

## **Design & Access Statement:-**

### **Fixing of Thermal Insulation to Internal Face of External Wall (Ground floor only)**

#### **Access**

The site is accessed from a private road (unadopted) and a public footpath (FP75) that passes along the western boundary of the property. Pedestrian access is good. No alterations to the existing site access are proposed.

#### **Background**

The building, once a preparatory school for Stonyhurst College, is now divided into flats and large residences. Parts of the building are C18<sup>th</sup> with early C19<sup>th</sup> additions and a late C19<sup>th</sup> or early C20<sup>th</sup> large single bay window addition which occupies a prominent position on the south elevation of the building. The building overall was listed as Grade II in November 1983 but extensive intervention, subdivision and adaptation to domestic use pre-dated this listing.

The south wing of the building now consists of two large residences and 4 flats. The exterior and common parts of the four flats are managed by a jointly-held management company, Hodder Court (South) Ltd.

The directors of the management company are the residents & owners of the 4 flats (No's 5, 6, 7 & 8, Hodder Court). The company has given the authority for the applicant (the flat 5 owner) to submit this application for LBC.

#### **Detail**

This application relates to the installation of thermal insulation to the internal face of the exterior walls of the two bedrooms of the ground floor flat. This is on the rear or north wall of the property.

This north wall was fully re-constructed as part of the conversion of the former preparatory school into flats and residences. The construction of the wall is typical for the 1970s or 80s period. It consists of an external roughcast render over a medium density concrete block external skin, a clear cavity, and a thermalite type block internal skin overlain with 2 coat plaster/skim. A plain gyproc 90mm type C section coving is applied. This construction is not original and has little, if any, significance to the listed status of the property.

The intention is to remove the coving and surface finishes to the interior face of the external walls and to bond 50mm+12.5mm PIR Backed Insulated Plasterboard (Celotex PL4050 or similar) direct to the prepared surface of the walls. The resultant new plasterboard is to be skimmed and a plain 90mm type C section Gyproc coving applied to match up with the remaining coving. There will be no change in the internal (or external) appearance of the room / wall except that the overall internal dimension of the room will be some 67mm less in overall width (allow 5mm for fixings).

All proprietary products to be used strictly in accordance with the manufactures instructions.

T Longden  
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