



DESIGN & ACCESS STATEMENT

AT

13 YORK STREET

CLITHEROE

BB7 2DH



05th FEBRUARY 2021

Job Reference Number: BS 1141

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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 19th 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 1st 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 a new external door and window to replace the existing upon a like for like basis. 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.