



## **DESIGN & ACCESS STATEMENT**

**AT**

**11 YORK STREET**

**CLITHEROE**

**BB7 2DH**



**30<sup>th</sup> JUNE 2022**

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## **DESIGN**

### **USE**

11 York Street is a four-bedroom end terrace, Grade II listed dwelling situated just outside the town centre of Clitheroe, opposite the Grand Theatre. The terrace of townhouses dates from the early 19<sup>th</sup> century and collectively they are an important example of this era.

### **AMOUNT**

The application seeks consent for external repairs to the property on a like-for-like basis. The property consists of the four-storey main building and single storey, duo pitched rear extension.



Front Elevation





Side Elevation



Rear Elevation





Rear Elevation

## LAYOUT

Existing and proposed elevations have been submitted in support of the application.

## SCALE

The scale of the existing dwelling is to remain unchanged.

## 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:

### Roof

The existing natural slate roof coverings are to be carefully removed and set aside for re-use. The existing underlay and roofing battens are to be stripped out and discarded. The dwelling is to be re-roofed using a breathable roofing underlay, new timber roofing battens and replacement of the existing slates. Any defective slates will be replaced with reclaimed natural slate to match the existing.

### Chimney

Whilst work is ongoing to the roof and scaffold has been erected the chimney will be checked to see if any repairs are required which may include repairs to the flaunching topping the stack /re-bedding chimney pots.

As part of the re-roofing the leadwork flashing to the chimney will be replaced with new code 4 leadwork.

### Gutters

The stone trough gutters to the property are to have the existing leadwork lining and new code 5 leadwork fitted.

### External Walls - Render

The existing render to the main building has become defective and requires replacing. At the front and rear of the main building is a roughcast render finish which repeats to the other dwellings upon the block. The gable wall is also rendered but it has been made to look like ashlar stone.

There is widespread ivy growth to the gable wall which is deemed to be detrimental to the fabric of the building. The ivy growth is proposed to be removed from the gable wall. The render is to be carefully removed and new roughcast render applied to the front elevation and the gable wall. The render is proposed to be decorated in the same colour as the other dwellings recently refurbished on the block for aesthetic continuity. The window surrounds are proposed to be redecorated to match the render as per the adjoining dwellings.

At the rear the roughcast render finish is to be carefully removed and the random stone is to be exposed as per the other dwellings upon the block. Following the removal of the render the wall will be repointed using lime mortar as necessary.

### Windows

The existing painted timber sliding sash windows are to be retained but require fully overhauling. This will be general repairs / maintenance i.e., freeing of jammed sashes, removing paint build up, replacing snapped sash cords, lubricating pulleys and hinges, replacing broken glass and defective glazing putties, adjusting/packing hinges, replacing missing or worn beads, preparation and full redecoration.

### External Doors

The front door is to have the existing paint stripped off before being prepared and fully redecorated.

The painted timber rear door is to the lower ground floor and is hidden from view. The door is in poor condition and requires replacement which is proposed to be done on a like for like basis.

### **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.

Scaffold will be required to facilitate the repair works.