



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

BY  
SUNDERLAND PEACOCK ARCHITECTS

Job No. 5927

Rev 1.01\_ JULY 2020  
Rev 1.02\_ 10/08/2020

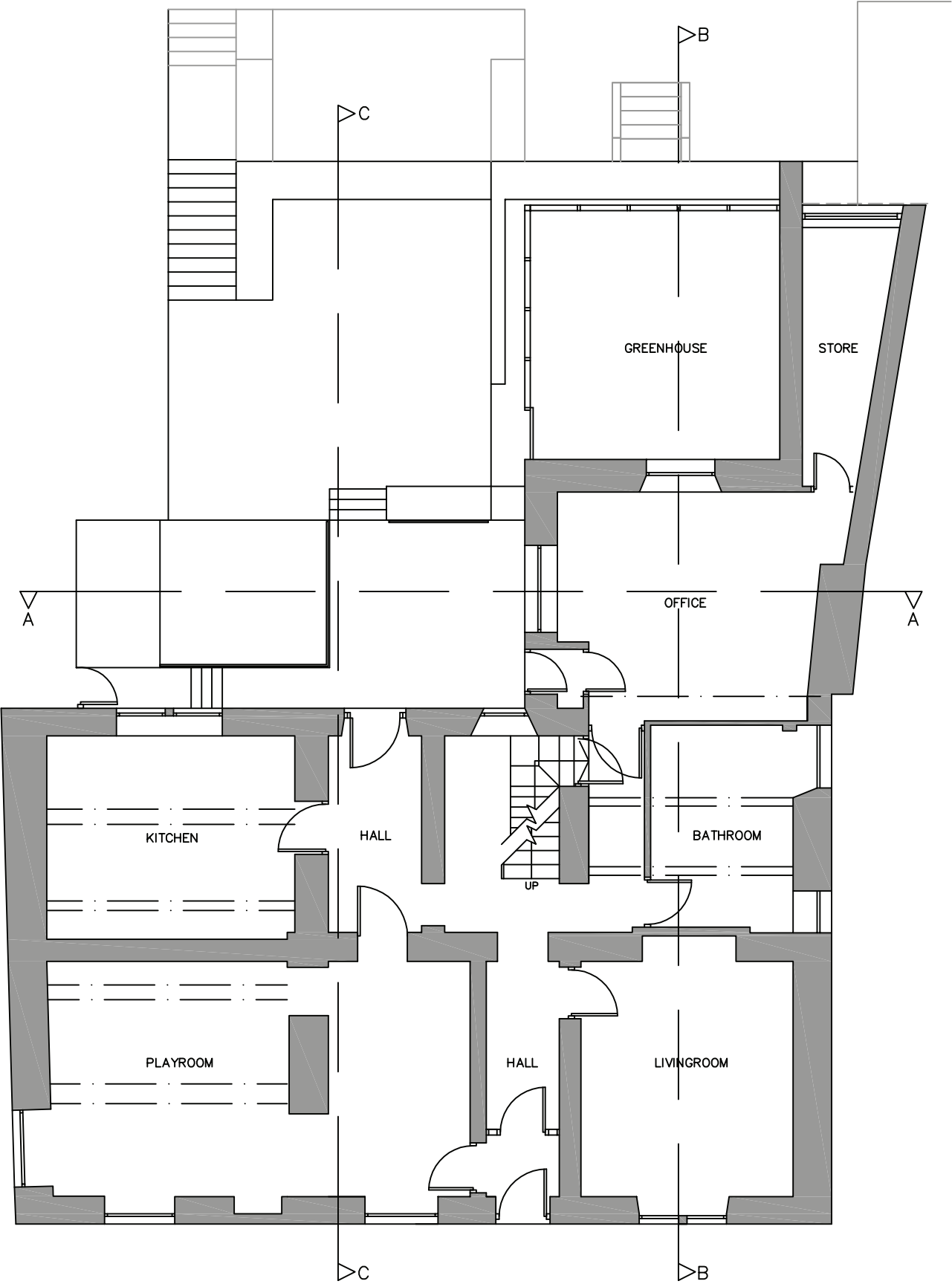
Amended scheme, extension omitted.  
RVBC email added.



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

## DESIGN DEVELOPMENT AND PLANNING HISTORY

A Pre-Application was submitted and detailed in the section below. A subsequent listed building and planning application was submitted and refused in May 2020, the main issue being raised as the proposed replacement garden room. This revised listed building application has omitted the external proposed element to meet approval of the application.

Following a subsequent conversation in May 2020 with the planning officer, the principle of removing the rear replacement extension and amending the hallway opening as part of a revised application would be received more favorably.

Refer to Appendix A which is an email with a positive feedback from RVBC relating to the amended scheme submitted for informal comments prior to this application submission.

### PRE-APPLICATION SUBMISSION AND SUBSEQUENT DESIGN AMENDMENTS FOR THIS APPLICATION.

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 - The significance of the individual elements of the proposals have been described within the heritage impact assessment within the heritage appraisal.

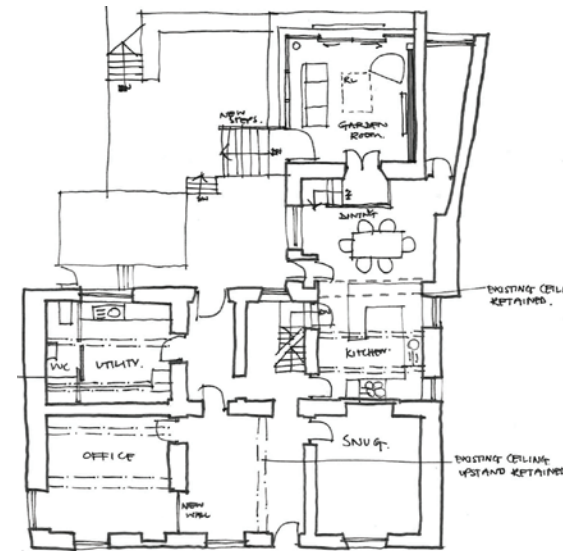
2. *The proposal put forward involves the demolition of an existing greenhouse to the rear which has a plastic corrugated roof. It is not clear when this was constructed, it is not original, although it clearly has some age. The structure does detract somewhat from the appearance of the building and 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 has omitted the replacement garden room and does not have any external impact on the existing elevations.

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 - This application has omitted the replacement garden room and does not have any external impact on the existing elevations.

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 application follows the previous design proposal as a direct response to this item the internal layout was amended to retain the internal window and create a new access in the narrow space to the side thus eliminating this issue. This has been positively discussed with Council.

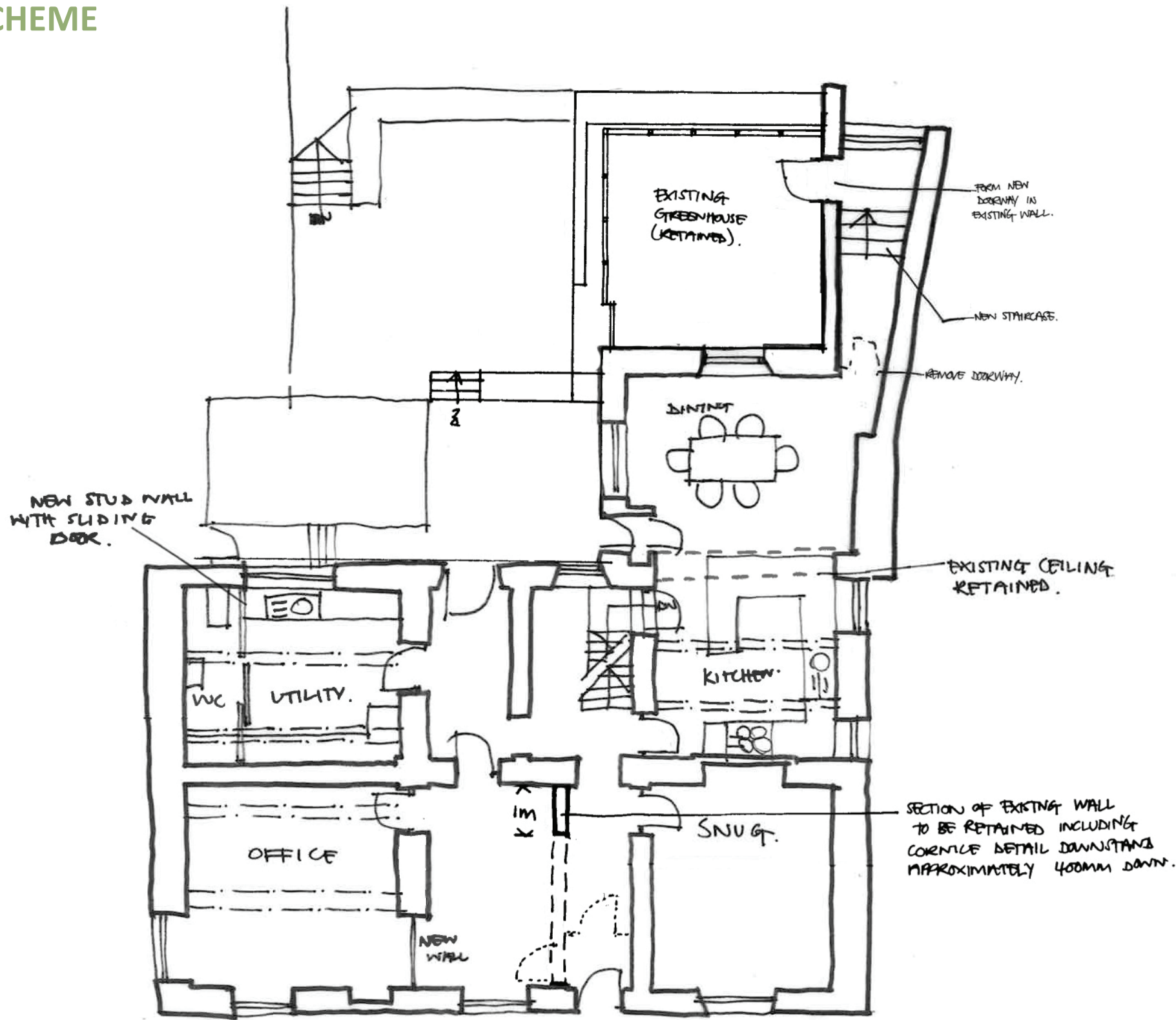
5. *Some internal alterations to the front portion of the house are also proposed and this includes removal of an internal wall to create a larger hallway from two smaller lobby spaces, possibly retained from when the house was two separate dwellings. A doorway will also be formed in an existing opening. 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 - The proposals regarding the north wall of the entrance hallway have been amended in order to mitigate against potential harm in that both the high level wall detail and a 1m section of walling is to be retained as interpretable evidence of the existence of the affected wall. The forming of a new doorway from the existing doorway is no longer relevant as the garden room proposal has now been omitted from the scheme. The plan form to this area will also be reinstated by closing up the opening to the north west ground floor unit. Which appears to have been formed after 1960 but recesses will be formed to provide interpretable evidence of the opening. The same can also be said for the ground floor bathroom partitions which currently subdivide the south east ground floor unit and their removal will reinstate part of the plan form. Proposed partitions will also be reversible with minimal harm caused should removal be required in the future. The proposals seek to reduce cumulative impact.

PROPOSED DESIGN SCHEME

This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor's risk.

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

A Amended sketch removal of extension. 05.07.20

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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**SUNDERLAND PEACOCK ARCHITECTS**

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5927 - P01	REV A
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# APPENDIX A

See below and adjacent, correspondence with the RVBC relating to the amended design scheme and subsequent positive feedback of the revised scheme.

**Cc:** John Macholc; Anthony Capstick ([anthony.capstick@instant.co.uk](mailto:anthony.capstick@instant.co.uk))  
**Subject:** RE: 3/2020/0231- Major House - 12 Church Street

Good morning Laura,

My apologies for the delay but further to our conversation and subsequent emails please find attached the proposed updated scheme and associated supporting information.

The amendments include the omission of the rear replacement garden room and reduction in opening size of the hall wall in line with our discussion. Please note that the hall wall will retain the existing door nib to illustrate the former position as well as the down stand to retain the cornicing detail.

We feel we have addressed all of your concerns within the supporting information to allow this to be determined positively.

If you can please review and confirm at your earliest convenience that the scheme will receive a favourable determination to a listed building application to allow us to make the submission?

If you have any queries or wish to discuss any further please do not hesitate to call.

Thank you.

Kind regards

**Richard Maudsley** RIBA  
Director  
**sunderland peacock and associates ltd.**  
hazelmere pimlico road clitheroe lancashire BB7 2AG  
**t** 01200 423178 **m** 07967684670  
**w** [www.sunderlandpeacock.com](http://www.sunderlandpeacock.com) **e** [richard@sunderlandpeacock.com](mailto:richard@sunderlandpeacock.com)

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## Richard Maudsley

**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Sent:** 31 July 2020 14:36  
**To:** Richard Maudsley  
**Subject:** RE: 3/2020/0231- Major House - 12 Church Street

Afternoon Richard,  
Apologies for the delayed response, I think that the proposal's put forward are much more acceptable and would be looked upon more favourably than the previous submissions.  
Whilst the removal of fabric in the lobby area would constitute harm, I accept what you have said about the possibility of this being a later addition. The retention of the cornice would be evidence of the buildings evolution.  
Kind regards  
Laura

**Laura Eastwood MRTPI | Principal Planning Officer**  
Ribble Valley Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**From:** Richard Maudsley <[Richard.Maudsley@sunderlandpeacock.com](mailto:Richard.Maudsley@sunderlandpeacock.com)>  
**Sent:** 31 July 2020 12:14  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Cc:** John Macholc <[John.Macholc@ribblevalley.gov.uk](mailto:John.Macholc@ribblevalley.gov.uk)>; Anthony Capstick ([anthony.capstick@instant.co.uk](mailto:anthony.capstick@instant.co.uk)) <[anthony.capstick@instant.co.uk](mailto:anthony.capstick@instant.co.uk)>  
**Subject:** RE: 3/2020/0231- Major House - 12 Church Street

Afternoon Laura,

Just following up on the below and if you have had chance to review?

Kind regards

**Richard Maudsley** RIBA  
Director  
**sunderland peacock and associates ltd.**  
hazelmere pimlico road clitheroe lancashire BB7 2AG  
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**w** [www.sunderlandpeacock.com](http://www.sunderlandpeacock.com) **e** [richard@sunderlandpeacock.com](mailto:richard@sunderlandpeacock.com)

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