

11 Gisburn Road Design and Access Statement.

The current listing describes these as;

13/31 Nos. 5, 7, 9, 11 and 13 - GV II

Row of houses, early C19th. Squared watershot limestone with slate roof. 2 storeys. No. 5 is of 2 bays and has windows with plain stone surrounds with central square mullion, except for the left-hand first-floor window which has no mullion. No. 7 is of one bay having a window with glazing bars, plain reveals and central mullion. The 1st floor window is modern with cement reveals. The door, to the right, has a plain stone surround. No. 9 is of 2 bays, the windows being of 2 lights with central square-mullion and plain stone surround. The central doorway is covered by a stone porch. No. 11 is of one bay and has tripartite windows with glazing bars, plain stone surrounds and square mullions. The door, to the left, has a plain stone surround. No. 13 is of one bay, the 2-light windows having square mullions and plain stone surrounds. Chimneys on the gables of the row and between bays, except for No. 5, which has no central chimney.

The listing was registered on 20th Feb 1984

Below is an image of the row of cottages which contain number 11 Gisburn Road. It can only be estimated as to the date of this picture, but one would assume it to be late Victorian. It shows the state and configuration of the cottages as distinctly separate as the numbers on the later listing



The journey of these properties can be in some way understood from the picture above to the listing information, the cottages were knocked through sometime after the listing in 1984 but not converted into one dwelling in total. This has meant the retention of much of the planform of the original cottages is in tact. Particularly in what was number 13. Number 11 has had much original fabric replaced although it has been done to largely keep the layout the same as original. There has been the addition of a small extension to the rear of number 11 which is poorly built of low grade materials. It is proposed to be demolished, but replaced as part of the application.

The plan.

The intention is to make the cottages back to their original configuration with minimal alteration to the plan form and remaining original features, it is proposed to add single storey extensions to the ground floor, whilst maintaining the rear walls of both cottages, to add new internal partitions to create bathrooms whilst leaving existing partitions in place. to provide two cottages which have sufficient space and are suitable for modern living.

There are no plans to alter the front or side elevations of the properties in any way as there are entrance doors and windows in place already.

One cottage is to be used by the owners as a home and the other is proposed as a Holiday cottage, in order to protect number 13 which has the majority of originality, it is proposed that number 11 be used as the holiday let.

This will restore the cottages from their current sorry state into habitable cottages. They are of a size to assist with the overall plan for affordable housing in the long term and will in a small way attract further tourism directly into the village and surrounding area.