



Design & Access Statement

for

Stydd Almshouses, Ribchester

Prepared by

Arcus Consulting LLP

On behalf of

Your Housing Group



Executive Summary

This Design and Access Statement has been prepared by Arcus Consulting LLP on behalf of Your Housing Group (YHG). The document accompanies a planning application for render repair works and redecoration to the gable, provision of insulated plasterboard to internal gable wall to eliminate the risk of condensation and replacement of damaged garden gate.

The proposal will ensure the current damp issues experienced internally are alleviated whilst also preventing the cracking to the render from spreading.

1. Introduction

- 1.1 The site for the proposed scheme is 1-4 Stydd Almshouses, Ribchester, Preston, PR3 3YQ.
- 1.2 The site is identified on the location plan attached; the property is Grade II* listed and is within the Ribchester Conservation area.
- 1.3 List entry number: 1308488

2. The Site and Surrounding Area

The Location

- 2.1 The application site is situated at Stydd Almshouses, Ribchester, Preston, PR3 3YQ. The details of the site are shown on the location plan (P6951.001).

The Site

- 2.2 The property comprises sandstone ashlar and brick (the sides are rear pebble dashed) with stone slate roof. The property is 2 storeys with the central portion projecting out with a truncated shaped gable, topped by a cornice. On the 1st floor is an arcade of 3 semi-circular moulded arches with keystones, 2 unfluted Doric columns and 2 similar half columns. The 2 outer openings have stone balustrades. This is approached by a central flight of 16 stone steps, curving outwards at the bottom and having a solid parapet with shaped coping. This is flanked on the ground floor by 2 open door surrounds with cyma mouldings. Behind the arcade on the 1st floor are 3 doors of 2 raised and fielded panels each. On the ground floor, visible through the outer stone doorways, are 3 similar doors and 2 sashed windows with glazing bars. On each side of this central portion is one bay of the main building, having sashed windows with glazing bars in plain stone surrounds of quarter-round section. The end gables have copings and chimney caps. At the rear are modern windows with plain reveals.
- 2.3 Stydd Almshouses is located within the Ribchester conservation area which is predominantly residential properties, featuring a mixture of 18th Century cottages, and 17-18th Century houses, with a small number of shops and services nearby.

The Surrounding Area

- 2.4 The Almshouses are situated on Stydd Lane in Ribchester. The building is set back from the main access road. Stydd Lane is connected to the main highway leading off Blackburn Road, providing direct access into Ribchester. To the West of the Almshouses lies the church of St. Peter and St. Paul featuring an access road from Stydd Lane to a carpark which is shared by both the Almshouses residents and church congregation.

3.0 Proposed Works and Justification.

- 3.1 The proposal will look to repair the existing render to the gable, with 2no. points considered to be defective at high-level area towards the base of pitch, along with crack repair to the right-hand side of chimney. Following completion of repairs, redecoration works to gable only to match existing colour, whilst internally insulated plasterboard and skim to the bedroom gable wall complete to eliminate any potential risk of condensation / mould growth.
- 3.2 The replacement of the garden gate and frame is necessary as there are missing sections of panelling, whilst both the frame and gate are rotting. The new gate and frame are to match that of the existing in style and colour.

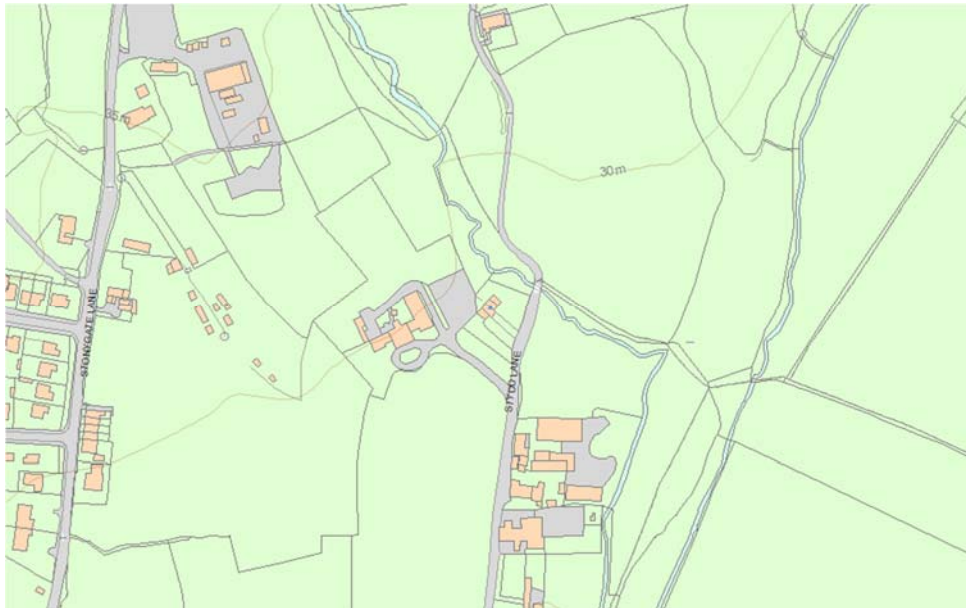
Access

- 3.3 Access to the property to carry out internal works is via an entrance door to the front elevation. The front elevation has stepped access only.

Conclusion

- 3.4 The proposed repair and redecoration work to Stydd Almshouses are entirely suitable for its use and will ensure render to the gable end is kept in good condition and alleviating the issue from deteriorating further and limit the amount of works required. Internally, the introduction of insulated plasterboard would look to raise the temperature of the gable wall, which in turn would raise the dew point temperature, preventing condensation from forming. The replacement of the garden gate will ensure that its function is not compromised by the continued decay to the current gate.

Image 1: Location Plan



Reference: Google Maps

Image 2: Front Elevation



Reference: Google Maps

Image 3: Side Elevation of Almshouses



Reference: Google Maps

Image 4: Water Staining to Internal Wall



Reference: Google Maps

Image 5: External Gate to Property



Reference: Google Maps