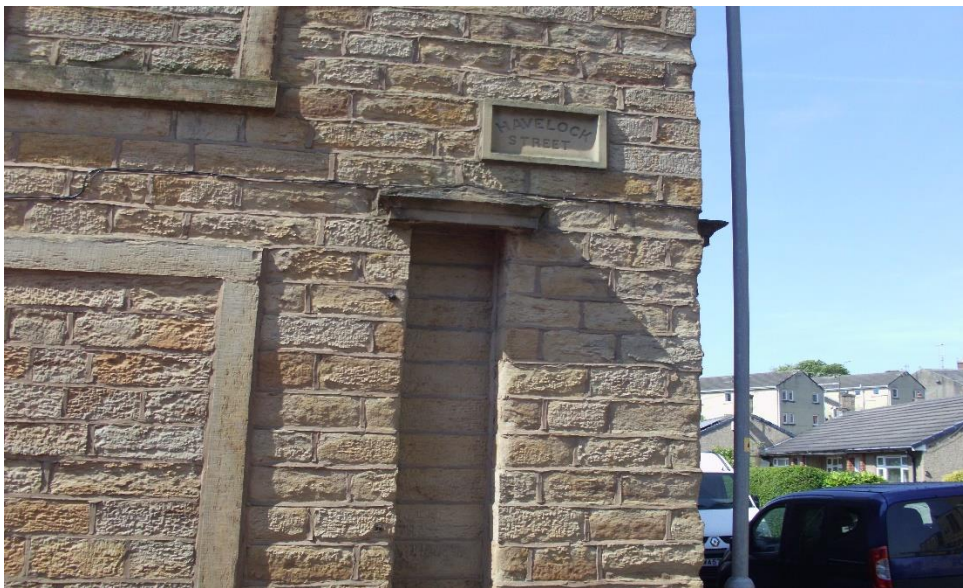


Design and Access Statement for the Conversion of Hamer Cabinet Works back into Dwelling Houses on Bank Street, Padiham BB12 8HQ

1) Preamble

- a) The houses on Havelock Street and Bank Street along with a Building described as the Grand Hotel. Its is designated as this on the Ordnance Survey 1:1250 scale map, This shown on the OS map at rear of the statement. From the Heritage Appraisal of Padiham produced by Burnley Borough Council Planning Services, it in section 3.5 Public Houses and Inns we find a description. The Crown Hotel formerly at 8 Bank Street was under licence in 1879. Although 6-8 Bank Street has now been converted into Hamer's Cabinet Works.
- b) The cabinet makers workshop was increased in size by adding number 12 Bank Street, you will notice that 10 Bank Street does not exist. Along with this 14 Bank Street and 1 & 3 Havelock Street which had been back to back houses were added, this having been a Jehovah's witness meeting place for a period.



Havelock Street

- c) The windows to No 14 Bank Street, 1 & 3 Havelock Street whilst still evident have been infilled with coursed stone.
- ## 2. Design.
- 2.1 The Front of Bank Street is coursed cut sandstone, as is the face of Havelock Street, the side of the building facing 4 Bank Street, with a bed size of approximately 180mm. The side of the building facing No 4 Bank Street known as the Oddfellows building is coursed by of a smaller bed depth. The rear of the building is of a more random bed but also of sandstone. The roof gutters are cut stone and lead lined with a grey slate roof.



Havelock Street and Rear Gable End.

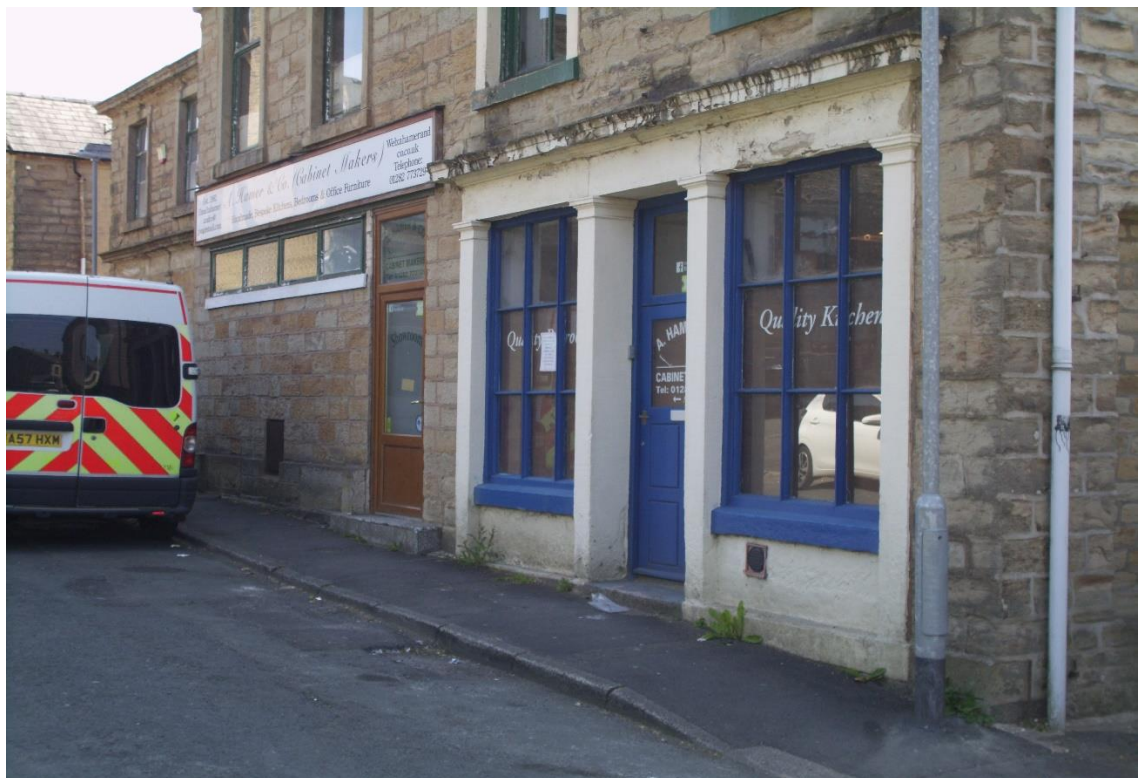


The Rear of the Building down Havelock Street

This area has been used for both car parking and access for businesses, along with storage of waste. The area with the setts is Havelock Street.



Corner of Havelock Street and Bank Street



Front Elevation to 6 -8 Bank Street

It is evident that No 6 still appears to be a shop front, whilst No 8 as been altered to a modern workshop front.

The windows to the properties varies from white UPVC picture windows to timber sash windows, apart from the blocked up windows the others are current and in use.



The side facing No 4 Bank Street (Oddfellows Building)



Side Facing North Street

You can see that the upper windows still function to provide light and ventilation, whilst the lower windows have been infilled for security reasons.



Existing service entrance to rear of No 6

2.2 The history of the building can be shown by some older photographs.



The Kingdom Hall of Jehovah's Witnesses was located at the former Crown Hotel on Bank Street when this image was taken in 1984. A decade later and they had moved to new premises on Higham Street, which was built, it was said, in two weekends.

This shows that the business expanded into this building in about late 1994 and the front elevation was amended to its current state.



The large building in the centre of this photograph, taken in 1977, is the Oddfellows Hall in North Street; beyond that is the roof of the former Cross Hill Tavern and to the left of that is Trevelyan House, a building of some antiquity. Beyond, top centre, is the vacant land of the

This is the best view I could obtain of the rear of the property and for the last 46 years it has not improved.

- 2.3 A large roller shutter door was inserted into the Front of the building some years ago that was to allow larger manufactured items to be worked inside the building. This will be removed and replaced with a window in keeping with the age and style of the building.
- 2.4 The proposal is to form 4 off terraced properties, opening up some of the blocked off door and window openings, A series of drawing which accompanies the application JSA - 23 - 112A - P shows how these are formed. Along with this will be material specifications and service provisions. The interior of number 8, 12 and 14 along with 1 and 3 Havelock street have had all the internal wall removed and steel work to support placed in. This left a large open space suitable for the worship that took place there, the present occupants replaced parts to form kitchen showrooms.
- 2.5 We have historical precedence to show that these types of buildings can be brought back residential use; two properties across the road on St Giles Street adjacent to Free Gardeners public house, The old Coop on Whalley Road and corner of Holland Street, The Alma Public House, Houses from Shop conversions on Gawthorpe street.



The Free Gardeners at 2 St Giles Street, seen here in 1983, is named after the United Order of Free Gardeners, a friendly society. Laurel Lodge, a Padiham branch of the Free Gardeners, was established in 1827. Sixty years before this photograph was taken, the building above the Free Gardeners was the busy grocer's shop belonging to Jimmy Hargreaves, but by the time this photograph had been taken it had recently been vacated by Alf Thompson, electrician. There was a strange incident at the pub which happened to

These two terraced houses have been converted from a shop with living accommodation and a Tired terrace cottage into two cottages with added upstairs windows and have bedded into the area.

3.0 Access

3.1 The properties are situated on Bank Street, which is a busy street and at one time a bus route to access for Utility vehicles and emergency service vehicles is not a problem.

3.2 The side street of Bank Street is named Havelock Street which leads to the rear of the properties. Refuse and recycling will be stored at the rear.

3.3 The existing business vehicles have parked at the front of the site for many years without a problem. To add to this Havelock Street is virtually unused and the rear of the site will incorporate parking.

4.0 Flood Risk

4.1 Bank Street stands some 300ft above sea level and some 90ft above the River Calder, there are no other water courses with a mile, therefore it is not at risk from flooding.

5.0 Environment.

5.1 The Property as been residential in the past including commercial residential in the form of the Hotel. No evidence of old boiler systems or insulation, basically Victorian property poorly insulated and single glazed.

5.2 There will be dismantling of wood working equipment and carting away, small amounts of sawdust but no more than found in joinery conditions. Nothing to cause an environmental impact.

- 5.3 The roof voids will be insulated to the latest Part L regulations, all new windows will be to a style agreed and double glazed to the latest standard.
- 5.4 All lighting will be high efficiency including any outside lighting.
- 5.5 The house heating will be high efficiency and installed by certified contractors.

- 6.0 Security.
- 6.1 The properties will be fitted with mortice locks to the external doors and window locks.
- 6.2 Security systems will be fitted to each property.

- 7.0 Conclusion.
- 7.1 The removal of a commercial development from an adjacent Sheltered housing complex is surely the correct way to proceed, noise, dust, and general business activities are no longer there.
- 7.2 This regeneration of an obsolete building will put back four dwelling houses into circulation and of a high standard.