
Design Access & Conservation Statement

Kingdom Hall, Back York Street, Clitheroe BB7 1LT

**Proposed new fire escape stair, Re-pointing & masonry repair works,
Full window and door replacement, Replacement rainwater goods and
the formation of additional parking space**

The Proposal in Outline

1. The building is in need of urgent remedial work to arrest the ongoing deterioration. Demolition of the old fire escape stair to the south east elevation and replacement with a steel fabricated escape stair is proposed. Careful remediation of all stone facades shall include raking out joints of old lime mortar and surface removal of old brittle lime wash remnants.

The facades will be fully repointed using a heritage lime mortar. Removal of the defective timber window heads will take place where highlighted and replaced with stone heads.

Within the site perimeter an additional parking bay is to be formed.

Replacement window and door fenestration to the south west and south east elevations is also proposed.

2. This design access & conservation statement is to be read in conjunction with the planning drawings submitted Nos. A-01/A-02/A100/A101/A102

The Context

3. The Kingdom Hall is situated down Back York Street behind a row of cottages to the north east, with The Grand theatre staff car park area situated to the south west. Please refer to the Conservation and Heritage Statement for further details.
4. The proposal outlines a plan of work to refurbish and enhance the existing meeting hall.

Design Statement

5. **Process/Aims:** The major consideration in the formulation of the design proposals has been to improve the appearance and enhance and carefully refurbish in a sympathetic process a building of Townscape Merit. Old lime pointing will be carefully removed and repointed with an appropriate lime mortar mix in keeping with surrounding buildings.
6. **Use/Amount:** No change to the use class or size of the building.
7. **Layout:** The proposals will not change the configuration of the existing buildings on the site.
8. **Scale:** The proposals will have no effect on the scale of the building.

9. **Landscaping:** Perimeter native conifer screening will be pruned and retained.
10. **Appearance:** Existing security bars are to be removed. New windows and door replacements will significantly improve the overall cosmetic facades on two key elevations. It should be noted that these are both largely unseen when viewed from Back York Street.

An aluminium window system replicating the same window format will be installed in RAL colour ref: 7011 Grey.

Where the existing HVAC unit currently vents this will be moved to the south east elevation and be vented through an aluminium louvre to match window frame colour. This will be a significant aesthetic improvement to the main façade.

A window will then be installed back in the existing opening on the south west elevation thereby balancing the elevation up once again with a full window arrangement.

Rainwater goods will be in a galvanised steel finish Lindab product, these will be mounted on a grey fascia boards.

Access Statement

11. Levels will be retained and surfaces improved to facilitate existing wheelchair access at main entrance.

Conservation & Heritage Statement

12. The property sits within Character Area 3: York Street and Well Terrace and the southern end of Pimlico Road. The access is via a narrow service road Back York Street, (See Fig.1).

From the planning register the building is not a listed building. It is understood to date form the mid-18th Century and is thought to have been a textile factory in the past. It is constructed of random natural stone. The Windows are top hung casements constructed of timber. The building has the appearance of a typical utilitarian building with no distinguishing architectural features.

Adjacent buildings are varied in styles and construction.

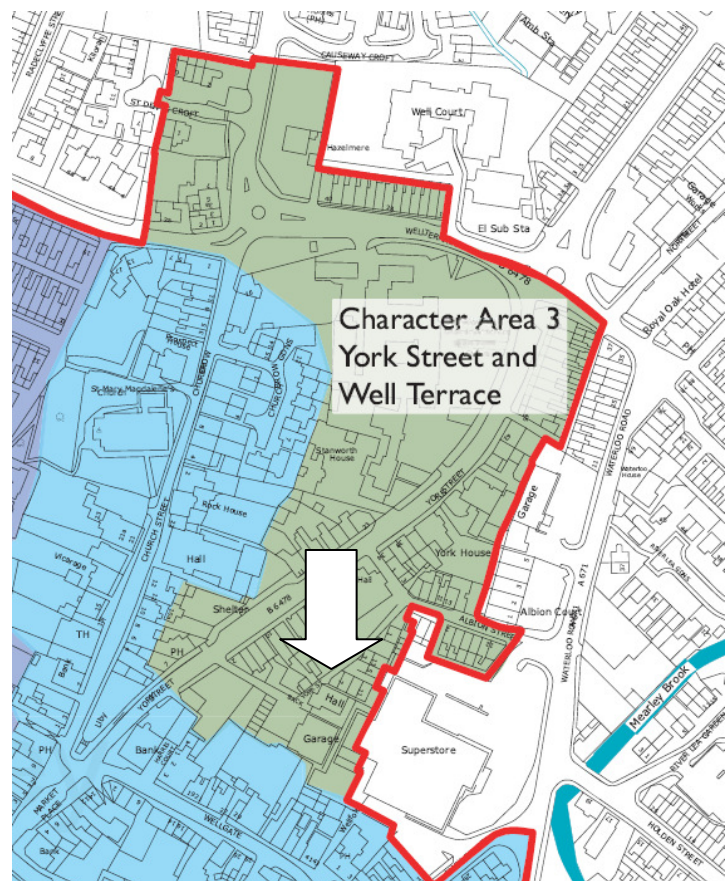


Fig.1

Conservation & Heritage Statement (Cont'd)

In the main cottages are of similar stone construction and style, some with a lime wash finish and some with natural stone.

There are also commercial buildings some constructed of red brick or sand cement render finished. Adjacent to the site and outside of the conservation area to the south east is a modern Tesco Superstore. The building then effectively acts as a visual buffer to the more modern buildings to the south east.

The street scene is mixed with residential cottages commercial premises and adjacent staff car park areas serving The Grand Theatre complex.

An Assessment of Significance

13. After considering the Clitheroe Conservation Area Appraisal Fig.2, we would note that the building does contribute to the historic character of the area, and therefore when viewed in the context of a group of buildings does harmonise with the surrounding cottages.

It is to rather unfortunate that more modern commercial properties also fringe the site and impact negatively on the historic character of the area.

An Explanation of the Proposed Work

14. Alterations to the exterior of the building are necessary to improve the safety access escape from the upper storey level.

A spiral stair will add interest to the building and will also improve the level of natural daylight that is currently able to enter No.9 Back York Street as the mass of the old masonry stairs will be site cleared.

The repointing works proposed to the existing stonework will enhance the building and create a more uniform appearance contributing to the street scene rather than detracting.



Fig.2

The impact of the proposed development

15. It is our intention to carry out work that remains sympathetic in nature and assists in preserving both the appearance and character of the building as well as the immediate area within the Clitheroe Conservation Area.