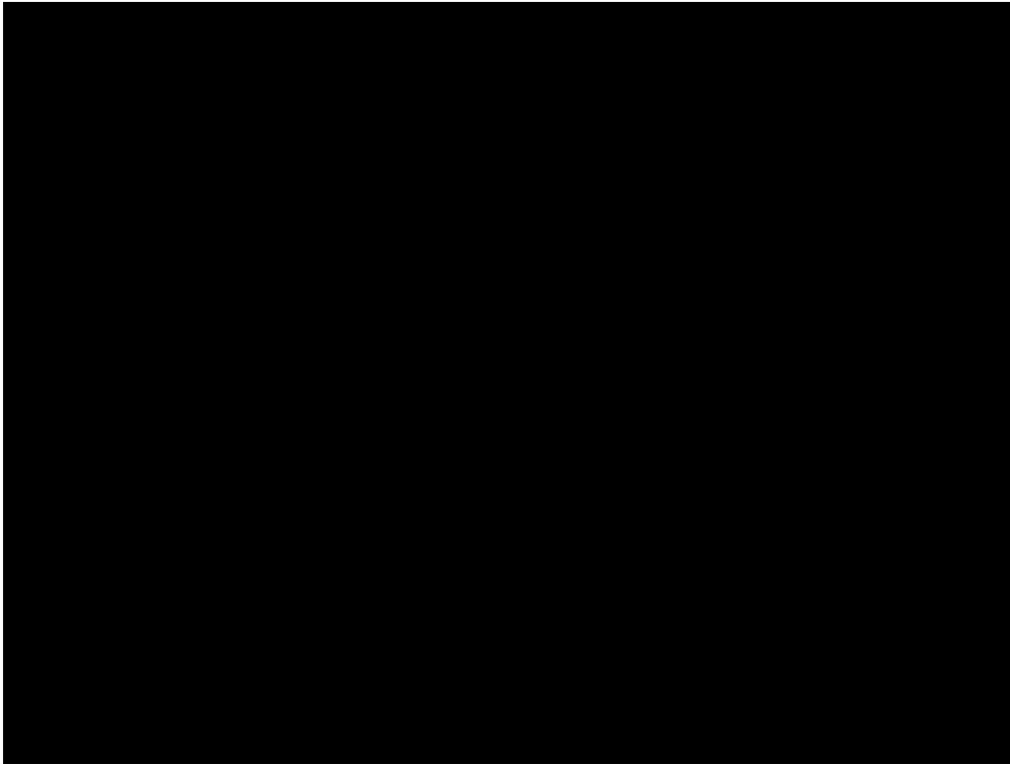


# DESIGN & ACCESS STATEMENT

Hamilton Cottage, No 8 Church Street, Churchtown (Kirkland)

March 2023



2 Croston Villa  
High Street  
Garstang  
Preston  
Lancashire  
PR3 1EA

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This Design and Access Statement has been drafted as a supplementary report to accompany an application for planning and Conservation Area consents at the above property. It identifies challenges and opportunities encountered in the design for the sensitive adaptation of the building. The statement provides a description of the proposed building development together with an appraisal of the planning merits of the scheme in the context of relevant planning policies and guidance. The application is supported by the following documents.

Planning Application Form

Drawn Information

Heritage Statement including Statement of Significance

Note: Due to the COVID-19 virus outbreak and subsequent lockdown restrictions, some institutions used for research purposes have been closed. Information and research has been gathered from alternative sources where possible.



Date: March 2023

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Fig 01—No 8 Church Street, (2023)

## 1.0 | INTRODUCTION & GENERAL INFORMATION

### NAME OF BUILDING:

Hamilton Cottage  
 No 8 Church Street  
 Churchtown  
 PRESTON  
 PR3 0HT

### GRID REFERENCE:

SD 48124 42965  
 X (Eastings) - 348124 Y (Northing) - 442965

### WHAT 3 WORDS:

clattered.bubble.laces

### LISTING REFERENCES:

Hamilton Cottage not Listed under 'The National Heritage List for England (NHLE) but is located within the boundary of Wyre Borough Council's Churchtown Conservation Area.

Listings: (Immediately outside of the curtilage of Hamilton Cottage)

Manor House and Manor Cottage—1072873—Grade II  
 Cottages to North of Muncroft House—1163676—Grade II  
 Village Cross—1361956—Grade II  
 Telephone Kiosk—13619477-Grade II

Other Listings: (In the wider context of No 8 Church Street

Churchgate House – 1072871 – Grade II  
 Churchgate Cottage—1361957-Grade II  
 Coach House abutting Church yard wall of St Helens, to East of North Entrance – 1072872 – Grade II

Church of St Helen – 1072874 – Grade I

### DATES OF INSPECTION:

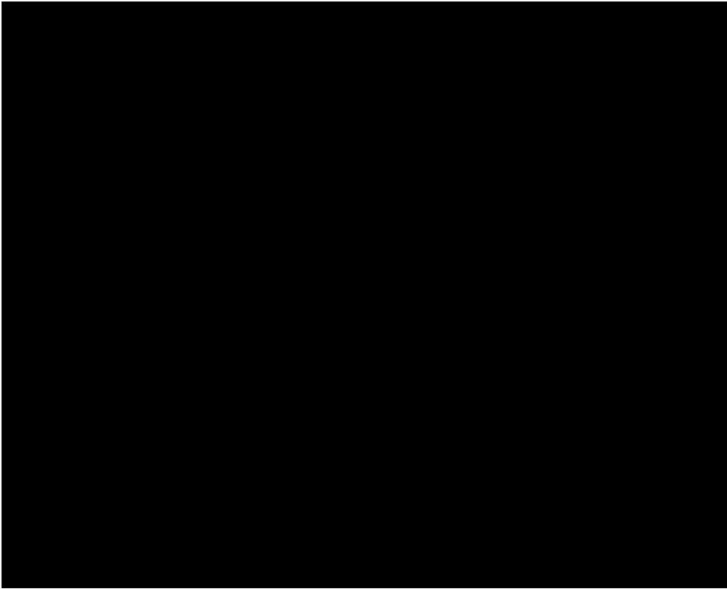
The initial survey and inspection was carried out over the 1st week of February 2023

### WEATHER ON DAY OF INSPECTION:

Clear sky, little to no wind, temperature 8 - 10 deg C. Visibility - Good



Fig 02—O.S. Map Site Location Plan—No 8 Church Street (2023)



## 2.0 | BUILDING HISTORY & CONTEXT ASSESSMENT

### WIDER CONTEXT

Hamilton Cottage & Tudor Cottage form part of a linear arrangement of dwellings built to the historic extent of Churchtown and its Conservation Area. Churchtown, formerly known as Kirkland, is a civil parish located north on the banks of the River Wyre, and west of the village of Catterall. The namesake Churchtown is centred around the Grade I listed St Helen's Church known locally as both the Parish Church of Garstang and the Cathedral of the Fylde. St Helen's church dates C.15th with remains c.1220 and c.1300.

### IMMEDIATE CONTEXT

Hamilton Cottage is situated north of St Helen's Church. It is the southern-most of a symmetrical semi detached arrangement, with its neighbour Tudor Cottage (No 6). The dwellings are flanked north and south by Manor House & Manor Cottage to the north & Cottages 10 & 12 Church Street to the south. Both flanking pairs of dwellings hold Grade II listing status.

### HAMILTON COTTAGE

Hamilton Cottage is a semi detached dwelling of double pile principle and 1 1/2 bays with circulation on the semi-detached central axis, both have mono-pitch outriggers to the rear.

The dwelling is accessed from a principal entrance positioned centrally at the front. The entrance way is a dual pitch porch shared by both Tudor Cottage and Hamilton Cottage. Both dwellings have projecting bays of 'half-timber' construction. The upper portion is jettied, owing to its mock Tudor style and appearance.



## 3.0 | ANALYSIS OF PROPOSALS

In accordance with the National Planning Policy Framework here follows an objective review of the proposed scheme to verify to what extent conservation of significance has either been secured or compromised.

It is proposed to preserve and decorate the existing principal elevation of Hamilton Cottage and extend at the rear. This would include a minor adaptation of the existing which includes changing the existing kitchen to a boot room, shower room and utility and the introduction of a pitched slate roof to the current flat outrigger.

Decoration of the principle elevation would be a collaborative exercise with neighbouring Tudor Cottage. This to avoid a visual disparity and maintain harmony of the semi-detached pair.

The demolition of the existing garage, would facilitate space for a rear extension forming open living, kitchen and garden

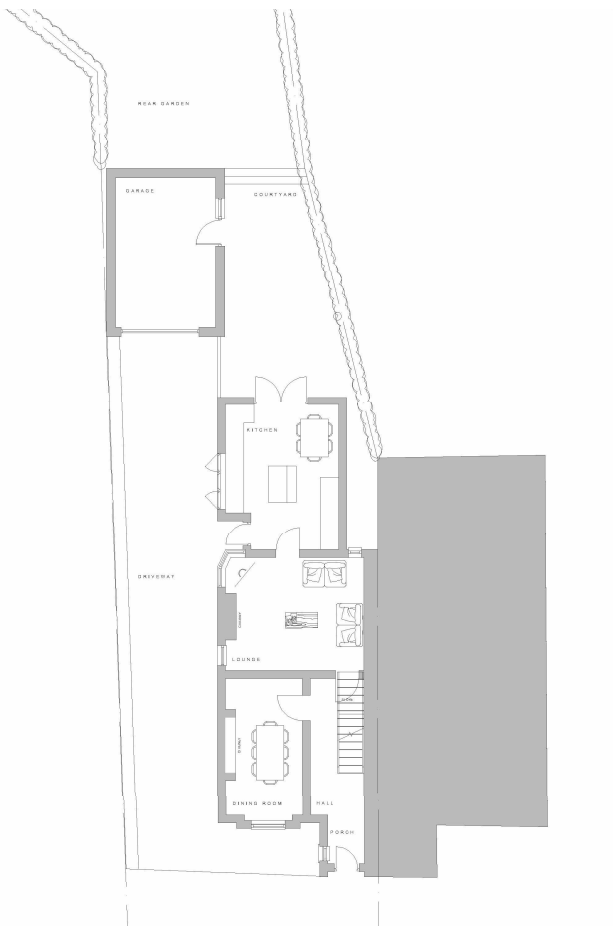


Fig 06—Ground Floor Plan as Existing

room. The desire for this has come out of a necessity to adapt the house in a way that is more suited to modern living with better connections to the garden at the rear. It sees the existing kitchen, which currently suffers from poor natural lighting handed over to utility uses and new kitchen accommodation strategically positioned outward over the existing garage footprint, ensuring the new space would benefit from natural light throughout the day. Externally, the single storey extension would be of simple form with a dual pitch roof. The ridge has been carefully positioned to the corner of the existing rear out-ridge, this to give the extension a non-pitch appearance from the public realm of Church Street. The mass would be of subservient appearance by maintaining a low ridge and eave levels below that of the existing. A large opening with French doors and sidelights would be introduced to the rear/west elevation. This would give a reconnection to the rear garden and provide more natural light to living spaces, further aided by rooflight windows positioned in a vaulted roof construction.

The front elevation would be built with a half-timbered frame construction with infill render to match & maintain a continuity with the existing principal elevation. Side elevations would be blockwork, faced with plain white render. The rear elevation would be constructed of coursed rubble sandstone with dressed ashlar cills, heads and jambs to all proposed window and door openings. The roof is to be constructed of natural blue/grey slate to match the existing roof. The roof would be interrupted with flush fit 'conservation type' rooflights.

External hardstanding would be altered to accommodate a new path along the southern boundary of the proposed.

#### 4.0 | QUANTUM OF DEVELOPMENT

##### SCALE OF EXISTING

Existing Footprint	6	7.4m <sup>2</sup>
Existing Internal Floor Area	5	6.6m <sup>2</sup>
Length		15.6m
Width		5.0m
Ridge Height		7.8m
Eaves Height		4.7m

##### SCALE OF PROPOSED

Proposed Footprint		40.0m <sup>2</sup>
Proposed Internal Floor Area		32.4m <sup>2</sup>
Length		9.8m
Width		4.5m
Width (visible from the street)		2.3m
Ridge Height		5.0m
Eaves Height		2.4m

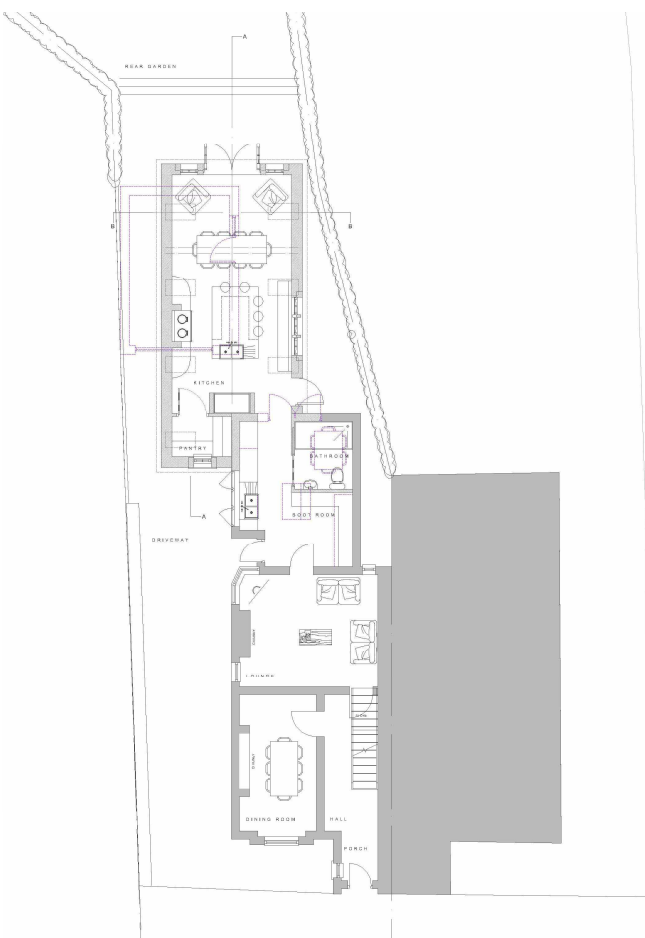


Fig 7—Ground Floor Plan as Proposed

## 5.0 | ACCESS

The premise of the proposed means that access to the extension would be at the rear of Hamilton Co? age via the existing side driveway. There would be two points of entry; the first primary entrance on the south/side elevation and the second, garden entrance on the west/rear elevation.

The internal finished floor level would be set maintaining a level threshold with the existing. This is approximately 50mm above the existing external ground level.

### Statement of intent

It is the intention of the applicant to fully comply with the current regulations and best practice. The applicant aims to make all areas of the development as accessible as possible, in line with local planning policy and the obligations imposed upon them and future occupants under the Disability Discrimination Act.

### Guidance and Legislation

The design of the scheme with regard to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Injury & Falling) and Part M (Access and Use of Building) of the approved documents along with reference to the Disability Discrimination Act.



Fig 8—Elevations of Existing



Fig 9—Elevations of Proposed