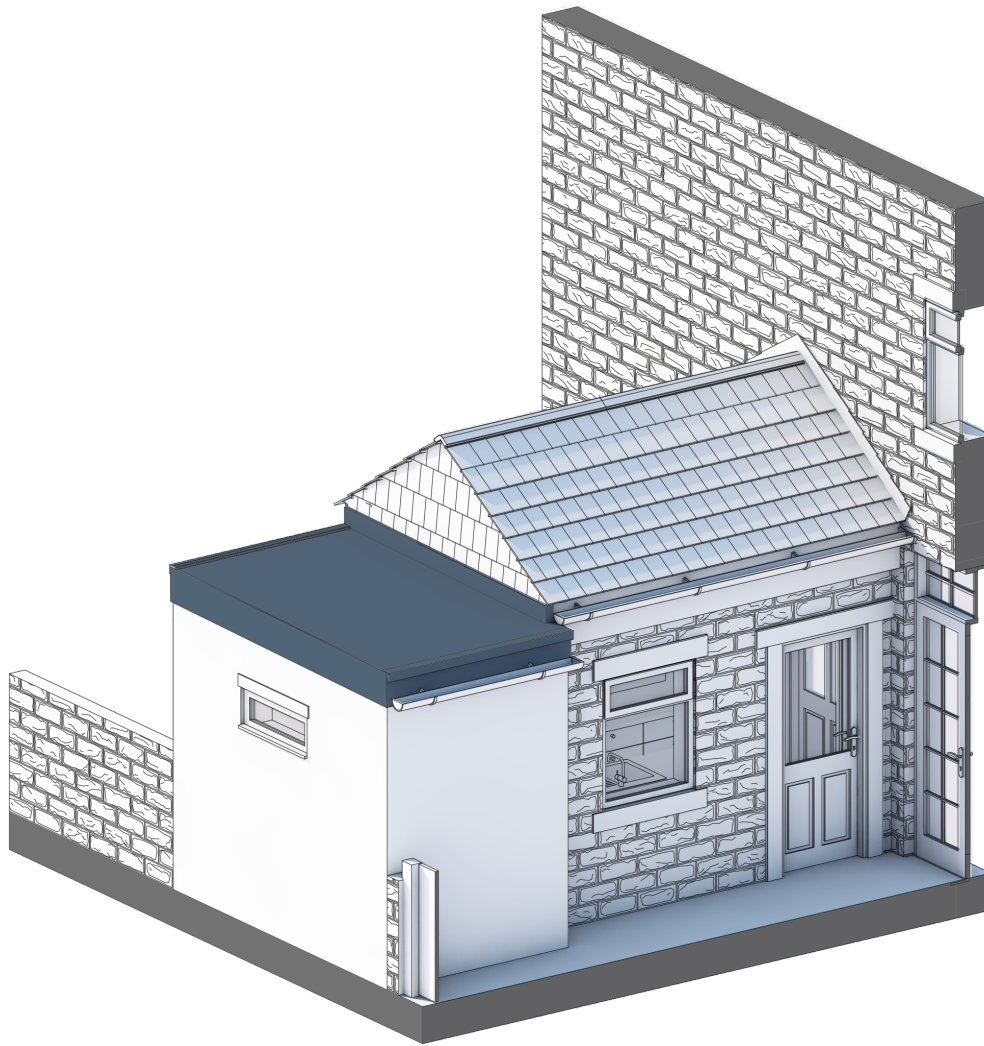




## Design and Access Statement

Project Ref: L2980

2 Pendle Street West,  
Sabden,  
Clitheroe  
BB7 9EG

**Halsall Lloyd Partnership**  
**Jigsaw Homes Group LTD**

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Author\_ BB



**Halsall Lloyd  
Partnership**  
ARCHITECTS & DESIGNERS

This document is a Design and Access Statement pursuant to Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995.

The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABI entitled 'Design and Access Statements' 2006.

The document is intended to be a positive tool for council members and interested parties to understand how the design proposals evolved, how consideration for site opportunities and constraints constructively feeds into the design, together with the feedback received as part of any pre-application consultation process where provided.

## Site Location

The site is a two storey terraced property, located at 2 Pendle Street West, Sabden, Clitheroe, BB7 9EG. The site consists of a two storey house with single storey outrigger to the rear along with rear courtyard.

The building is located within the Sabden Conservation Area, located due south of Victoria Mill, between Victoria Mill and Union Mill, both of which are key focal buildings in the immediate area. The building forms one of a number of terraced properties running approximately due East - West along Pendle Street East and Pendle Street West. A number of these buildings feature similar outriggers to the rear of the property. The run of terraced houses are located to the edge of the Sabden Conservation Area boundary.

This building is owned and maintained by Jigsaw Homes Group Limited.



Fig 1: Block plan of the application site

## Project Description and Planning History

This application is made in reference to works to the outrigger to the rear of the property. The outrigger is of simple construction, and formed of two structures of differing ages. The original sandstone building immediately to the rear of the main building features fair faced sandstone walls with white framed windows and doors. Originally this building featured a dual pitch gabled roof with slate tiles, a concealed lead-lined gutter at eaves level, discharging into cast iron rainwater pipes and a rendered gable pike. The later addition which is slightly wider than the original and forms part of the rear site boundary, was originally slightly lower in height and featured a rendered external finish with a flat mono-pitch roof. For clarity the above description will be continued to be referred to as the 'original' form / construction so as to distinguish from later alterations.

In 2019 Jigsaw Homes Group were contacted by residents from both Nr. 2 Pendle Street West and the neighbour at Nr. 4 Pendle Street West, making them aware of issues relating to damp and mould occurring in both properties. On investigation, it was determined that the cause of this was the concealed stone gutter on the Party Wall line between Nrs 2 and 4.

Jigsaw Homes Group later commissioned and undertook works to correct the above issue and prevent any further damage. A continuous mono-pitch flat roof was constructed to the full extent of both outriggers to ensure the performance of the waterproofing measures. To facilitate this, the walls of the rendered outrigger were raised up slightly to form a continuous eaves and new guttering was installed to suit the new roof arrangement. New fascias have been installed, which are quite large to cover the junction between the external walls and new roof structure. These have a significant visual appearance and are visually heavy compared to the original. It is acknowledged that this work was not approved under any such planning application / demolition in a conservation area approval as is required for this type of work. The original fabric has since been removed, leaving only the flat roof arrangement in its place. For the purposes of this application, the above roof arrangement will be referred to as the 'existing' structure / arrangement owing to the fact that it does, at present, exist on the site.

In January 2020, Halsall Lloyd Partnership LLP were appointed by Jigsaw Homes Group to assist with the enforcement actions being raised against the above described roof works, and a planning application was prepared and submitted to account for the above mentioned completed works - Application Ref: 3/2020/0353. This application was determined by the Local Council and rejected in July 2020.

Two main reasons for rejection were noted being;

- The proposal would result in the loss of fabric and materials that are considered inherent and integral to the character of the defined Sabden Conservation Area and as such would fail to conserve or enhance the designated heritage asset contrary to policy DME4 and Key Statement EN5.
- Furthermore, the proposal would result in the introduction of an incongruous and discordant form of development that fails to respond positively to, enhance or conserve the character and visual amenities of the parent property, surrounding area and wider conservation area contrary to Policy DMG1, DME4 and Key Statement EN5.

## **Project Proposals**

The above comments have been accounted for and taken on board by our Client and the design team. The purpose of this application is to seek approval to undertake new roof alteration works to rectify the above issues in relation to the existing form. The proposed development seeks to re-instate a roof form of similar character to the original, thereby maintaining the character of the Conservation Area in line with current planning policy.

To achieve this, the existing flat roof will be taken off in its entirety and the top of the external walls below made good. Walls to the newer element of the outrigger will be taken down to a level similar to that of the original form.

The main outrigger will be fitted with a new dual-pitch gabled roof to match the character of the original, with the lower element of the building being fitted with a new mono-pitch flat roof, which has been designed to minimise the visual impact from neighbouring properties and to relate to the character of the original building form.

## **Scale**

The project proposals are to re-instate the original roof form, being a dual pitched roof with lower mono-pitched flat roof. Whilst the proposals do constitute an increase in height compared to that of the existing roof design, they do not create an increase in height compared to the original construction and are not considered to cause a detrimental visual impact. The reduction in height of the proposed flat roof will create a natural stepping down, as per the original roof arrangement. The proposals are therefore considered to be suitable for the location and in-keeping with the Conservation Area.

## **Project Detailing**

This application intends to re-instate the original character of the building which has been lost as a result of recent development works. That being said, the applicant is cautious as to not re-introduce maintenance issues which instigated these works in the first place. To re-instate the pitched roof as per the original with a concealed gutter would likely re-introduce damp & mould issues in both properties, only for the applicant to have to look into re-roofing works all over again. To overcome this, we propose to change the detail at the eaves of the pitched roof to an overhanging gutter arrangement which constitutes a more robust detail.

The eaves of the proposed roof will finish flush to the edge of the stone gutter. The detailing of the roof has been considered and detailed to include a slight upstand to the eaves so as to allow a eaves fascia to be fitted whilst ensuring the original stone gutter remains visible at the head of the wall, maintaining a visual connection back to the original roof form. The profile of this fascia board is proposed to be as minimal profile as possible so as not to cause unnecessary visual impact. Whilst not always applied to a party wall, this detail is prevalent throughout the town and can be seen on a number of outriggers in the immediate area, often finished with a UPVC fascia. We therefore believe that these proposals can be considered in-keeping and suitable for the location without causing detriment to the character of the area.

To avoid the need for a new gulley within the neighbouring property, we propose to lay a new gutter along the eaves of the party wall, and to wrap around and drain onto the lower flat roof. All drainage will therefore be maintained within the curtilage of Nr. 2 Pendle Street West.

## **Proposed Materials**

The pitched roof will be finished using slate tiles to match those of the existing roof to the main building, with a stone ridge tile. These have been chosen to tie in with other buildings in the area to preserve and maintain the character of the Conservation Area. The junction between the roof and the external walls will be flashed using Code 4 lead flashing.

The external wall will be extended slightly to form a gable pike to the pitched roof, as was the case on the original roof form. We propose to have a rendered finish to the gable pike to match the original fabric which was previously removed. As outlined above, this material is suitable for the area, represents a very minimal visual impact, and constitutes a traditional detail for this type of building.

New gutters and downpipes will be black UPVC to match those of adjacent properties. Gutters will be half-round, again to match other properties in the area.

The new flat roof will be finished in a single ply membrane. All perimeter upstands and fascias have been designed to be of low profile so as not to create an unacceptably heavy appearance from adjoining properties.

## **Access**

Access will remain unchanged as a result of the application.

Access for emergency services will remain via the front door off Pendle Street West, with access to the rear of the property from the adjacent alley way.

## **Conclusions**

This application seeks to rectify recent alterations to the original roof structure at 2 Pendle Street West, Sabden. These works were undertaken to rectify an issue with the existing concealed gutter causing damp to this and the neighbouring property, albeit they were undertaken without prior approval from the local authority and therefore constitute defective works. Following a previously unsuccessful planning application earlier this year, we have taken on board comments from the local authority and consultees including the Conservation Officer, and have provided the enclosed designs to re-instate the original roof form, which will be more in-keeping with the local Conservation Area.

The existing roof will be replaced for a dual pitch gabled roof with small, lower flat roof to the boundary as per the original form. All materials have been chosen to be suitable and in-keeping with the character of the local area.

In terms of detailing, we have pursued a more robust gutter detail to the eaves of the building so as not to re-introduce previous design flaws. A new overhanging gutter to the eaves of the pitched roof is proposed which present less of a maintenance issue and has less risk of failure. The detailing of this has been considered to cause minimal visual impact whilst respecting the historic nature of the building and preserving the original stone gutter detail. The gutter will wrap around onto the roof of the lower outrigger to keep all drainage within the curtilage of 2 Pendle Street West.

We believe the proposed design constitutes a significant improvement on the existing roof form and replaces it with a more in-keeping arrangement with suitable material palette. The proposals relate back to the original roof arrangement and will not cause any further detriment on the local Conservation Area.