



Black Rock House, Waingate, Linthwaite

Conversion into 3No Apartments – Design and Access Statement

1. Introduction

1.1 This statement has been prepared in support of a planning application and Listed Building Consent applications for the partial demolition and rebuilding of Black Rock House to convert it into three apartments.

1.2 Consents have previously been given for much of the work. This proposal includes several amendments. This statement will describe these amendments and comment on their effect on any relevant technical matters.

1.3 The relevant permissions are ref: 2016/92337 and 2019/94001 (planning) and 2016/92336 and 2019/94002 (LBC). These were supported by many reports and we would ask that the LPA take all of these into consideration when deciding this application.

1.4 2019/94001 and 2019/94002 are still extant as the conversion of 18 Waingate and attached terrace were commenced within the 3 year time limit after conditions were discharged.

1.5 Given the history of the site we will not detail every aspect of the proposed work but will instead concentrate on the changes that are proposed.

2. General

2.1 The conversion of Black Rock House, its link building and rear extension into a single dwelling which currently has planning permission has proved to be unfeasible. The building is too large for a single dwelling with virtually no private amenity space.

2.2 The original permission to demolish the link building and rear extension and convert Black Rock house into two houses was ill-considered. Too much of the floor plan was taken up with two staircases, and the houses were smaller than required by the Nationally Described Space Standards. No allowances were allowed for insulation and some rooms were undersized.

2.3 Our client would like to convert the building into three apartments, one accessed via the original front door, and the other two via the existing external staircase. This proposal represents the best opportunity of providing the best quality accommodation, which retains historic features, and which works best with the urban nature of the site.



2.4 The building is in a ruinous condition, with external walls only remaining. The roof to the rear extension is dangerous and needs to be taken down before it collapses.

3. Use

3.1 The existing buildings were originally constructed as residential cottages. Their use over the years changed to offices when the site was developed as a textile mill.

4. Amount

4.1 Black Rock House was formerly a 3 storey weavers dwelling with a workshop to the rear and a linking construction. The link and workshop are later additions and it is proposed that the rear extension be removed so that the original 3 storey dwelling can be re-instated, with amenity space where the extension is currently located.

4.2 The building has extant approval to convert it back into a single dwelling. The proposal is to create three apartments instead. These would each have two bedrooms and fully comply with the NDSS.

5. Layout

5.1 The site layout is fixed as the building is an existing structure, and there are no proposals to amend the vehicle access which has been approved and will shortly be constructed.

5.2 The space to the rear of Black Rock House, will be opened up by the removal of the workshop to provide an open aspect to the rear and private amenity space.

6. Scale

6.1 The mass of the building will be slightly reduced by the removal of the workshop to the rear.

7. Landscaping

7.1 The landscape generally will be as approved under applications 2019/94001 and 2019/94002 with the vehicular access being exactly the same. The area currently occupied by the rear extension will become private amenity space.



8. Appearance

8.1 The building will be restored to its historic appearance to the same excellent standard as 18 Waingate and its associated terrace.

8.2 All re-building will be to match the current fenestration, materials and finishes with a view to matching the current appearance. All materials will be natural to match the original building.



The repair and conversion of 18 Waingate and associated terrace under construction. Black Rock house will be constructed to the same standard.



9. Access

9.1 Access will be unaltered from approved applications 2019/94001 and 2019/94002, with the access road and turning all as approved, and shortly to be under construction.

9.2 There will be three parking spaces to the scheme, as per the current approved scheme.

10. Conclusion

10.1 The proposals are similar to the approved scheme. The alterations have been carefully thought through and have partially been imposed by the state of the building. We have assessed each of the changes and none have any detrimental effect on any material consideration. It is therefore our opinion that planning permission and Listed Building Consent should be granted.