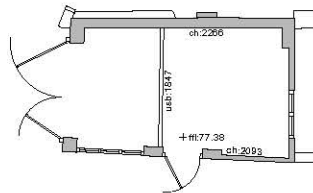
± 75.00m above OS Datum
South Elevation



± 75.00m above OS Datum
North Elevation



± 75.00m above OS Datum
East Elevation



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- ABBREVIATIONS**
- AB Air Brick
 - CH Ceiling Height
 - CL Cover Level
 - EH Eaves Height
 - FF Finished Floor Level
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NOTE
 1. All drawings are subject to the Building Regulations 2010.
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| Rev. | Size | Description |
|------|------|-------------------------------------|
| 1 | A1 | Existing Garage Plan and Elevations |

50 King Street
Clitheroe

Existing Garage Plan and Elevations

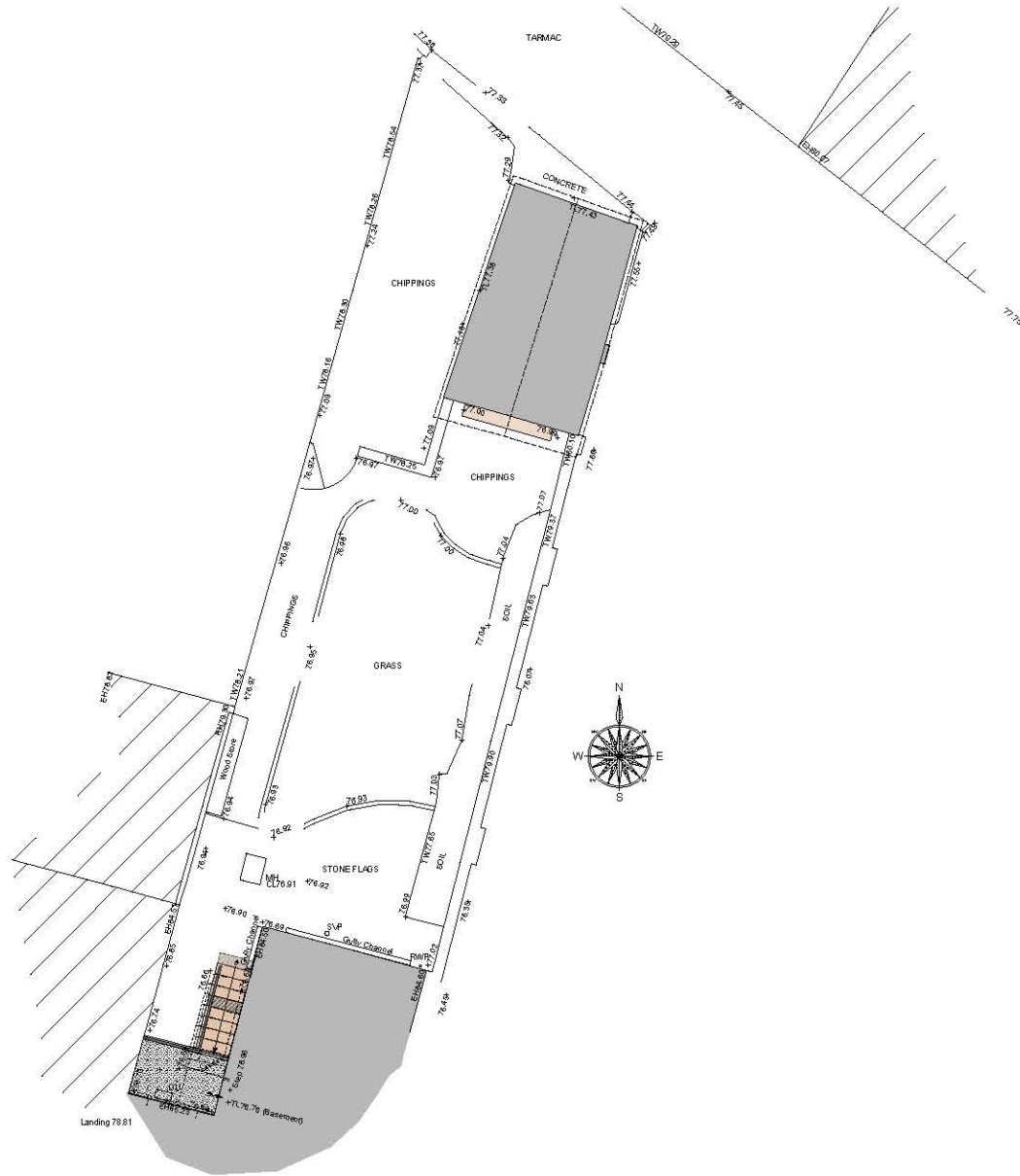
Drawg. No.: 2326.E.03

Date: Nov 16 Scale: 1:500 A1

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Drawings - Proposed:



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Dimensions should be taken as shown, it is intended to be used for the construction of the work.

1:50

| Rev. | Date | Description |
|------|----------|---------------------------------------|
| 1 | 31.01.17 | Preparation of the site plan (IWA/MS) |

50 King Street
Clitheroe

Proposed Site Plan

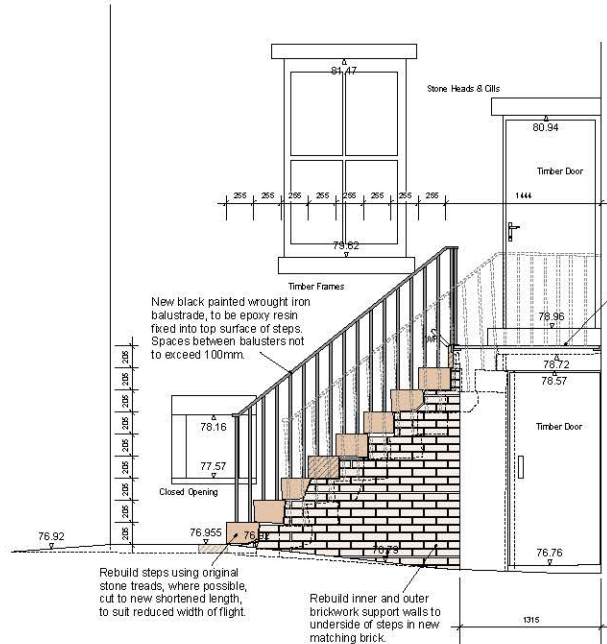
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|--------------------|--------|

Date: Nov 16 | Scale: 1:500A1

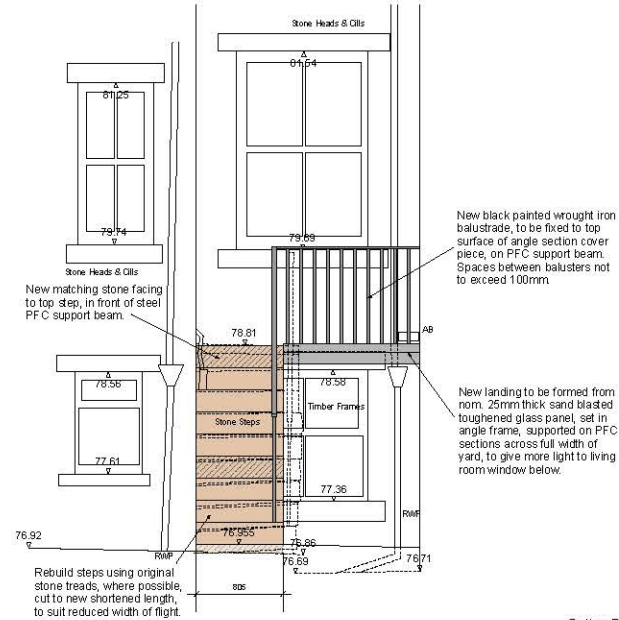
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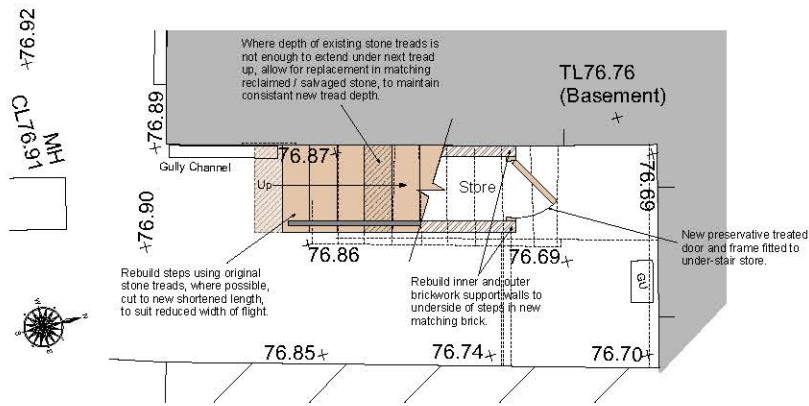
Drawings - Proposed:



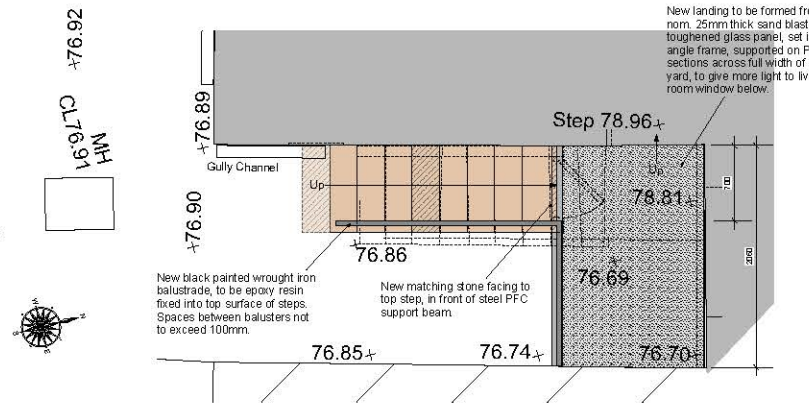
▼ 75.00m above OS Datum
West Elevation



▼ 75.00m above OS Datum
North Elevation



Plan View Through Steps



Plan View Above Steps

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1:20

Option B - Rebuilding steps using original stone (with new stones where required); set further back from the rear wall of the house and reduced in width. Landing to be formed as sand-blasted (obscure) glass panel on steel frame, to give more light to semi-concealed window below.

| | |
|--|--|
| Client | Clitheroe |
| Project | Proposed Rebuilding of Rear Steps - Option B |
| 50 King Street Clitheroe | |
| Proposed Rebuilding of Rear Steps - Option B | |
| Drawn | 2326.P.03 |
| Date | Nov 16 |
| Scale | 1:200/A1 |
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