

**GENERAL HERITAGE, DESIGN
& CONSTRUCTION METHOD STATEMENT**

PROPOSED INTERNAL ALTERATIONS

34 YORK STREET

CLITHEROE

LANCS

BB7 2DL

for

BOUTIQUE HOMES LTD.

JANUARY 2024

PD Construction Consultants

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



INTRODUCTION

34 York Street, Clitheroe is a grade II listed building, first listed on 30th September 1976 – listing reference 1164450. The property is located at the western end of the listed building grouping 34-38 York Street, within Character area 3 of the Clitheroe Conservation Area. Ordnance Survey grid reference SD 74549 42016.

The existing property is in planning use class E (hairdressers).

The property is located in Flood Zone 1 and is 80m above Ordnance Survey datum.

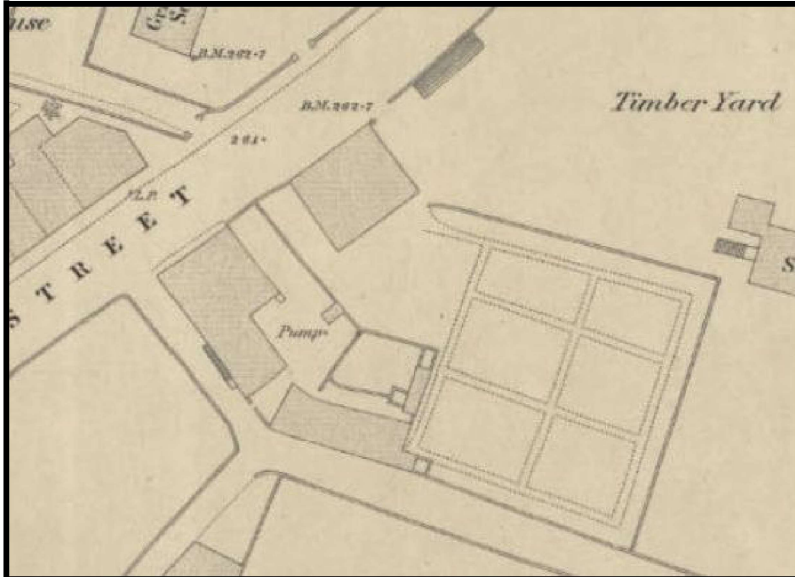
The proposed works relate to change of use from hairdressers (Use Class E) to 2no self-contained flats (Use Class C3). A separate change of use planning application is being submitted to the Local Authority.

Please refer to the drawings numbers listed below:

1544 – 01	Existing Lower Ground Floor Plan.
1544 – 02	Existing Ground Floor Plan.
1544 – 03	Existing First Floor Plan.
1544 – 04	Existing Second Floor Plan.
1544 – 05	Existing Front Elevation.
1544 – 06	Existing Side Elevation.
1544 – 07	Existing Cross Section.
1544 – 08	Proposed Lower Ground Floor Plan.
1544 – 09	Proposed Ground Floor Plan.
1544 – 10	Proposed First Floor Plan.
1544 – 11	Proposed Second Floor Plan.
1544 – 12	Proposed Front Elevation.
1544 – 13	Proposed Side Elevation.
1544 – 14	Proposed Cross Section.

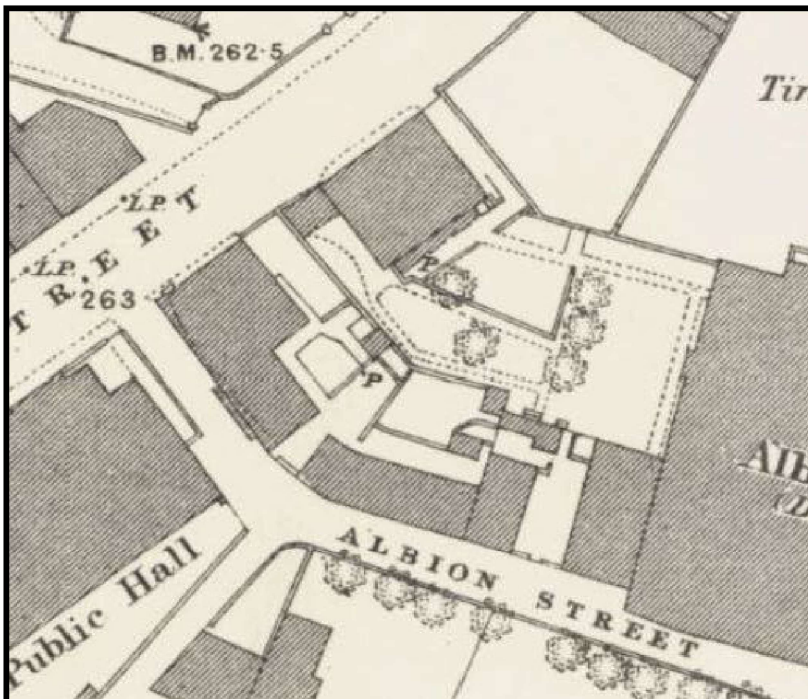
HERITAGE INFORMATION

The building is dated as late 18th Century on the listing entry. The property is shown on the Ordnance Survey map published in 1850. The 1850 Ordnance Survey shows what is now known as 34 & 36 York Street and 1 & 3 Albion Street. The building group stands in isolation, with an open yard to the eastern side of the buildings, and open garden area on the western side of an unnamed Albion Street.



OS Map 1850

This layout is still evident on the 1884 Ordnance Survey map, but there has been significant development on Albion Street, with the construction of Albion Mill and The Grand public hall.



OS Map 1884

The 1910 Ordnance Survey map shows the addition of no. 38 York Street to the eastern end of the block, constructed in the interim period between 1884 -1910. The later addition is noticeable by the position of the rainwater pipe between 36 & 38. It is likely that at this point the rendered façade was added to the front elevation to form a homogenous appearance to the building grouping. Similarly, it is likely that the gable end wall was rendered at the same time.

From the visual inspection of no. 34 it appears that the property had a larger floor area than it has today. The property appears to have been divided from ground floor level to the roof, along the centre of the building. There is a timber framed wall in the roof void at the ridge position. It suggests that no.1 Albion Street has been extended into no. 34 York Street at some point, circa mid to late 20th Century. The gable wall construction is also visible in the roof void showing that the property is constructed of random coursed limestone.



Roof void – showing timber dividing wall, stone gable wall and underside of roof

PLANNING HISTORY

There are no historical planning records for the property. There are also no historical Building Regulations applications for the property, although it is clear from visual inspection the shopfitting work has been carried out and windows have been replaced.

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

Although there no available records of any Planning or Building Regulations applications for the premises, it is clear from inspection that the building has been extensively renovated.

EXTERNAL

The property is constructed of natural limestone in random courses. The front gable corner has dressed, sand cement applied quoins. The front elevation has stone surrounds to the windows with a red coloured painted finish. The doorway has a moulded head. The front elevation has a smooth trowel finish sand cement render with etched joints, to create an ashlar stone appearance, with a white painted finish. The front door is red painted, re-production Georgian pattern, panelled timber, with a single glazed fanlight above. The windows to the front elevation are all single glazed, white painted timber but are all differing styles. The ground floor window is a large, single fixed pane. The first floor window is a sliding sash. The second floor window is a casement window with a top hung opener. The gutter is projecting stone with ovolo moulding and a lead lining. The roof is natural blue slate. The property has been re-roofed. There are new sections of timber rafters and there is p.v.c. sarking felt to the underside of the slate. The chimney stack is constructed of coursed natural stone. There is a cast iron framed pavement light window located in the footpath.



Corner York Street / Albion Street



Pavement light on York Street

The gable elevation is natural limestone in random courses with natural coloured roughcast, sand cement render finish. The window and door openings to this elevation, above ground floor level, are later additions to the property, most likely introduced when the premises were divided. All the windows to this elevation are white u.p.v.c. with double glazed units. The door is a plain plywood, white painted door in a timber frame. There is cast iron rainwater pipe taking the water from the front elevation gutter. There is a cast iron soil and vent pipe to the centre of elevation. There is a black u.p.v.c vertical discharge pipe, with a hopper head taking grey water from the lead outlet pipes from the second floor wash basin.



Albion Street

INTERNAL

The lower ground floor occupies the original footprint of no. 34. There are 2no open plan rooms with a central timber stair to ground floor level. The rear room has a passageway egress to the original yard of the property, located behind no. 38. This appears to be the original rear access to the building. The floor is solid, with an asphalt finish visible in the front section. There is a vinyl laminate finish to the rear section. The outer walls to the front section are finished with a dense sand cement render tanking. The walls in the rear section are dry lined with lightweight plaster finished plasterboard. The existing lath and plaster ceilings to the front section have fibre cement tiles adhered to the underside. The ceiling to the rear section is lightweight plaster finished plasterboard. The electrical consumer units and fuse boards are located on the central wall in the front section. The pavement light opening to the front section has been built up internally. There is extensive dampness on the outer walls in the front section. This is likely to be external water penetration, as this section of the building is below external ground level. The building has been unoccupied for some time and there is no forced ventilation to the front section which is exacerbating the dampness on the walls. Visual inspection of the condition of the exposed floor joists and lath and plaster ceiling finishes above the front section suggests that these components are replacements to the originals. The presence of regularised squared section beams at mid-span in both front and rear sections provides further evidence that the original ground floor timbers have been replaced.



Ceiling to front section of lower ground floor level

The ground floor is open plan to the front section of the building. The walls have smooth, flat plastered finishes. The ceiling is plasterboard with a smooth flat plaster finish. The floor has a vinyl sheet finish. There is a modern, open riser, timber staircase, with full height, vertical metal balusters providing access to the first floor. This is clearly a later addition.



Staircase at ground floor level

The first floor is open plan, in a similar design to the ground floor. The walls have smooth, flat plastered finishes. The ceiling is plasterboard with a smooth flat plaster finish. The floor has a vinyl sheet finish. There is a small W.C. cubicle located in the rear corner on the gable wall with a modern low level cistern and pan. There is an enclosed staircase on the rear wall providing access to the second floor. The staircase to the second floor is dated, but not original. The partition wall to the stairwell is a simple timber frame with vertical timber boards on the staircase side, and a plasterboard finish to the room.



Staircase at first floor level

The second floor is divided into a small room to the front of the building, a staircase and landing, and a W.C. cubicle located in the rear corner on the gable wall. The access hatch to the roof void is located in the W.C. cubicle. The partition walls are basic timber frames with vertical timber board finish. In the W.C. the pan has been removed, but the high level, lead lined timber cistern is still in-situ, complete with lead supply and flush pipes. The wash basin is still in-situ, but has clearly not been used for a considerable time. Although dated these sanitary fittings are not original. The manufacturers' trade name 'Alzado' on the basin dates the fittings at 1900 – 1910. The second floor level still retains old plaster wall finishes and a lath and plaster ceiling. The plaster wall finish to the party wall has some minor cracking, but is sound and still adhered to the wall fully. This is minor surface movement probably caused by residual heat transfer from the chimney flue. There are some damp areas to the front wall at the gable end, most likely caused by a cracked lead lining to the gutter above. The window to the front elevation is a replacement timber casement type.



Party wall at second floor level

The roof void is un-insulated. The rafters and purlins are regular, squared sections of timber. The roof covering has been re-laid relatively recently and has a grey, reinforced p.v.c. sarking felt over the rafters. The sarking material suggests this work was carried out in the late 1980's. The gable and party walls in the roof void are random limestone with a rough, slobbered lime mortar finish. There is a timber stud wall in line with the ridge beam, which provides fire separation to the adjoining property, although there is no fire boarding on the frame in no. 34.

PROPOSED WORKS

The proposed works are to convert the vacant hairdressers unit into 2no self-contained flats, to bring the empty building back into use. A change of use planning application is being submitted concurrently with the listed building consent application.

The proposed works, primarily to satisfy Building Regulations requirements, will involve the following:

- Replacement windows and doors.
- Upgrading fire resistance of the existing structure.
- Upgrading the thermal insulation of the building.
- Provision of acoustic insulation to floors.
- Provision of mechanical ventilation.
- Installation of tanking to the basement to prevent groundwater ingress.
- Reconfiguration of the ground – first floor access stair.
- Installation of new kitchens.
- Installation of new sanitary fittings.
- Installation of new electrical wiring circuits, including fire detection and warning systems.
- Installation of new electrical heating system.
- External decoration of the premises.

CONSTRUCTION METHOD STATEMENT

The proposed alterations will have minimal impact on the existing fabric of the building.

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 new partitions are to be softwood timber studs screw fixed to the existing structure with plasterboard and lightweight plaster skim finishes.

The thermal insulation is to be IWI thermal insulation batts secured by SWIP extruded polystyrene studs at max. 600mm centres screw fixed to existing walls using 150 x 6mm screws and plugs. 1no layer SWIP vapour control layer. 1no layer 9.5mm plasterboard and lightweight plaster skim finish.

The new staircase between ground and first floor level will require minor alterations to the existing stairwell size. This will require some cutting and infill of the first floor structure

The acoustic upgrade and fire protection of the existing floors will consist of additional plasterboards screw fixed to the underside of existing ceiling finishes.

The new windows are to be composite timber sliding sash windows with slimline "Histoglass" double glazed units. The windows on the gable end are to be obscured glass. The frames are to be RAL 7032 pale grey/green finish.

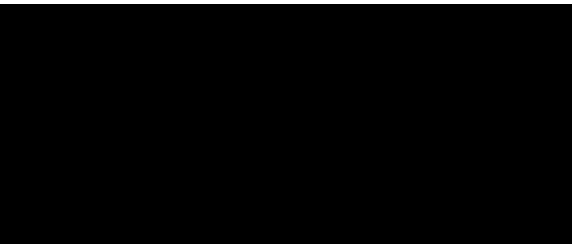
The new entrance door is to be a "secured by design" high performance timber composite door with Georgian pattern panels. The door and frame are to be RAL 7032 pale grey/green finish.

The front elevation is to be finished with RAL 9010 off white coloured masonry paint.

SUMMARY

None of the original internal finishes remain, following past renovation works. The proposed refurbishment works will have minimal impact on the original fabric of the building. The external appearance of the building remains unchanged, with a more sympathetic, neutral colour scheme and suitably designed windows to reflect the location of the building, nearby recently upgraded buildings on York Street, within the Clitheroe Conservation Area.

Signed:



Dated: 24th January 2024