

DESIGN & ACCESS STATEMENT

AT

OUTBUILDING

ROCK HOUSE

CHURCH STREET

CLITHEROE

BB7 2DG



07th NOVEMBER 2023

Job Reference Number: BS 1235

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DESIGN

USE

The outbuilding was originally a detached dwelling which was the servant's accommodation for Rock House, 24 Church Street, a Grade II listed dwelling. The building has not been in habitation for a number of years and is currently being used a garden store / outbuilding for Rock House. The building is deemed to be listed by association with Rock House due to its position within the curtilage of the main property.

AMOUNT

The application seeks consent for refurbishment and minor alterations of the building together with a small front addition by way of a porch all of which will revert the building to be a dwelling. The property currently consists of the two-story main building and single storey lean-to garage.



Front Elevation



Rear Elevation

LAYOUT

Proposed plans elevations and sections have been submitted and the proposals outlined justified in detail in a heritage statement in support of the application.

The front porch leads into an entrance hallway leading to one bedroom in the main building and a further bedroom and bathroom within the adjoining lean-to. At first floor level the single room will become a living room / kitchen /dining room.

SCALE

The scale of the existing building is to remain largely unchanged other than an oak framed, open sided porch to the front elevation amounting to 2.5m².

The existing lean -to is to have a new roof which will be the same pitch as existing although the party wall will be built up by 150mm to allow for flashings to both roofs.

LANDSCAPING

No alterations are proposed to the external areas.

APPEARANCE

The external appearance is to the main building is to be improved by removing the heavy ivy growth and external render with the walls being re-pointed using traditional lime mortar. The large ground floor openings will be infilled with new blockwork cavity masonry which will be faced in matching natural limestone with sliding sash windows following the size and layout of the existing sliding sash windows at first floor level.

ACCESS

Access will be via the existing coach entrance between 15-17 York Street where there is a right of access to the property via the courtyard to the proposed new front door / main entrance.

The rear door will provide a means of escape to the garden of Rock House. Outside space is available with a small area of land to the left side elevation.

A pre-application enquiry has been made to Lancashire County Council regarding parking provision as there will be no off-street parking provision as part of the proposal [Appendix 1]. Due to the location of the building being within walking distance of Clitheroe town centre and within easy reach of public transport.

APPENDIX 1

Judith Douglas Town Planning Ltd
judith@jdouglastownplanning.co.uk

Phone: 01772 531035
Email: Ryan.Derbyshire@lancashire.gov.uk

Ref No: Pre-app advice
Officer: Ryan Derbyshire

Date: 25th June 2021

PRE-APPLICATION ADVICE

Location

'Ivy Cottage' rear of Rock House, Church Street, Clitheroe BB7 2DG.

Description of proposals

Proposed conversion of two storey outbuilding to a one bed or two bed dwelling.

Highway Advice

The Local Highway Authority (LHA) are in receipt of a pre-application for the proposed conversion of a two-storey outbuilding to create a one or two bed dwelling at "Ivy Cottage," the rear of Rock House, Church Street, Clitheroe.

The LHA are aware that the site will be accessed from the archway directly off York Street, which is a B classified road subject to a 20mph speed limit.

The LHA understands by reviewing the Draft Planning Statement provided by Judith Douglas Town Planning Ltd, that the site will not provide any car parking facilities for the proposed one/two bed property.

The LHA would usually require a one bed dwelling to provide 1 car parking space and a two-bed dwelling to provide 2 car parking spaces on site, to comply with the Joint Lancashire Structure Plan.

However, the LHA are likely to not object to the proposal and accept the shortfall in parking because of the site being in a sustainable location in the centre of Clitheroe.

The site is only a short walking distance away from shops and local amenities and the centre of Clitheroe is well served by public transport.

It is also worth noting that it is anticipated that the lack of parking would deter prospective tenants and favour those without access to a private vehicle.

Sue Harper

Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Therefore, the LHA are likely to support the proposal should a full planning application be submitted.

Advice

1. Provide a location plan showing the location of the site.
2. Provide a floor plan showing the number of bedrooms the dwelling will provide.

Informative

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.