

PROPOSED
STRUCTURAL IMPROVEMENTS
AT
18 PARSON LANE
CLITHEROE

RESUBMISSION
DESIGN AND ACCESS STATEMENT

18/07/17
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INTRODUCTION

The property is known as 18 Parson Lane, Clitheroe and currently has business use at ground floor (use class C3) with 2 additional floors providing householder accommodation.

The property has been in the ownership of the client for 13 years and currently trades the ground floor as a hairdressing salon.

The first and second floors have remained vacant within this time period other than customer use of the toilet at first floor.

APPLICATION SITE AND SURROUNDING AREA

The application site falls within the "conservation area of central Clitheroe and main shopping area", Policy ENV16 and S1 respectively and as defined in the Ribble Valley District Wide Local Plan.

The property comprises of a 3 storey (plus basement) mid-terrace town house forming the middle of three dwellings sited on the north side of Parson Lane. The attached property namely No 20 to the west, as I understand is council owned and is a 3 flat conversion. The attached property to the east namely No 16 is a household residence.

The property benefits a rear garden and car – parking space with access via a side road (track) between neighbouring No 20 and the public house namely "New Inn"

The access track enters an open plan area with a building namely "The stables" to the north (householder conversion.)

PROPERTY DESCRIPTION

The ground floor has double fronted shop windows with central door leading into the open plan shop forming the "Hairdressing Salon", as previously mentioned in this statement, within this space is a central staircase enclosure providing access to the basement and upper floors

There is a rear single store building used as a kitchen for staff purposes and access to the rear garden and car-space.

The garden and car-space is raised approximately 1.0m with access steps leading to lower patio and building entrance.

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The basement is not in use.

The upper first and second floors comprise three reception rooms, presumably in the form of bedrooms and a bathroom

Salon staff make use of the bathroom a previously mentioned in this statement

These upper first and second floors are not fit for their intended purpose because of substandard access (no direct access to external door without passing through the salon) therefore remain vacant.

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ASSESSMENT

This application follows the refusal of application No 3/2016/0831 and our draft proposals with supporting statement dated 5th January 2017.

The case officer in response letter dated 16th May 2017 stated . All works affecting the listed building , the setting of other listed buildings and the character and appearance of Clitheroe Conservation Area are to be considered in respect to paragraph 16,66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the policies within the NPPF and the Ribble Valley Core Strategy . Considerable importance and weight to the preservation ('doing no harm to') of the listed building (and its features and setting) the setting of other listed buildings and the character and appearance of Clitheroe Conservation Area has to be given in the 'planning balance' . Any harm has to be clearly and convincingly justified (NPPF paragraph 132) 'Less than substantial harm' is to be considered in respect to the public benefit of the scheme (NPPF paragraph 134) in the planning balance ' .

Refer to our letter dated 5th January 2017 and supporting statement of the same date providing historical details of the refused application and supporting comments there on.

FEASABILITY PROPOSED INTERNAL STAIRCASE

Sketch 001 illustrates a layout providing internal access to first and second floors

Ground floor :- shows a staircase and enclosure separated from the salon area

- a) Takes out window A and natural light from the salon area
- b) Severely reduces the salon floor area
- c) At least 50% of the existing first floor chamber would have to be removed to achieve formation of proposed stairwell

FIRST FLOOR

- a) The staircase enclosure would take out window B from habitable rooms
- b) The rear room would be reliant on the small window

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SUMMARY

The 2 principle rear elevation windows are important to the business salon at ground floor and living accommodation at first floor

Under the circumstances this option is not satisfactory.

We have carefully re-assessed the project and determined the best way forward is to follow design lines of our draft proposals as the most suitable solution to be considered acceptable.

DESIGN PROPOSALS

Seal off the existing staircase and make redundant

Construct a new external steel staircase providing access to the first floor from the rear elevation.

This would involve a "Dog Leg" design to allow maximum exposure of ground floor window.

The "Cat Slide" roof to existing single storey building will be altered to dual pitched lower roof line to allow the landing area construction of the proposed staircase.

The existing window opening shall be altered and formed into a door opening with sandstone head and cill

It should be noted and confirmed in our consultants supporting heritage statement the altered window is a relatively recent addition and the single storey extension is not original

As an option we have shown on the proposed rear elevation an obscured glazed screen to assure full privacy to neighbouring property, as a planning condition.

The proposed entrance door will have a threshold level 400mm higher than existing first floor. An internal landing area and step shall be provided down to the first floor level

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GROUND FLOOR

The principle ground floor shall remain the same except for blanking out the staircase doors to the basement and first floor.

The single storey extension will be used for a customer and staff toilet and refreshment facilities . To allow the above the existing external door shall be relocated against the rear elevation.

FIRST FLOOR

The existing staircase enclosure from the ground floor shall be blanked out.

A separating partition shall form a corridor from the proposed external door and dining –kitchen room and there on providing access to the second and floor staircase.

The second floor staircase is not as steep as the ground floor staircase and can be deemed acceptable.

The separating partition shall be traditionally constructed out of timber studs , rigid insulation and plaster board cladding.

SECOND FLOOR

This floor will provide 2 bedrooms, bathroom and landing area.

The existing open plan staircase shall be enclosed to comply with “Building Control”

A separate partition forming the bathroom and front bedroom 2 construction out of material as previously described.

CAR PARKING (Dwg No 7013)

The existing site plan shows 1 car parking space which will suffice for the proposed 2 bedroom layout

The proposed site plan shows 2 car parking spaces as an improvement but not essential .

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SUMMARY

We have demonstrated by options available the best way forward is the external staircase route , whilst the existing staircase should remain by demand.

It is our firm opinion the council should not fail the applicant in their approach and assessment and entitlement for access to first and second floor accommodation

The principle of entitlement should out weigh policy demands.

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