

**GENERAL HERITAGE & DESIGN STATEMENT**

**PROPOSED INTERNAL ALTERATIONS  
TO CONVERT STORE INTO SELF-CONTAINED FLAT**

**EAST VIEW**

**HALLGATE HILL**

**NEWTON-IN-BOWLAND**

**LANCS**

**BB7 3DY**

**for**

**MRS R ELMS**

**NOVEMBER 2021**

***PD Construction Consultants***

*7 Beech Street, Clitheroe, Lancs., BB7 2LL  
Paul Derbyshire Dip.Surv.*

East View is a grade II listed building – listing reference 1072247.

The existing premises, including the storage areas, are in planning use class C3 (dwelling house).

The proposed works relate to the existing storage areas attached to the main dwelling, within the cartilage of the property. The works comprise of conversion of the first floor storage area to form a self-contained flat. The flat is ancillary to the main dwelling, and is to be solely used as extended family accommodation in conjunction with the main house.

Please refer to the drawings numbers listed below:

- 1305 – 01 Existing Ground Floor Plan.
- 1305 – 02 Existing First Floor Plan.
- 1305 – 03 Proposed Ground Floor Plan.
- 1305 – 04 Proposed First Floor Plan.

Remedial structural works to the main dwelling were subject to a Listed Building Consent application in 2015 – reference no. 3/2015/0079.

The proposed works relate to the storage areas attached to the main dwelling. Although not directly accessible from the dwelling internally, the store areas are integral to the premises as a whole.

The property is listed, but it should be noted that the storage area does not contain any original structural or architectural features. The storage areas were completed destroyed by fire in the late 1970's, the only features to remain being the external walls. The roof was replaced and a new first floor installed as part of the remedial works. The stone walls have a basic whitewash finish internally.

The proposed works are at first floor level, forming a self-contained flat, an annexe to the primary dwelling. The primary work of the conversion is to upgrade the thermal insulation of the building. New timber stud walls are to be provided to the external walls, with insulation between the studs. The timber frame is to be fixed at floor and ceiling level to the existing structure. The stud wall is designed to be self supporting so there will be no physical fixing to the external walls. The new walls are to be a lining to the external walls and the existing finishes to the stone wall will remain intact. Thermal insulation is to be provided at rafter level. The building remains unchanged externally.

Signed:



Paul Derbyshire *Dip.Surv.*

Dated: 26<sup>th</sup> November 2021