



DESIGN & ACCESS STATEMENT

OF

ASHGROVE HOUSE,
SHAWBRIDGE STREET,
CLITHEROE,
LANCASHIRE
BB7 1LZ



19th APRIL 2018

Job Reference Number: BS 979

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DESIGN

USE

The application is in connection with an existing domestic dwelling which is a Grade II Listed Building. The listing entry description pertains to the adjoining building, Shaw Cottage, however the adjoining buildings are included as the collection has architectural and historic value as a whole.

AMOUNT

The application seeks consent to make alterations to the existing side addition which was built in the 1970's. The proposal does not change the footprint of the existing structure which amounts to 42m². The application does not seek to extend or enlarge the existing structure, the primary aim being to prevent ongoing water ingress through the roof and to increase thermal comfort by bringing insulation levels up to modern standards.



View from rear garden - 1970's side addition

LAYOUT

The 1970's side addition is currently L shaped and situated to the side elevation of the main building. The layout will remain unchanged in that it comprises of a garden room, utility and shower room/WC. The existing roof structure is unsuitable as there are numerous softwood posts supporting the rafters which restrict the internal layout somewhat.

SCALE

The existing structure has not been well built in terms of construction details, and so the proposal seeks consent to reduce the external levels by 150mm to accommodate a damp proof course at the correct level. The existing eaves height is low, at just over 2m and the design aims to maximise the internal space at eaves level without compromising the window sill to the first-floor gable window. To achieve these aims it will be necessary to increase the height of the existing cement rendered concrete blockwork cavity wall by approximately 200mm which when viewed from the front appears to be a boundary wall. Therefore, the height of the roof is raised slightly although the roof pitch is unchanged, the side addition remains hidden from view when viewed from Shawbridge Street at the front.



View from front garden - the front elevation of the side addition in effect forms the garden wall

LANDSCAPING

The levels around the existing side addition are to be reduced by 150mm as the external floor level is currently the same as the internal floor level. No changes are proposed to the existing paved surfaces although a single step will be formed to the rear patio area.

APPEARANCE

The materials used for the proposed alterations are the same as existing. The roof covering will be natural slate. The main change externally is that the leaking, thermally inefficient patent glazing system is to be replaced with a number of Velux roof windows and insulation introduced between the rafters, the overall area of glazing will be marginally reduced with the difference being made up with natural slate coverings to match the existing.

Currently the walls are of blockwork cavity construction and finished with cement render, the same construction is proposed although there will be some SHS steel posts built into the inner leaf to support the roof, insulation will be added to the dwarf walls, the full height walls are to remain in-situ and be insulated internally. The existing, uninsulated floor will be broken out and a new floor laid, with the finished floor level being unchanged. Insulation will be introduced, and an underfloor heating system installed within the floor screed.

A solid fuel stove is proposed within the garden room. The flue pipe from the stove will break through the existing gable wall and connect into the existing chimney that used to serve the kitchen which is not currently used. A flue liner will be positioned within the chimney and a new clay pot added if necessary to the stack.

ACCESS

VEHICULAR AND TRANSPORT LINKS

No alterations are required to the existing vehicular access where there is ample parking and manoeuvring space.

The site is close to Clitheroe town centre and all of the amenities are within walking distance. There is a bus stop directly adjacent to the existing access from Shawbridge Street by the bridge.

INCLUSIVE ACCESS

The floor level of the side addition will be maintained as existing so that the ground floor is all on the same level. There is currently a step up to the level of the front driveway from the side addition. This is unavoidable without carrying out extensive landscaping works at the front which is deemed to be unnecessary as it is not the primary entrance.