

Design & Access Statement/ Justification

14 Terrace Row
Billington



© 2018

Stanton Andrews
Architects

44 York Street
Clitheroe
Lancashire
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk

Note: To assist the understanding of drawings scale bars are
provided for reference where possible

1.1 Introduction

This document has been prepared to support a listed building application for the conversion of a bathroom into a bathroom and bedroom in the property at 14 Terrace Row, Billington.

The application description is as follows:

Conversion of bathroom to bathroom and bedroom.

1.2 Brief

Currently the client regards the bathroom as being over large but the main reason for the conversion is to create bedroom accommodation to the rear. The current owner's children are reluctant to sleep at the front due to the traffic noise through the single glazing and the location of a front door onto the street.

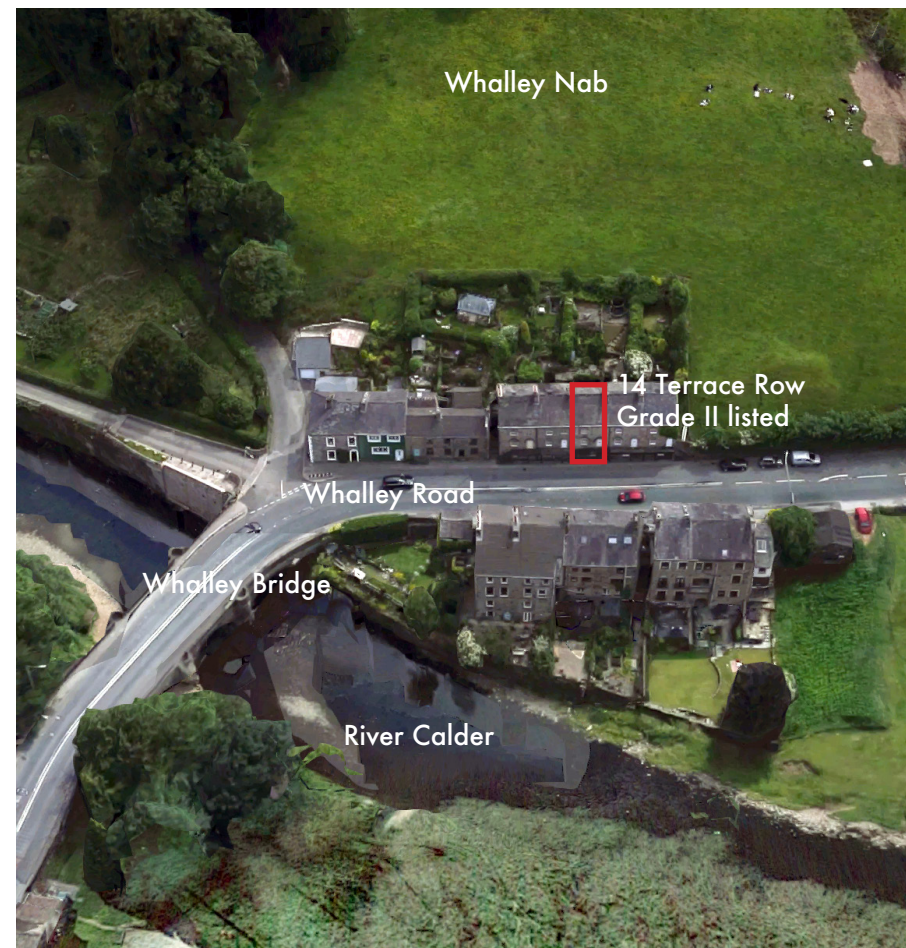


Fig. 1 Aerial View of Terrace Row

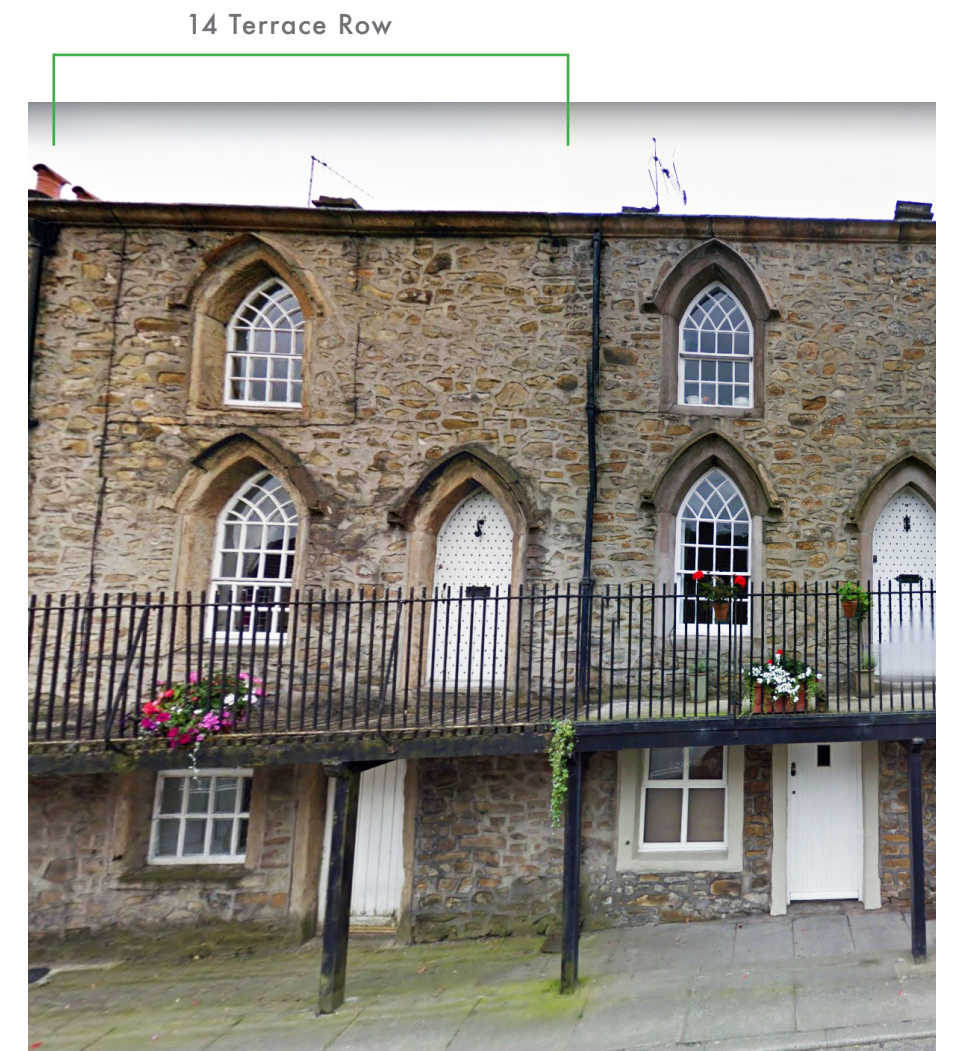


Fig. 2 North (Principal) Elevation Terrace Row showing ground floor single glazing window and door to bedroom.

1.3 Existing

At present the rear of the first-floor is an oversize bathroom with a timber frame window as seen in Fig. 3 and 4.

1.4 Proposed

The proposal is to convert the large bathroom on the first floor into a bathroom and bedroom to provide extra accommodation space needed. Alterations will not be visible from the exterior, the existing facades will be untouched.

The works will be internal and limited to the insertion of removable plasterboard stud walls that have a minimal impact on the historic fabric.

Additionally the re-planning of the sanitary ware will ensure that it is reversible. All existing features such as steps and detailing will be maintained so that all works can be reversed.



Fig. 3 Views of the rear of the terrace



Fig. 4 Existing bathroom

stanton andrews
architects

44 York Street
Clitheroe
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk