

S.M. and J.E.Cresswell The Cottage Inglewhite Road Longridge PR3 2DB

28th December 2017.

Re; 11 Gisburn Road — Planning Application PP-06599779

Dear Mr Dowd,

You may recall we have made previous applications regarding our plans for the above property. Having made a previous submission, 3/2107/0208 and 0209 refer, these were refused and the reasons for the refusal were noted by us. Subsequently in June 2017, following a conversation with our Architect a pre application was submitted for your consideration. Your advice from this application has also been noted.

We have obtained information from SPAB and commissioned a Historic building statement of significance from a company of Archaeological Architects. In order to make sure we were considering all matters properly I asked them to use the original application as the criteria for their report. We accepted that this plan was unacceptable but felt it was important not to confuse matters. Their report makes some conclusions which are in part in line with your observations and suggestion, and some of their own.

So on the basis of your feedback, their report and the need to make the properties habitable as well as retaining as much as we can to keep features and character, please find our revised plan below.



Front of properties, No 11 on the Left.

Outside Front

When looking at the front elevation of both properties, leave them as is, apart from, repair or replacement of front door to the right hand property for one matching the left hand property. A small amount of maintenance work may be required on the roof, but this will be at worst the replacement of any broken slates, again with the same slate as exists. Normal decoration of windows and doors is proposed.



Gable end of No 13.

The Gable of the existing house is to be left and just the windows painted. To the rear we are proposing a single storey extension which will extend from the back wall of the house to the rear existing wall to the rear of the property (behind the outhouse as viewed above). The red gate as viewed will be retained and there will be a new exit door in line with the existing outhouse. The existing outhouse will be kept as is with the exception of the roof. Where it is proposed to replace the existing roof covering (asbestos corrugated sheet) with Blue slate to match main building roof. Therefore the external view of the end of number 13 will be as above except for a stone wall behind the red gate which is the extension wall. Details are on plan drawings.



View through the red gate into the covered area at the rear of No 13. The outhouse to be retained and the extension wall and door to be from the back corner of the outbuilding to the rear wall of the main building



Outside rear

We would propose to build a ground floor extension to create a dining/kitchen to each property. This would mean extending from the current outside, rear wall to the boundary of the shared footpath. The proposal is to keep the existing outhouse (toilet) and incorporate it into the plan. The plan is to replace what is here with no further increase in overall boundary. There was some consideration given to the roofline of the proposed extension where it meets the main building. The pitch of roof required is such that it means the roofline cuts across the existing rear bedroom windows. Rather than propose to change the windows we would propose that we construct the roofline as per the plan. That is the rear of number 11 will be clear and untouched as we can lower the roofline at this point, the rear of number 13 has the roofline fitted around the bottom of the existing window. This will keep the original windows and does not affect the fenestration. The commissioned report refers to this matter.



Extension to rear of No 11 external from footpath This is the existing extension which is for proposed demolition and replacement. The wall to the far right is the extension on number 9 (adjoining property). The effect of the existing roofline cutting across the window features is evident here. The rear wall and two windows are to be retained as part of the proposal, the ground floor window becoming a feature within the extension.



This is the inside of the small extension to rear of No 11. We do not believe that looking at the buildings listing description or OS maps etc. that this extension was an original part of the property, but has been added at some time since. We believe circa 1990?

Inside Ground floor

We are hoping to remove all pre-existing plumbing, wiring and plasterwork from all the walls. To be replaced with new to make safe and reliable. We are proposing to keep all existing windows apart from the rear where the existing extension is to be demolished. The range/fire and first floor Victorian fireplace in No 13, all ceiling beams are to be kept. Our proposal would include the fireplace in No 11 be removed and replaced with a small stove.



Front ground floor No 13 with Range/fire, window and beams to be retained



Ground floor partition wall in number 13. This is to be kept. This picture highlights the original door opening on the RHS as viewed under the light fitting. The proposal is to open up this doorway and fit a softwood door of similar design to the existing door on the LHS (open) This is to be kept shut and not used but retained as a reminder of its presence. The wall to be restored only where required due to rot etc by a qualified person.



Front ground floor room No 11 fireplace to be removed and replaced with one more in keeping, window and beams to be retained.



View through opening between No 11 and No 13 at front of property

The proposal to include making back to a solid stone wall, to separate the two cottages.



Rear room (scullery) to No 13



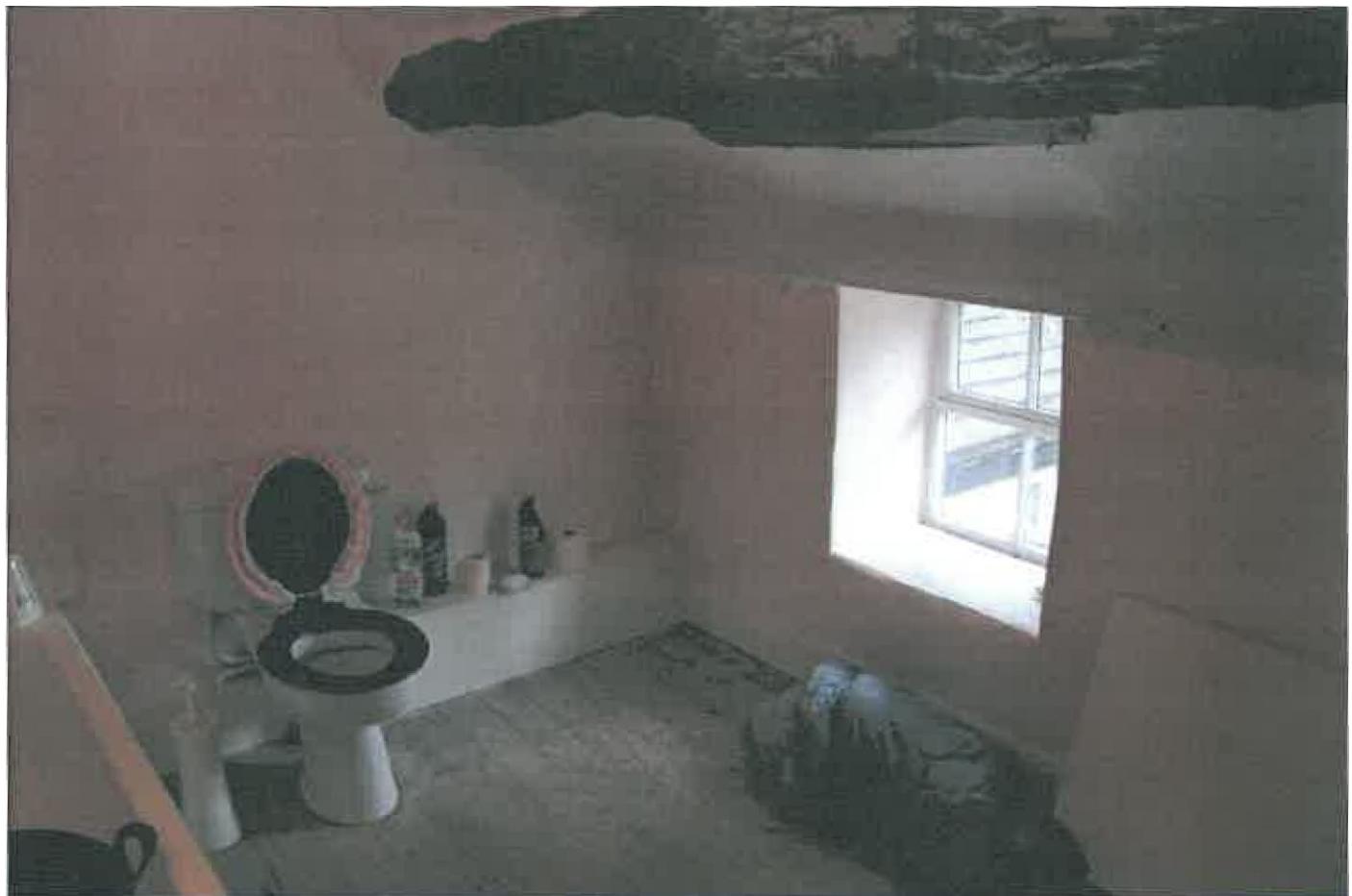
Rear room (scullery) to No 11

Each scullery is proposed to be incorporated into the extension to make a useable space for each cottage. This will be done whilst maintaining both rear walls and windows as these are original. The doors will be removed and the openings left in both cottages.



Inside first floor

Our application is to create 2 bedrooms and a small central bathroom in each property as per the submitted plans. Further investigation has revealed that the partition walls on ground and first floor level, in number 13 are of wattle and daub construction and are of historical interest. As well as keeping the ground floor wall, we would wish to revise our original plan to remove the upper wall and ask that as the new plan we are able to create a doorway in the wall adjacent to the stairs, the existing opening is actually on the stairs (above picture) and we feel represents a significant safety risk. This would be the only material change to the original planform of the property. The bathrooms would be created by construction of additional partition walls with new door openings in them. We are aiming to keep all roof beams and windows as well as the Victorian fireplace in number 13, and just decorate/paint as required.



The 2 existing first floor rooms in No 11



The 2 existing first floor rooms in No 13

In summary we have revised our original plan by compromising on room size etc. This is in recognition of the importance of the features as suggested by Ribble Valley Planning as well as our own report to

retain what features we can and where necessary replace things that are damaged or unsafe. All the walls to the property have suffered from damp penetration or condensation and therefore we are in need of plastering throughout. There is information with this application about the Lime based plaster that is proposed to be used throughout the interior.

The properties were identified by us as originally being two cottages, this was confirmed by the listing status, the property is treated as one for the purposes of Council tax so we were advised to submit the application on this basis, so we are requesting again that we are permitted to reinstitute this situation by way of our plan.

We have noted carefully the impact of our plan on the property and have taken this into account as much as possible. The independent report etc which you suggested, along with information from SPAB have been extremely useful in confirming the property heritage and significance. Therefore allowing us to arrive at this application.

I hope this along with the application provided give sufficient information to enable you to advise us regarding your decision.

If there is anything further I can help with then do ask, thank you for your consideration in this matter.

Yours sincerely

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