

DESIGN AND ACCESS STATEMENT

FOR
PROPOSED INTERNAL ALTERATIONS
AND ERECTION OF 2NO. PORCHES AT:

ST. JAMES HOUSE

ST. JAMES STREET,

CLITHEROE,

LANCASHIRE

BB7 1HH

Job No. 6470

Version 1.1



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr Billy Wright, as part of a planning application for the proposed internal alterations and erection of 2No. porches at:

St. James House, St James Street, Clitheroe, Lancashire, BB7 1HH.

This Design and Access Statement is to be read in conjunction with planning drawing No:

- 6470 – P00 LOCATION PLAN
- 6470 – P01 EXISTING SITE PLAN
- 6470 – P02 EXISTING FLOOR PLANS
- 6470 – P03 EXISTING ELEVATIONS
- 6470 – P04A PROPOSED SITE PLAN
- 6470 – P05A PROPOSED FLOOR PLANS
- 6470 – P06A PROPOSED ELEVATIONS

2.0 THE SITE

St. James House is located South of the centre of Clitheroe, at the end of St. James Street, adjacent to St. James Church. Clitheroe is situated in the Ribble Valley, in the county of Lancashire.

The property is a detached, symmetrical Georgian property made in coursed stonework, with stone quoins, sash windows, with stone surrounds, the roof is comprised of natural slate. The property consists of 3No. bedrooms at present, with an office and bathroom completing the first floor. On the ground floor, there are 3No. reception rooms, kitchen and utility. To the rear of the property, there is a single storey modern extension. Also with its curtilage is a stone-built two storey garage/workshop and single-storey outhouse.

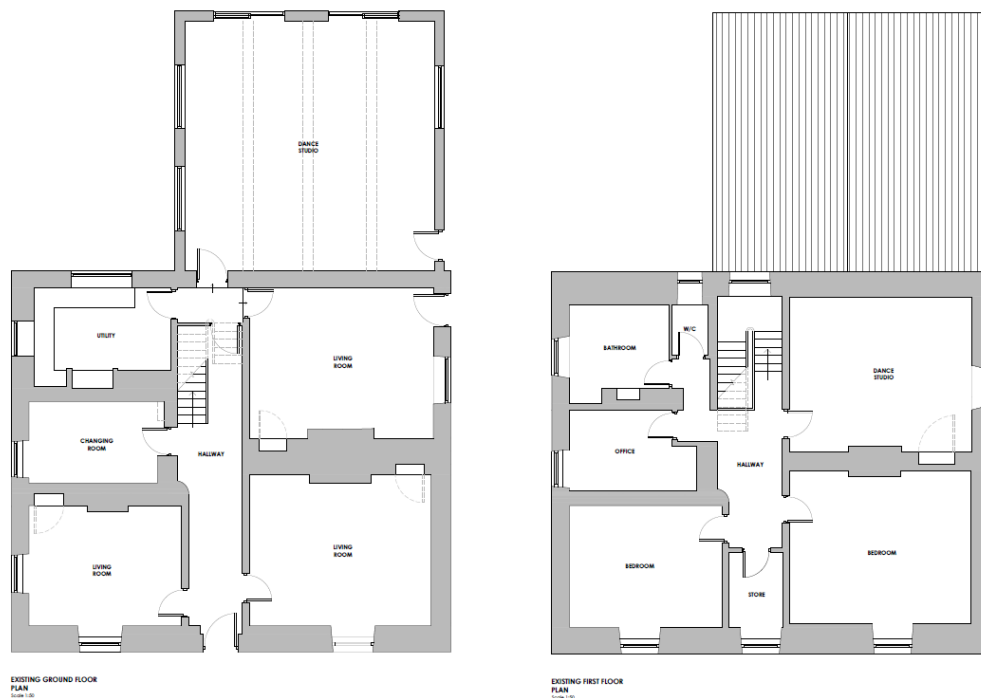
The house sits centrally and to the front within the rectangular plot, and is flanked with gardens to the front, rear and one side, where also there are several outhouses. The site is accessed via the driveway which leads down to the two-storey garage/workshop.

The character of St. James Street is quiet, very different from the adjacent Whalley Road, which is one of the main roads into Clitheroe centre. The street is predominately

terraced housing built in stone. The main focal point of the Street is St. James Church which dominates from its raised position at the end of the street.



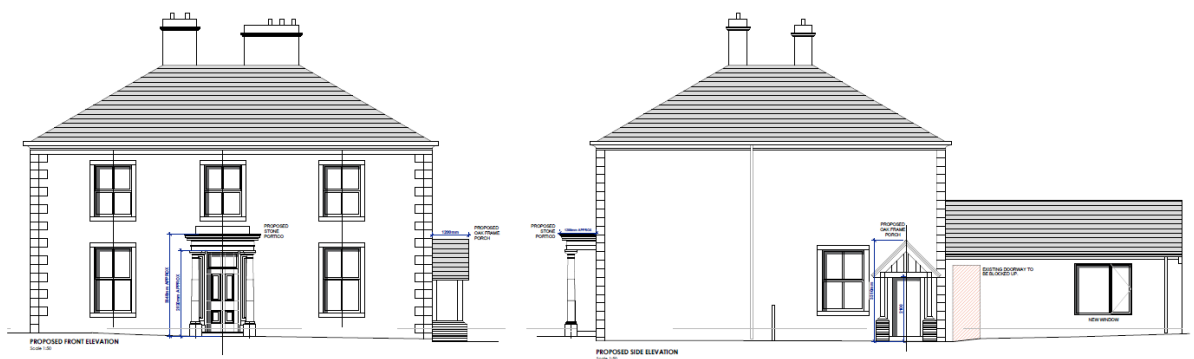
PL01: Site Location Plan – Not to scale.



PL02: Existing Plans – Not to scale.

4.0 DESIGN

The proposals submitted in this application include small alterations and improvements to the exterior of the property with the introduction of 2No. porches. The first porch to the front of the property is proposed to be that of a stone portico to match the existing frontage. The other proposed porch to the side is to be constructed from timber. Both porches will provide shelter when accessing the property. The stone portico will add further grandeur and focus to the already appealing frontage. The other minor alteration is to widen the stone gateposts to the access to the drive, These gateposts are original and are to be retained. Due to the size of modern cars, these gateposts are now considered too narrow and access to the drive is problematic, causing the owners to park on the street rather than the drive.

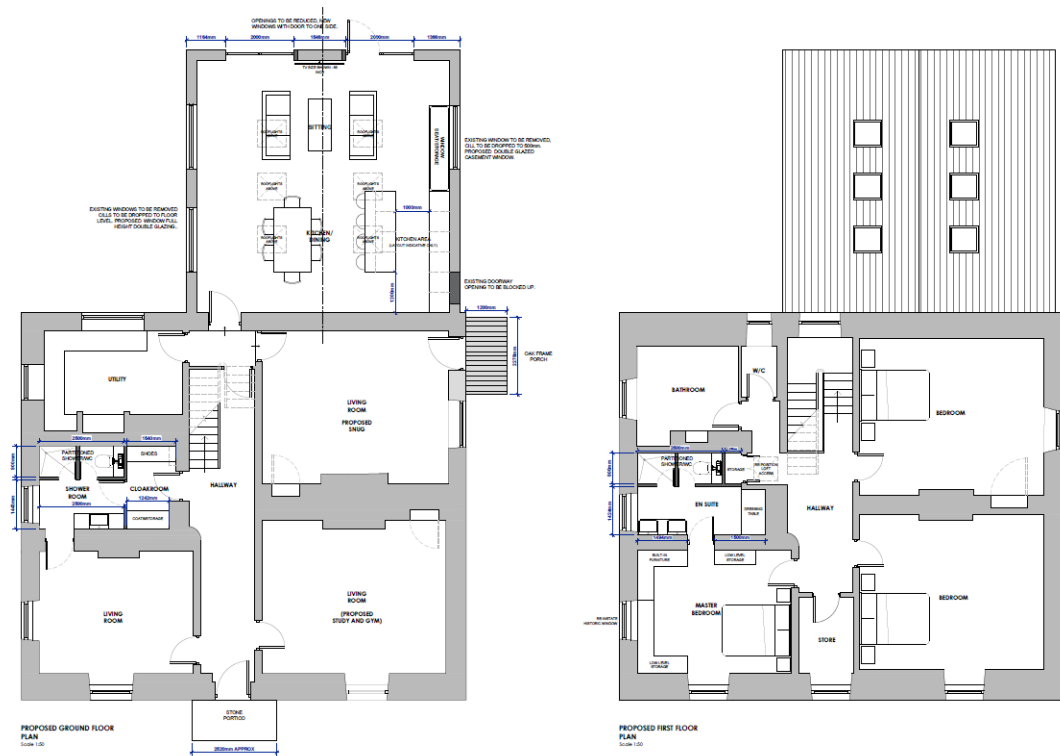


PL03: Proposed Elevations – Not to scale.

The alterations to the interior consist of adapting the large modern extension to the rear of the property. This will now become a spacious kitchen/dining/living room, consistent with modern family living. The large unused changing room will now form a downstairs WC, with a wash basin and shower cubicle. The addition of a downstairs WC is much needed due to the size of the property.

Small alterations to the first floor will see the former office now become an en-suite, with a small dressing room, which linked to the master bedroom will form a master suite.

The only other proposed first-floor change will see the reinstatement of the boarded-up historic window situated in the newly formed master suite.



PL04: Proposed Plans – Not to scale.

5.0 APPEARANCE

The design of the porches has taken reference from the existing. The materials used will consist predominately of the same natural stone used for the existing. The proposed stone portico will match the stone surround of the existing matching both material and style. The natural timber and slate of the side porch will sit respectively against the stone wall and blend into trees and landscaping that is adjacent. The widening of the gateposts will require no new materials with the hope that what is already there can be reused.

6.0 ACCESS

The access will continue to be made from St. James Street. The proposed will improve access to the site by allowing modern vehicles better access with the alteration to the gateposts. Both front and side entrances will be enhanced with the implementation of the porches, giving the residents respite from the weather whilst gaining access to the property.

7.0 CONCLUSION

In summary, the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area.

Small alterations to the exterior only serve to enhance the beauty and functionality of the existing, whilst using traditional materials to respect and ensure it is in keeping with the surrounding properties.

The internal changes serve to modernise the existing without harming the historic interior arrangement.



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