



PROPOSED EXTENSION AND ALTERATIONS
AT
MAJOR HOUSE, 12 CHURCH STREET
DESIGN STATEMENT

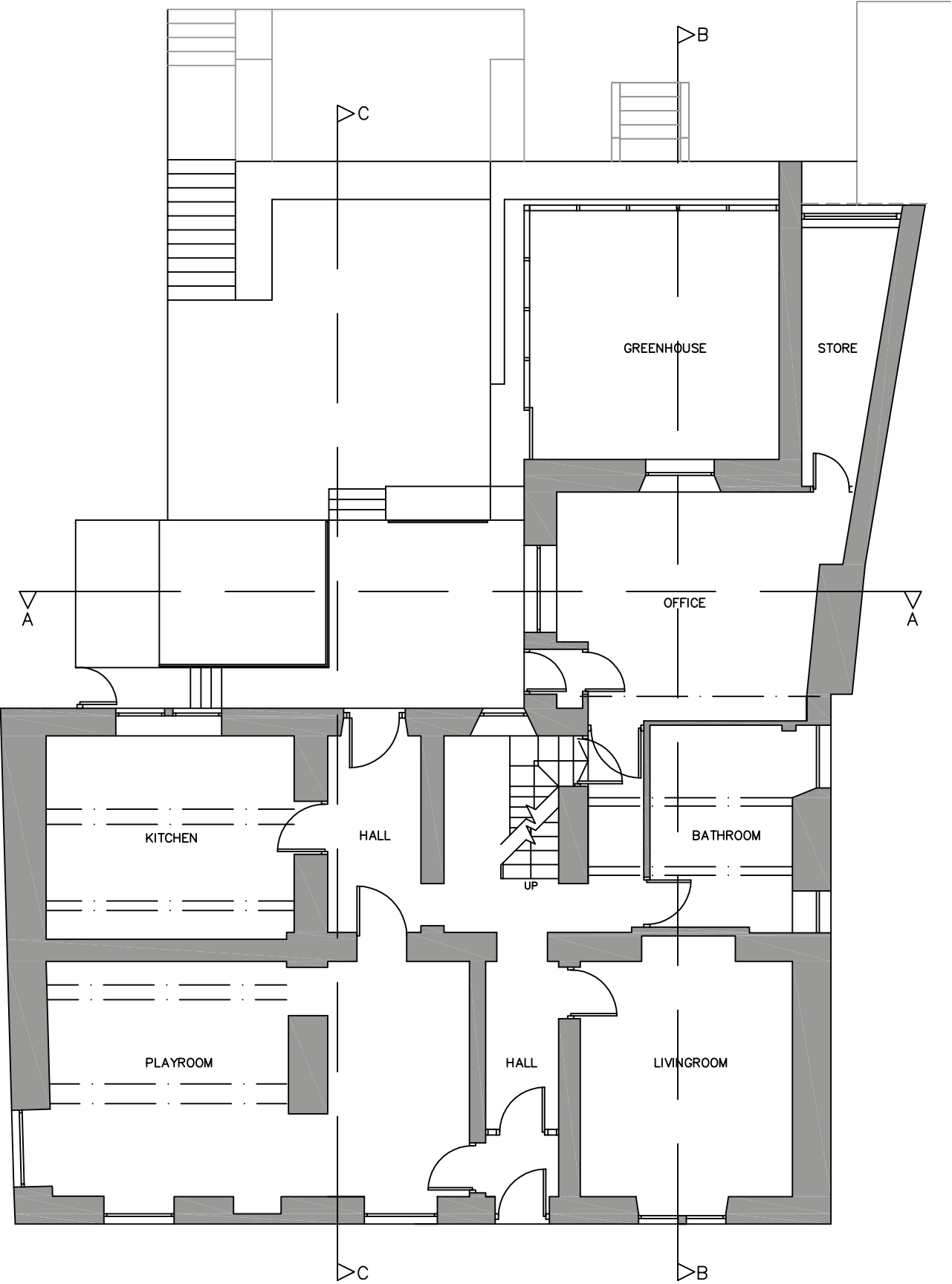
BY
SUNDERLAND PEACOCK ARCHITECTS

Job No. 5927

Rev 1.00_ MARCH 2020

EXISTING PHOTOGRAPHS





G R O U N D F L O O R



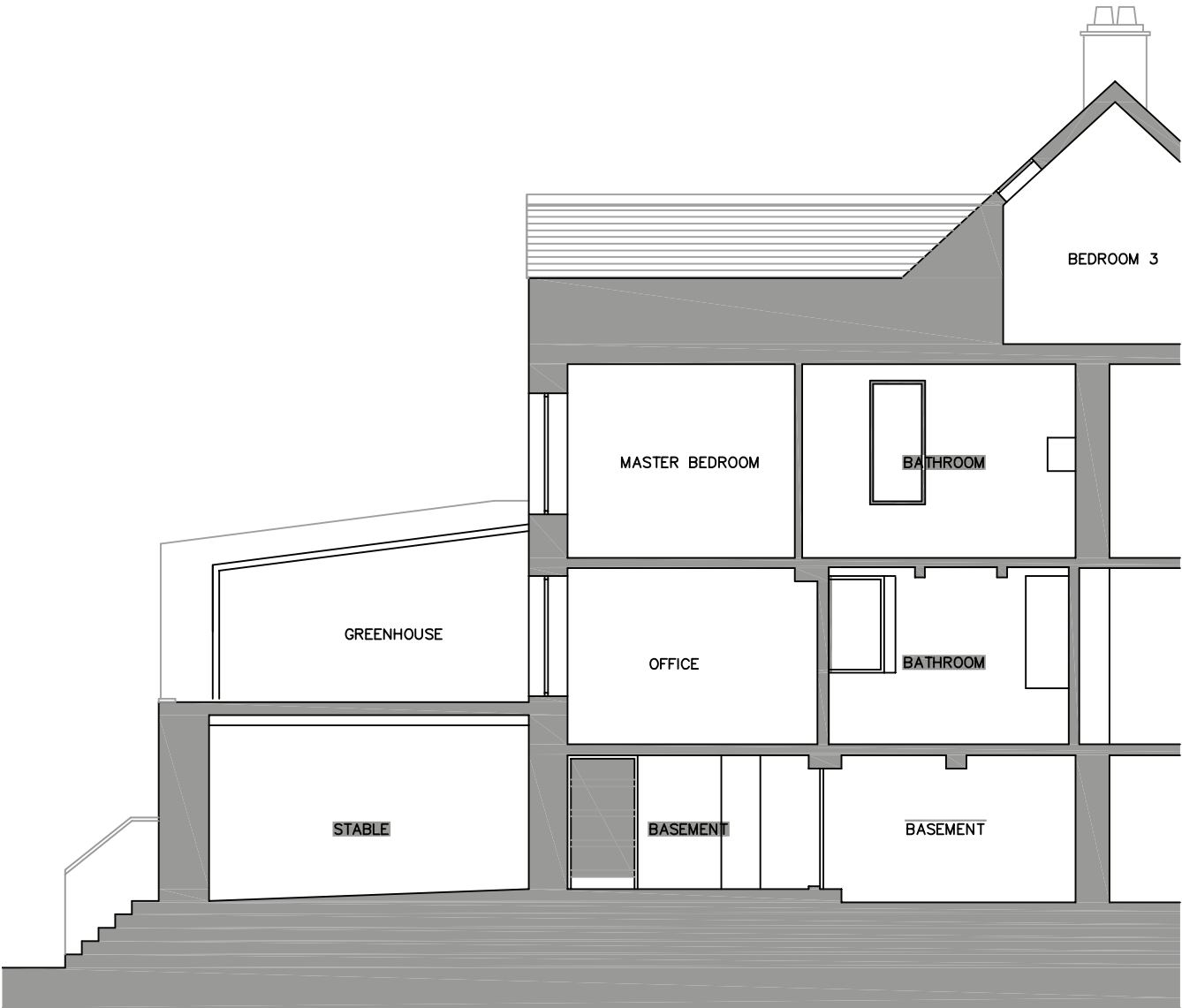
R E A R E L E V A T I O N



S I D E E L E V A T I O N



SECTION C - C



SECTION B - B

DESIGN DEVELOPMENT AND PRE-APPLICATION

PRE-APPLICATION SUBMISSION

A pre-planning application submission meeting took place on Friday 20th December on site to review the proposal, attendees being the applicant Mr and Mrs Capstick, Richard Maudsley and Matthew Fish from Sunderland Peacock and Associates, John Macholc and Laura Eastwood from Ribble Valley Borough Council.

A sketch design booklet was submitted as part of this application to demonstrate the proposed extension and alterations. Adjacent are some indicative drawings of the proposal which was submitted.

A subsequent response was received on 21st January 2020 reference RV/2019/ENQ/00150. A summary and response of the main items raised is as follows:

1. *It is evident that the building has undergone many alterations since it was first constructed but still retains much of its historic fabric and plan form. As discussed there are several elements to the proposal and I suggest you assess the significance of each in turn.*

SPA response - Refer to the associated Heritage Statement in response.

2. *The proposal put forward involves the demolition of an existing greenhouse to the rear which has a plastic corrugated roof. It is not clear when this was constructed, it is not original, although it clearly has some age. The structure does detract somewhat from the appearance of the building and is also quite prominent in views from York Street due to its elevated position. It is not considered that the loss of this greenhouse would constitute harm; its removal has the potential to enhance the listed building and conservation area.*

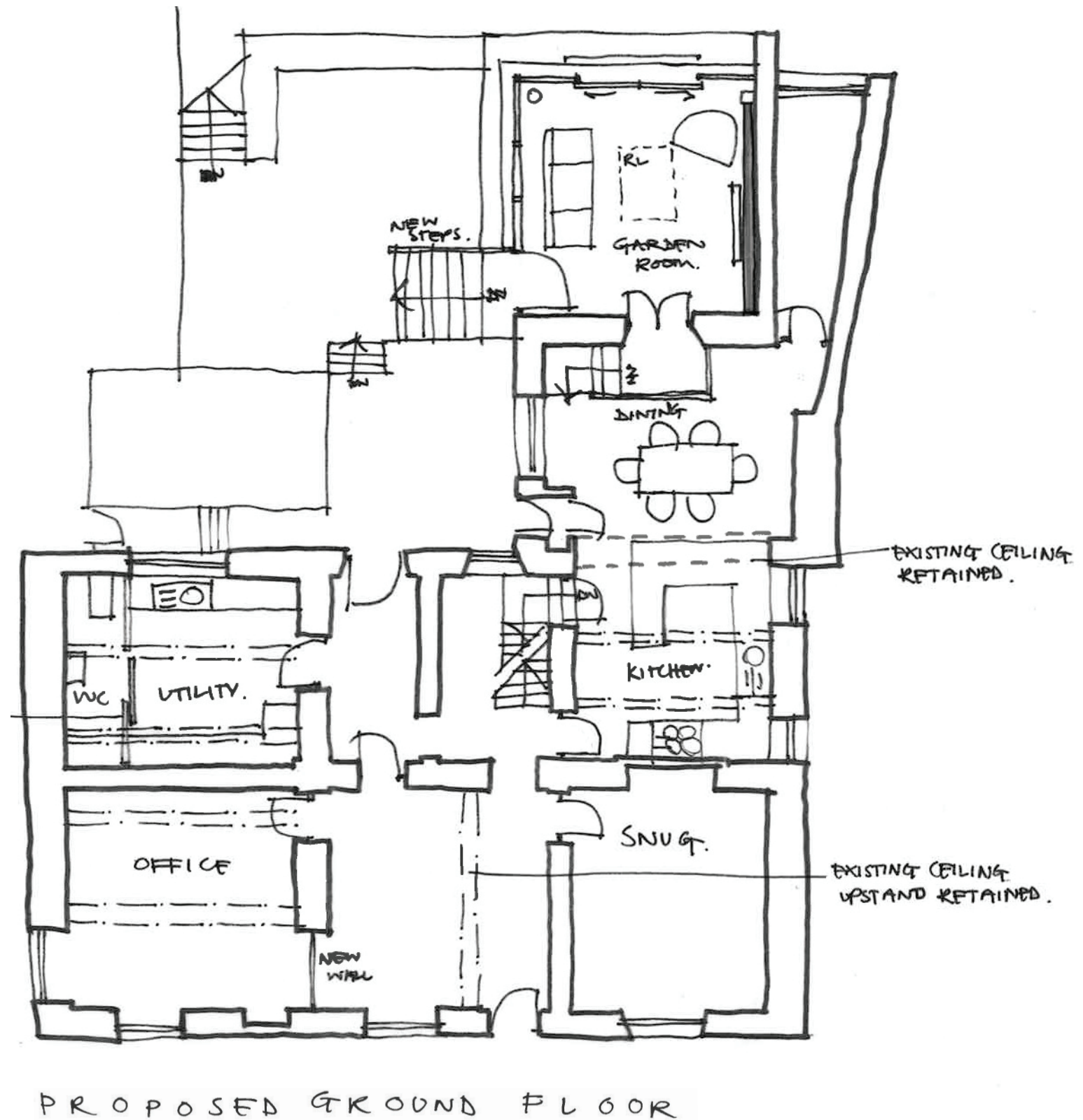
SPA response - This application seeks to remove the greenhouse and enhance through a replacement lightweight and modern structure which will be clearly a modern additional and enhance the elevation and view from York Street. The following statement is also included in the pre-application response:

Residential Amenity:

Notwithstanding the concerns with regard to impact on heritage assets. The scale of the extension is broadly similar to that in situ and it is not considered that it will have a materially greater impact on neighbouring property than the current situation. The proposal therefore would accord with DMH5 and DMG1 of the Core Strategy

3. *The proposed extension is prominent and elevated above York Street, it would contrast with the original building but would also clearly be read as a later addition. The greenhouse in situ is a lightweight structure and there is a concern that a more solid and permanent structure which will be used more intensively, for example being lit up at night, will have a significant impact and become over dominant. It is considered that the proposed extension would constitute harm.*

PROPOSED EXTENSION AT MAJOR HOUSE DESIGN STATEMENT



Proposed ground floor plan submitted as part of the pre-application application

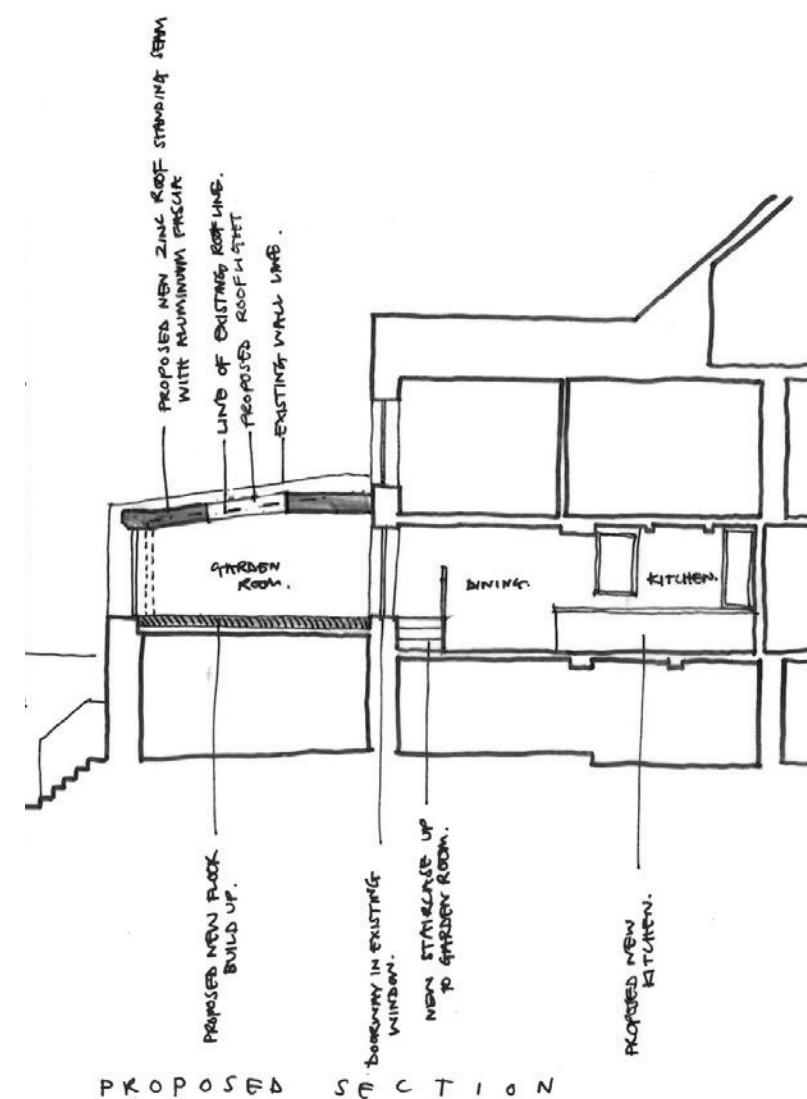
SPA response - The design of the extension is intentionally sensitive in design as well as lightweight to limit the impact on the existing listed building. Lighting will be discreet including blinds to create privacy internally and externally.
The extension design will enhance the elevation from York Street through a modern design examples of which are visible along the street scape in other areas.

4. It is also proposed to remove a window frame to the rear elevation and replace this with doors to facilitate internal access to the new garden room, this will result in a loss of fabric and would also constitute harm. It is understood that if a new extension is to be accepted then the new structure needs to be linked to the main living accommodation for practical purposes as it is evident that the existing greenhouse is not accessible from the house. This alteration will also have a harmful impact on the historic interest of the building.

SPA response - This design proposal is illustrated in the adjacent images. As a direct response to this item the internal layout has been amended to retain the internal window and create a new access in the narrow space to the side thus eliminating this issue.

5. Some internal alterations to the front portion of the house are also proposed and this includes removal of an internal wall to create a larger hallway from two smaller lobby spaces, possibly retained from when the house was two separate dwellings. A doorway will also be formed in an existing opening. The plan form of a building is often one of the most important characteristics and the heritage statement acknowledges the loss of plan form and that it would constitute harm. The insertion of new partitions may have less impact if care is taken to retain decorative features but would still have a cumulative impact that could potentially harm significance.

SPA response - Refer to the associated Heritage Statement in response.

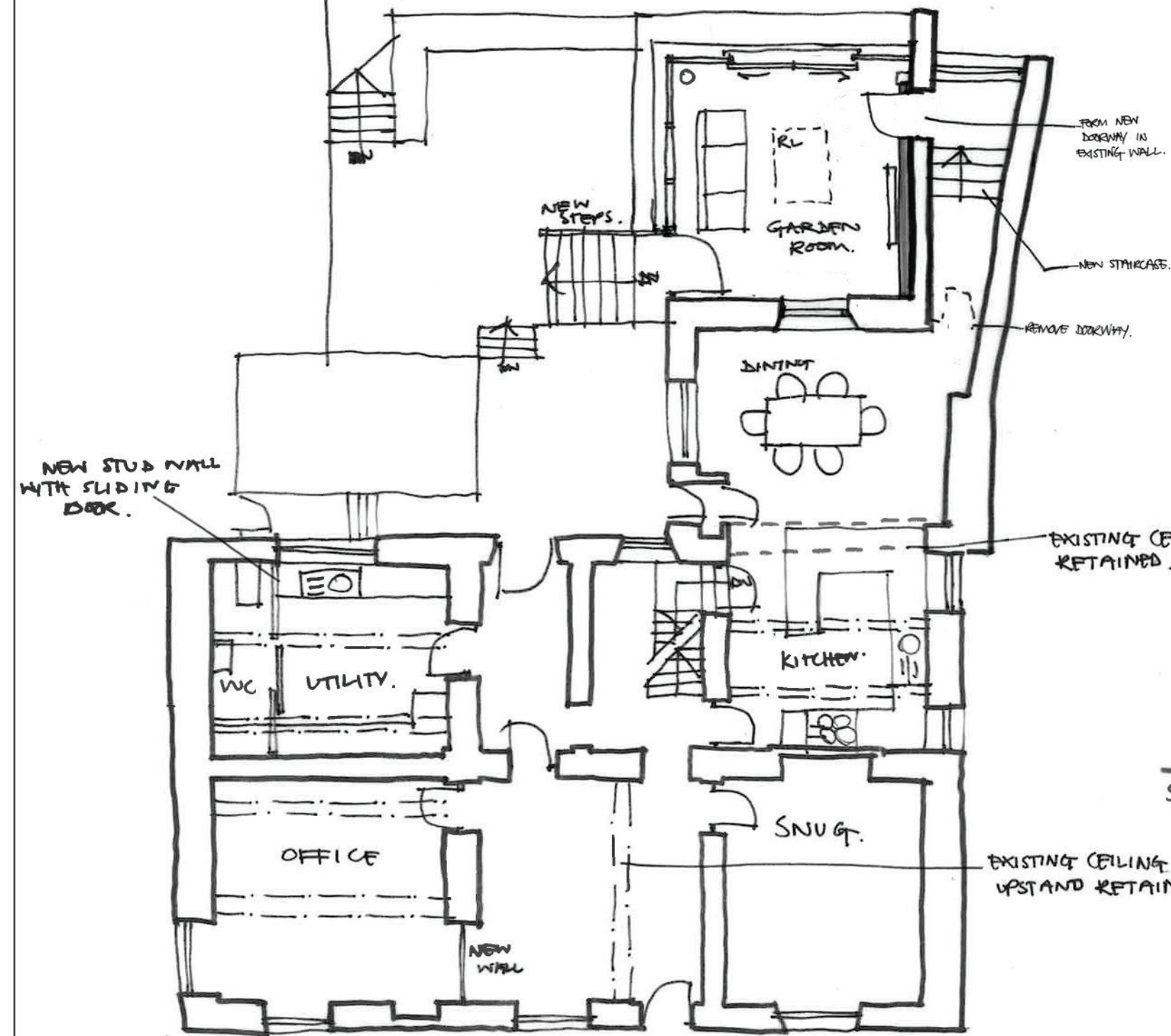


Proposed elevation and section submitted as part of the pre-application application

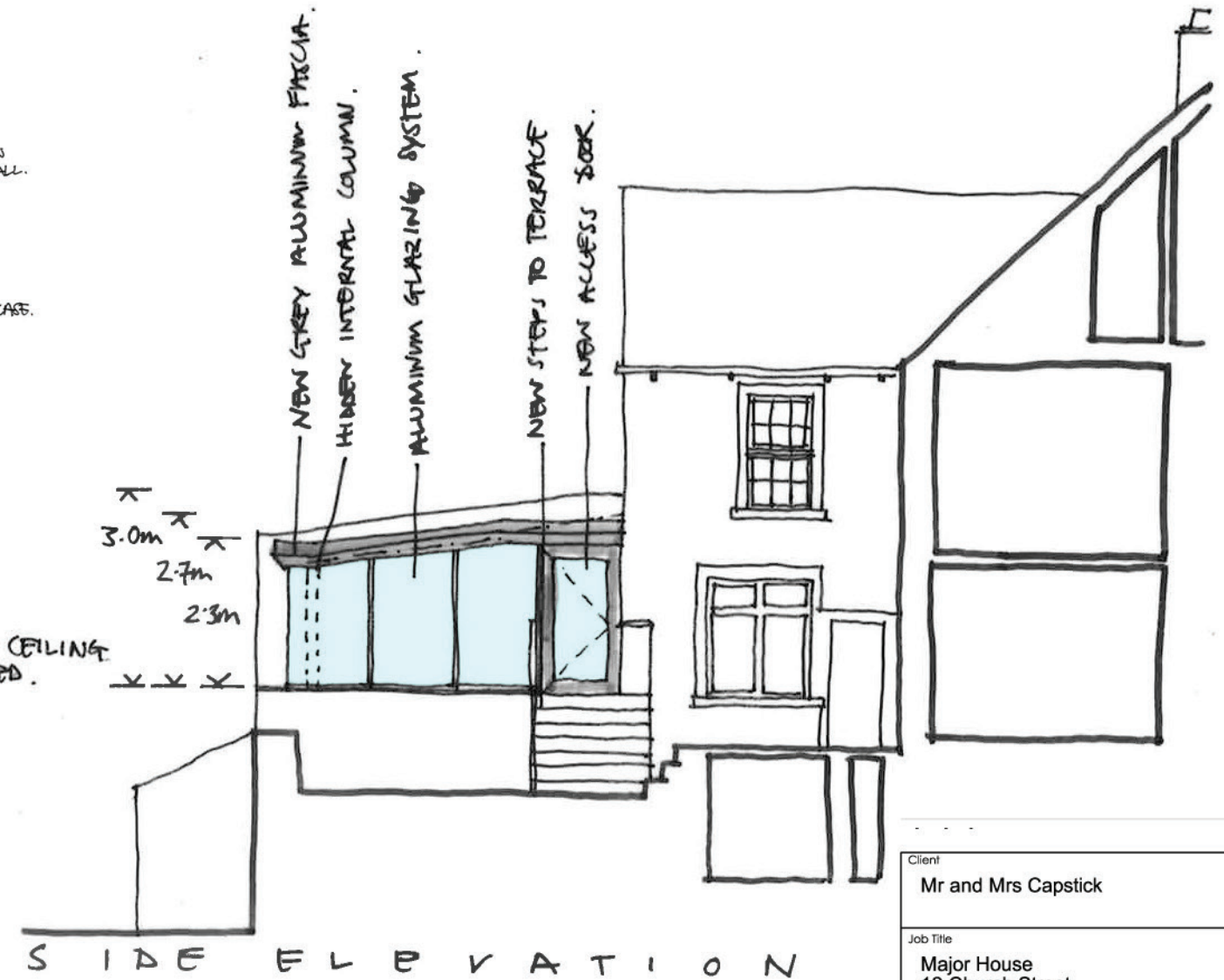
PROPOSED DESIGN SCHEME

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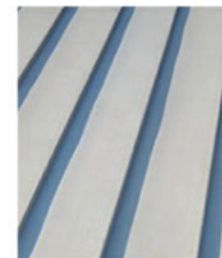
Note: proposed drawing based on OS dwg information. All illustrated dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.



PROPOSED GROUND FLOOR



SAMPLE MATERIALS



STANDING SEAM ALUMINIUM ROOF



PROFILED FASCIA



SLIDING ALUMINIUM GLAZING

Client
Mr and Mrs Capstick

Job Title
Major House
12 Church Street
Clitheroe
BB7 2DG

Drawing Title
Proposed Drawing

Scale 1:100 @ A3	Date March 2020	Drawn RBM
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spa
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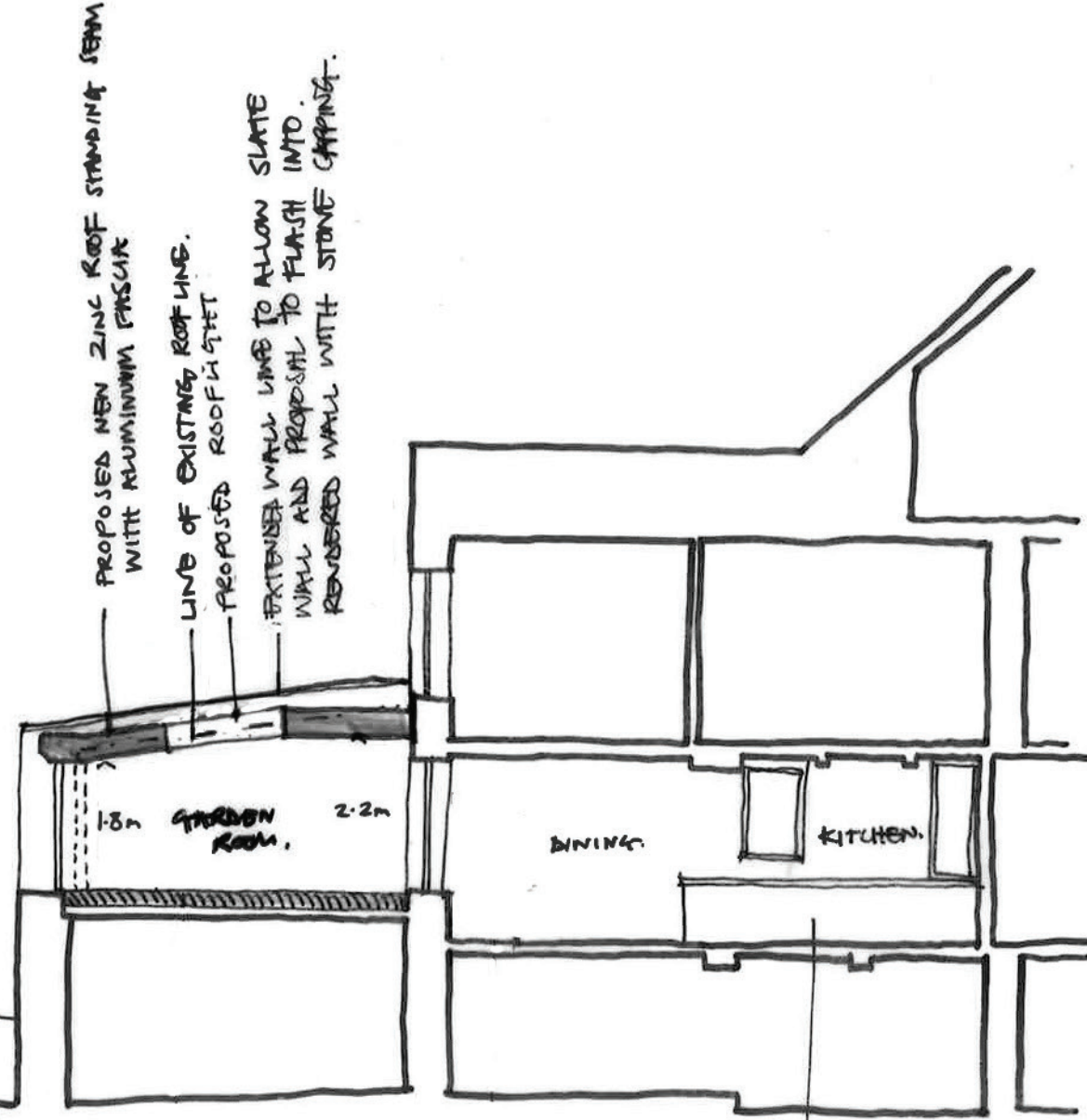
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PROPOSED DESIGN SCHEME

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R E A R E L E V A T I O N



P R O P O S E D S E C T I O N

PROPOSED NEW KITCHEN.

Client
Mr and Mrs Capstick

Job Title
Major House
12 Church Street
Clitheroe
BB7 2DG

Drawing Title
Proposed Drawing

Scale 1:100 @ A3	Date March 2020	Drawn RBM
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5927 - P02	REV -
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PRECEDENTS AND DETAILS



Extension located in Whalley.



Modern extension to a listed building in Hampshire.





PROPOSED EXTENSION AND ALTERATIONS
AT
MAJOR HOUSE, 12 CHURCH STREET
DESIGN STATEMENT

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