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**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED CHANGE
OF USE TO FORM SHOP AT GROUND FLOOR LEVEL, AND FLAT AT FIRST
FLOOR LEVEL
MIXED OVERALL USE
AT
47-51 BERRY LANE, LONGRIDGE, LANCS.**

This statement is prepared in support of the attached/submitted Planning Application made on behalf of Mr H. Wilcock, Brock Cottage, Whittingham Lane, Grimsargh, Nr Preston, Lancs, PR2 5LH

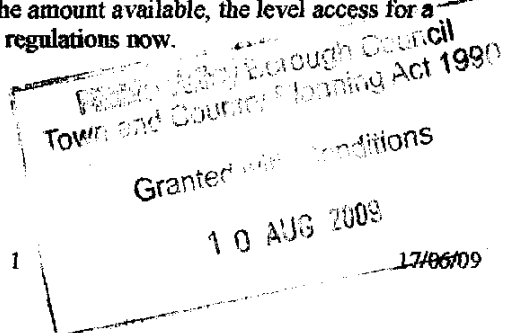
1.0 SITE 47-51 BERRY LANE, LONGRIDGE & 4 TOWNLEY ROAD

The property is located on the main street of the town centre shopping area, towards the northern end (bottom) of the street, fronting onto the main adopted road. The unit is predominately a Victorian 2 storey building in height, with traditional floor to ceilings, thus creating a typical terraced house. The unit is a end terrace which has been extended and wraps around Townley Road, and is flanked on by shops and a house (No 6 Townley Road). It has had extension and alterations carried out on it in the past to provide further ancillary rooms to the rear and the internal arrangement has been modernised.

The land is generally level and as such provides no great design restraints. To the side of the unit there used to be a passageway which formed access to the rear of the property but this has been infilled and the row is now continuous. The unit is bounded by houses/shop gables of stone and render, and is designated as an area of conservation. The development would have no impact on any of the items above, and access is through the main front door which is virtually level with the external pavement level. A new entrance door is to be created to both the shop and the first floor flat along Townley Road, (see proposed elevations). Although the predominant use of the land is residential /shopping it is overlaid with a relatively dense pattern of built development of mixed useage.

The house/flat is accessed off the road known as Townley Road. The entrance door to the house (No 4) Townley Road is still insitu, and creates no problems whatsoever. The new door to be created to form the access to both the flat and the shop is to be formed adjacent to it, where the existing passageway to the rear of the building has been filled in previously as part of previous alterations. The footprint of the unit including No 4 Townley Road is house and extension is 176.75m², and has been used for various useages, including residential, shop, and business premises, which are easily distinguishable.

The client wishes to change the property to create various useages throughout its entirety being residential, a shop, a business and offices, as well as a flat and these are easily distinguishable as seen on the plans numbered 0353/93/10C in order to create a shop area, as well as a flat at first floor level, and by also removing all the walls as is feasible to create a more open and flexible design. Internally the client wishes to erect a separating wall between the existing open office and the new shop. Build up the opening from the new stairwell into the new house (No 4 Townley Road) and open the existing interview room to create a passage to the welfare facilities whilst creating more viable/letable floor space, as demands within the locality are exceeding the amount available, the level access for a public building is a requirement of building regulations now.



2..0 DESIGN MATTERS

The design proposal in brief

The building at present is a business useage with offices with a floor area of 374.69m² ground and first floor areas and a volume of 919.10m³. The client wishes to create a single flat at first floor level over the existing property known as 47 Berry Lane, whilst maintaining the office space over 49 Berry Lane the new shop which has been created by utilising vacant space within the ground floor offices designed to maximise the selling/letting potential of the building and to make it a more desirable and useable building by modifying the internal spatial arrangement to form a shop at ground floor level. The building will not increase in floor area at ground or first floor, and the proposed design will attempt to remove a supply and demand problem, whilst also maintaining a mixed use for the unit, which is evident throughout the Berry Lane street scene and improve the function and street scene by creating a desirable shop unit.

the use of the ground floor will be for business/shopping and residential purposes, and is to be provided within the existing floor space and is to be opened to allow for a display area. It was therefore decided to create a separate entrance to the shop matching that of the adjoining house entrance to the side of No 4 Townley Road. We have also looked at creating a separate access in the rear to access the first floor flat and use the main entrance door for the shop off berry lane, although this was un-feasible due to costs and constraints, within the existing rear yard. By creating the side access it also provides the shop with another display window, within the constraints of its land ownership.

Design proposal described.

The existing site has open aspects to the front and side North-East and South-West elevations towards the main street, and rear yard towards Preston /Kestor Lane, but provides limited options with regards to possible extensions due to its proximity with the surrounding buildings and the adopted highway. However we believe that there is scope to develop the existing property to maximise effect without imposing on the surrounding units and list some of the design issues discussed during the development process :-

- It was decided to create a more open aspect which would benefit shop facility within the existing building by a side entrance, whilst still maintaining a shop display area, it will allow for protection against the weather elements due to the sheltered position, and also form a natural aspect viewing up Berry Lane
- It was decided to from a separate entrance to the flat and shop rather than using the existing shop entrance for No 47, to create its own identity, and glazed display screen makes for a defined entrance
- some minor alterations at ground floor level to allow access and to open the floor space entirely.

The Preferred design

The change of use of the existing unit to a mixed useage, with a side access has little or no effect on the main appearance of the street scene, but is nearly bringing it in align with other designs continuing along Berry Lane, the level entrance has to be formed to align with Building regulations and also allow for equal rights and forms part of the entrance concept to the shop, but is formed on land within the clients ownership, whilst maintaining the main pavement width.

After consultation with the client it was decided not to detract to much from the existing house, but to alleviate the fundamental spatial problems, and be minimal in alterations externally so as to cause a controversial alterations in order to secure a more favourable approval and also limit the amount of works to be carried out. We are of the opinion that by bringing the shop and flat entrance to the side elevation we will create a more distinguished elevation and shop appearance for the front elevation whilst also allowing the building to function correctly.

CAR PARKING

No parking problems are envisaged as this is a town centre location and as such on street parking has not been compensated, and the majority of visitors will be on-street parking as for the remainder of the shopping public.

SUMMARY

To summarise the following should be considered :-

The proposal responds positively to the context of the site and is sympathetic to the immediate surrounding buildings. The works have very little impact on the surrounding dwellings in the form of overshadowing due to its position on the south easterly side of the property. In fact when looking at it in winter solstice, the solar shading has absolutely no effect.

The materials chosen for the project are in keeping with current construction and the surrounding district.

Finally, we believe the design is more in align with modern demands for room requirements, and in our opinion does not detract from the existing quality of the surrounding buildings.