



**DESIGN & ACCESS STATEMENT**

**AT**

**13 YORK STREET**

**CLITHEROE**

**BB7 2DH**



**07<sup>th</sup> SEPTEMBER 2020**

**Job Reference Number: BS 1109**

**Glovers Project Services Ltd**

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## **DESIGN**

### **USE**

13 York Street is a four bedroom mid terraced, Grade II listed dwelling situated just outside the town centre of Clitheroe, opposite the Grand Theatre. The terrace of townhouses dates from the early 19<sup>th</sup> century and collectively they are an important example of this era.

### **AMOUNT**

The application seeks consent for full refurbishment and minor alterations of the dwelling which is in a dilapidated state of repair. The property consists of the three-storey main building and single storey rear outrigger which houses the kitchen and has a duo pitched roof which is shared with the adjoining property.



Front Elevation



Rear Elevation

### **LAYOUT**

Proposed plans elevations and sections have been submitted and the proposals outlined justified in detail in a heritage statement in support of the application.

Within the main building the internal layout is proposed to be altered to reposition the bathroom from the rear of the second floor to the existing 1<sup>st</sup> floor rear bedroom. The existing bathroom is to revert to a bedroom together with the creation of an en-suite bathroom in this enlarged room.



## SCALE

The scale of the existing dwelling is to remain unchanged.

The existing lean -to outhouse is to the outrigger gable wall is to be taken down as per the adjoining property.



Outhouse to be taken down

## LANDSCAPING

No alterations are proposed to the external areas.

## APPEARANCE

The external appearance of the main building is to remain unchanged and proposed to be refurbished on a like for like basis.

The outrigger is proposed to have the existing back door bricked up and the existing kitchen window enlarged to become a bi-folding door. The outrigger is also proposed to have the addition of three new conservation roof windows and to be re-rendered.

### **ACCESS**

Existing access arrangements are to remain unchanged. The front door leads directly into the hallway from the street.

Access to the rear is via the existing coach entrance between 15-17 York Street where there is a right of way to the small rear yard.