

**HERITAGE, DESIGN & CONSTRUCTION METHOD STATEMENT  
REVISION A**

**PROPOSED INTERNAL ALTERATIONS**

**18 PARSON LANE**

**CLITHEROE**

**LANCS**

**BB7 1LP**

**for**

**DR A BLACK**

**DECEMBER 2023**

***PD Construction Consultants***

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



## INTRODUCTION

18 Parson Lane is a grade II listed building, first listed on 30<sup>th</sup> September 1976 – listing reference 1164191. The property is within the boundaries of the Clitheroe Conservation Area, located in Character Area 1. The property is in a Flood Zone 1 area, at low risk of flooding.

The existing property has recently been changed into planning use class C3 (dwelling house). The change of use from Use Class E to C3 was approved on 15<sup>th</sup> February 2023 (app. no. 3/2022/1063).

The proposed works relate to cosmetic modifications to the premises relating to the change of use to a private dwelling. The kitchen and bathroom are to be upgraded and 2no new en-suite shower rooms are to be installed.

Please refer to the drawings numbers listed below:

- 1395 – 01A          Existing Floor Plans.
- 1395 – 02A          Proposed Floor Plans.

## PLANNING HISTORY

Planning Decisions:

3/1989/0033	Re-roofing and chimney stack rebuild	LBC Approved
3/2016/0831	Upgrading of ground floor and creation of flat above	Refused
3/2016/0918	Replacement of single storey rear extension	LBC Refused
3/2017/0680	Creation of self-contained flat	LBC Refused
3/2017/0679	Creation of self-contained flat	Refused
3/2018/0034	New single storey rear extension	LBC Approved
3/2018/0033	New single storey rear extension. Refurbishment of upper floors	Approved
3/2018/0691	Discharge of conditions for 3/2018/0034	LBC Approved
3/2018/0690	Discharge of conditions for 3/2018/0033	Approved
3/2022/1063	Change of use from Class E to Class C3	Approved

## HERITAGE INFORMATION

The building is shown on the Ordnance Survey map published on 31<sup>st</sup> March 1849. The property remains relatively unchanged from this date, retaining the historical room layouts. Recent work to the property, subject of planning approval 3/2018/0033, has been carried out. The ground floor extension to the rear and the internal refurbishment of the original building have been completed.

## RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following Key Statement policies are considered to be applicable to the property:

EN5	Heritage Assets
DMG1	General Considerations
DMG2	Strategic Considerations
DME4	Protecting Heritage Assets

## PROPERTY DESCRIPTION

From inspection the property is constructed with random natural limestone with a roughcast, sand / cement render finish to front and rear elevations. The front elevation is finished with white coloured paint; the rear elevation is unpainted with a natural finish.

The front elevation has a full width, traditional, timber shop front at ground floor level, with a single central entrance door. There are single, central window openings at both first and second floor levels. The windows are painted timber, sliding sash, single glazed frames. The openings have painted head, sill and jamb stones.

The original rear elevation windows at each floor level are offset to the west side of the elevation. The windows are painted timber, sliding sash, single glazed frames. The openings have natural stone heads and sills. There is a small window opening to the east side of the elevation, at first floor level for the bathroom. This is a later, twentieth century addition to the property. The window is a timber, top-hung casement design, with stone head and sill.

The ground floor outrigger to the rear elevation is masonry with a sand / cement render finish and a natural, blue slate, mono-pitch roof. The recent extension to the outrigger matches the original.

The main roof to the property is natural blue slate and was re-roofed in 1989. Inspection of the roof void confirms that re-roofing has been undertaken in the relatively recent past, modern sarking felt is visible to the underside of the slates, and there are vent tiles visible externally. The lead flashings to the east side and to the chimney stack also appear to be relatively recent. There is a dressed stone chimney stack at the western side of the property.

The internal layout retains the original form, with the exception of the later addition of the internal bathroom at first floor level. The property is four storeys high with a basement.

The rear extension and internal refurbishment work was carried out in 2018. The basement is in relatively original condition, with a stone flagged floor and exposed limestone walls. The upper floors are the original timber joists and boards. The walls to the upper floors have been dry-lined and re-plastered. The ceilings have also been re-boarded and plastered. The finishes are flat and true, and are clearly not original.

Visual inspection of the electrical consumer unit indicates that the property has been re-wired. There is also gas central heating to the property.

### PROPOSED WORKS

The proposed works are designed to have minimal impact on the overall layout of the premises. The basement is to be provided with a surface fixed proprietary tanking system, retaining the original fabric of the building.

At ground floor level a timber framed vestibule arrangement is to be provided to the front doorway.

A new suite is to be fitted in the existing bathroom, and new en-suite shower room is to be formed in bedroom 3 at first floor level.

A new en-suite shower room is also to be provided to bedroom 1, at second floor level.

### CONSTRUCTION METHOD STATEMENT

The proposed alterations will have minimal impact on the existing fabric of the building, being restricted to the formation of partition walls, dry lining and providing roof windows.

The tanking to the basement is to be a proprietary HDPE membrane system. The wall membrane is drilled and secured to the wall using hammer fixed plugs. The membrane is then finished with a dot and dab plasterboard finish. The floor membrane is loose laid over the existing slab and finished with floating floorboards (there are no physical fixings into the floor).

The vestibule to front entrance is to be softwood timber studs screw fixed to the existing structure with plasterboard and lightweight plaster skim finishes. The upper sections of the wall are to be glazed.

Partition walls at ground, first and second floor level are to be softwood timber studs screw fixed to the existing structure with plasterboard and lightweight plaster skim finishes.

## SUMMARY

None of the original internal finishes remain, following past renovation works, although the original plan layout of the building remains. The proposed works do not adversely affect any of the original fabric of the building. The external appearance of the building remains unchanged to the principal, front, roadside elevation and the rear elevation.

Signed:



Paul Derbyshire *Dip.Surv.*

Dated: 7<sup>th</sup> December 2023