



WINDOW AND EXTERNAL DOOR REPLACEMENT

At

31 Pendle Street East
Sabden
Clitheroe
BB7 9EQ

for

Jigsaw Homes North
Turner House,
56 King Street
County
Leigh
WN7 4LJ



DESIGN AND ACCESS STATEMENT.



This Design and Access Statement has been prepared by Halsall Lloyd Partnership LLP on behalf of Jigsaw Homes North to accompany the associated planning and listed building consent applications for the site at:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ.

Halsall Lloyd Partnership LLP are a multi- disciplinary practice based in Liverpool city centre.

The Local Authority have a duty to assess any and all applications for listed buildings and within a conservation area, and “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and building

The National Planning Policy Framework (NPPF) 27 March 2012 as updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. sets out the Government’s national planning policy in respect of the conservation of the historic environment. This document has been prepared to assist in the discharge of the applicant’s requirements under Paragraph 189 of the NPPF which states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

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SECTION 01: INTRODUCTION

Purpose of the application:

This application is being submitted by Halsall Lloyd Partnership on behalf of Jigsaw Homes North

It relates to. 31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ.

The intended works is part of Jigsaw Homes North maintenance program and predominantly relates to provision of replacement windows and external doors.

The extent of works is more fully described within section 04 and the drawings

Application type:

The applicant has submitted an application for Planning and conservation area consent for the above works.

County:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ is located within the county of Lancashire

District:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ is located within the Ribble valley district (Ribble Valley Borough council)

Grid reference:

2 Pendle Street West, Sabden, Clitheroe, BB7 9EQ National grid reference is SD182779

318288

177966

X (Easting) ,

Y (Northing)

Description of location:

31 Pendle Street East, Sabden, Clitheroe, BB7 9EQ is East of Watt Street junction (running north to south) and extends easterly to Padiham Road and westerly to Pendle Street West. It is South of Sabdon Brook.



Description of the property:

General:

Tenure:

Single dwelling house

Frontage:

The property is set slightly back from footway with small open plan front garden.

Approach to front door:

There is a stepped approach to the Front door

Rear:

Small hard paved rear yard off an alleyway accessed via Watts Street

Existing front elevation:

Scale:

The property presents as two storeys to front elevation
The properties within the street are typically two storeys.

Walls:

Sandstone ashlar facade

Windows

Modern timber casement double glazed windows finished Rosewood in colour.

External Doors:

Modern timber faced composite door finished Rosewood in colour.

Roof:

Traditional roof structure with slate finish.

Rainwater goods:

Modern black rainwater pipe with hopper serving black metal gutter(assumed).

Fascia:

N/A

Fixtures and fittings:

There are no significant features present.



Existing rear elevation:

Scale:

The property presents as two storeys to rear elevation.
The properties within the street are typically two storeys.

Walls:

Painted render to main façade and single storey extension.

Windows:

Modern PVCu casement windows finished white.

External Doors:

Modern PVCu external finished white.

Roof:

Traditional roof structure with a slate finish.

Rainwater goods:

Modern PVC rainwater pipe serving PVC gutter.

Fascia:

Timber (assumed)

Fixtures and fittings:

There are no significant features present

SECTION 2: ASSESSMENT

Listed building/ monument:

The applicant property was reviewed on historic England web site and confirmed as not being a Listed building/ monument.

Refer to heritage statement for further information.

In the setting of a listed building/ monument:

The applicant property was reviewed on historic England web site and confirmed as not being in the setting of a Listed building/ monument.

Refer to heritage statement for further information.

Conservation area:

The applicant property was reviewed on the local authority website and confirmed that it is located within a conservation area.

The property is part of Sabden Conservation.

Refer to heritage statement for further information.

Planning restrictions:

Permitted development rights are usually withdrawn for listed buildings and properties located within conservation areas. This property is located within a conservation area.

The majority of works to listed buildings require listed building consent approval.

The majority of works externally to properties in conservation areas require planning and conservation area consent approval.

Type of application:

Planning and conservation area approval

Vehicular access:

There is no dedicated off-street parking to this property.

There is no parking restrictions outside of the property

Pedestrian access:

The property is served by good local amenities accessible on foot and short drive, including local shops, public houses, school, surgery.

Public transport:

The nearest bus stop is on Thorn street which is approximately a 5 minute walk along Pendle Street East and south along Padiham Road. There is also several bus stops northerly along Padiham Road

Planning History:

The planning search was reviewed.

There were no significant applications available on line.



SECTION 3: DESIGN COMPONENTS

Building use:

1 number self-contained dwelling house

Appearance

Described previously

Layout

See provided plans

Scale:

Presents as two storey front and rear

Appearance:

Described previously



SECTION 4: PROPOSED WORKS

The proposed works include replacement of windows, front and rear doors.

Windows:

Existing:

Rodewood timber casement double glazed windows to front elevation,
White PVCu double glazed casement windows to rear elevation.

Proposed:

White timber spiral sprung sliding sash double glazed windows to front and part rear elevations. Rear door incorporates side windows these will be in white timber casement windows.

Doors:

Existing:

Front door:

Rosewood timber double glazed door and fanlight (obscure glass).

Rear door:

White PVCu double glazed door (obscure glass)

Proposed:

Front door:

Red, blue or green timber six panel door (uppermost two double glazed), white finished frame and fanlight (obscure glass).

Rear door:

white timber double glazed door (half-light fitted with obscure glass) with timber casement side windows.

SECTION 5: DESIGN CONSIDERATIONS

New sliding sash windows

Opening operation:

Sliding sash windows are a replacement for casement windows and as such original recessed masonry reveals are not present. Enlarging frame (required for traditional weighted pulley system) would reduce ventilation and natural illumination into the properties and could also impact on emergency egress. For this reason, the applicant is proposing sprung spiral balanced operation as opposed to a traditional lead weighted pulley system.

Glazing:

Whilst there are properties within the street that incorporate sliding sash windows, the majority do not. One property was identified as having sliding sash windows, this was 2 over 2.

A prime consideration for the applicant is to provide residents with energy efficient windows which requires them to be double glazed.

To accurately replicate glazing bars would require single glazing or heritage slim double glazing. The latter whilst providing improved thermal performance cannot match that of a modern double-glazed unit.

The applicant is therefore proposing sliding sash windows which will provide betterment to the heritage of the asset and the greater conservation area, but not provide glazing bars, to allow fitting of modern double glazed units, with the thermal improvement this would afford to resident.

Windows will incorporate tricklevents to limit potential for condensation within property. This proposal is a betterment to the casement windows already present.

New security door sets

New security door set will include timber faced door similar in appearance to existing to maintain existing appearance, but will be robust, fabricated to comply with approved document Q or Pas 24 security rating. Colour will match existing.

Ironmongery:

External doors will be in polished brass

Safety:

Glazing will be in accordance with approved document K protection from falling, with safety glass to low level areas and within, adjacent and over doors.

Windows will also be fitted with restrictors that will limit the opening, can be overridden for cleaning but self-engaging on closing.

Thermal comfort:

Windows will incorporate effective draft sealing and perimeter seals to prevent draughts improving thermal comfort for resident.

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Energy efficiency:

Modern double-glazed units proposed (incorporating low E glass and thermal spacers) along with effective draft sealing and effective perimeter seals to provide modern standard of energy efficiency.

Security:

Locks will be provided to all windows and doors to afford greater security. Where practical laminated glass outer will be provided to ground floor and readily accessible windows together with glazing in doors and fanlights.

Ventilation:

To ensure adequate background ventilation and minimise the risk of condensation it is proposed to fit trickle vents to all windows.

Section 6: Sustainability and environmental issues

Global warming:

The improved double glazing and integral draught proofing will reduce energy demand and as a result reduce CO2 assisting in the government climate control targets.

Fuel poverty:

The improved double glazing and integral draught proofing will reduce energy demand and as a result reduce property fuel running costs which will help make the property affordable to run and assist in the governments fuel poverty agenda.

Material

As previously stated, the key consideration for the asset is its external impact on the wider conservation area in terms of character, materials, form and colour.

Doors and windows are predominantly in PVCu to rear and timber to front and proposed windows are in timber front and rear.

Doors are currently timber to front PVC to rear and timber front and rear proposed.

Style and configuration:

Whilst windows are currently casements, they would originally have been sliding sashes. It is proposed to replace in 1 over 1 sliding sash which will be an improvement to the conservation area.

Colour:

Windows within the area are predominantly light oak, white or rosewood. Sliding sash windows would have originally been painted white. It is proposed that windows will be finished white inside and out.

There is a range of colours to doors in the area. It is proposed to finish externally in red, blue or green externally (internally white).

Condition

Windows and doors are in a poor condition and security is an issue.

The replacement of doors and windows will ensure that the property is in a good condition, fit for purpose and secure. It will also add to the appearance and upkeep of the area.

SECTION 7: CONCUSION

General:

- The property has stepped approach access to front door.
- The property is not a listed building or monument.
- The property is not in the setting of a listed building or monument.
- The property is located within a conservation area.
- The importance of the conservation area is the street appearance and external finishes.
- The application relates to replacement of windows and external doors

As indicated previously,

Windows:

- Existing windows are casements, and the proposal is to fit 1 over 1 sliding sash windows. This will improve the character of the asset and benefit the wider conservation area. These will include modern double-glazed units to provide optimal thermal performance. As the existing windows are casement the stepped reveals are not present and as such proposal is for sprung spiral balances.

- **Doors:**

The key feature relating to external doors is the external material, finish, style and colour.

Existing external doors are Timber to front door, PVCu to rear.

The replacement doors will both be timber, style as supplied details front 6 panel door finished red, blue or green with white frame and inside face of door (upper most two double glazed in obscure glass), rear door half double glazed. Colour white.

A key consideration for the applicant is security and as a result replacements will be heavy duty.

The works will improve both property and the conservation area. It will provide modern standards of performance addressing key issues such as security, safety, energy efficiency and fuel poverty.

Accordingly the application causes no detriment and in fact if implemented the proposals would benefit the asset, residents and wider conservation area.



Appendix A: Documents

Documents:

Cover letter
Application form
Heritage statement
Design and access statement

Plans and Elevations:

1001-P01-Existing floor plans and Elevations
1002-P01-Proposed Plans and Elevations

Details:

D2 Door and Frame Details (1449-NHR-013)
W5 Sash Window Detail (1449-NHR-012)

Appendix B: Photographs



Front Elevation.



First floor front elevation window



Rear Elevation.

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Revisions:

31 Pendle Street West, Sabden, Clitheroe, BB7 9EQ		
Report produced: 22th July 2026		
Version:	Issue date:	Amendments:
V1	22/07/26	
V2	24/08/26	Door design and colour