



**RIBBLE VALLEY
BOROUGH COUNCIL**

**FOR THE
ATTENTION OF**

03 JUN 2011

For office use only

Application No: 320110445 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: CRAIG

Last name: BROWN

Company (optional):

Unit: House number: House suffix:

House name: NEWLANDS

Address 1: RIBBLESTOR ROAD

Address 2: HOTHERSALL

Address 3:

Town: NR, LONGRIDGE

County: LANCS

Country:

Postcode:

2. Agent Name and Address

Title: MR First name: ALLAN

Last name: LUYO-HAYDOCK

Company (optional): ALH DESIGN SERVICES

Unit: House number: House suffix:

House name: BIRLEY COTTAGE

Address 1: BRUNNERY STREET

Address 2:

Address 3:

Town: LONGRIDGE

County: LANCS

Country:

Postcode: PK3 3NB

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTOR OF COMMERCIAL UNIT WITH OFFICES AT FIRST FLOOR LEVEL AND PARTIAL DEMOLITION OF EXISTING STRUCTURES INTERNAL ALTERATIONS AND CHANGE OF USE OF EXISTING COMMERCIAL UNIT AS CARPET + BEDROOM SHOWROOM AND FORMATION OF FIRE ESCAPE AND REVISED CAR PARKING LAYOUT (RE-SUBMISSION OF 3/2011/0132/P)

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: VACANT LANDAddress 1: ADJACENT TO ENTERPRISE WORKSAddress 2: WATKINS STREETAddress 3: Town: LONGBRIDGECounty: LANCS -Postcode (optional): Description of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 GREENE THORPE

Reference:

 EMAIL + PREVIOUS APPLICATION FEEDBACKDate (DD/MM/YYYY):
(must be pre-application submission) APR/MAY 11.

Details of pre-application advice received?

 TO WITHDRAW APPLICATION AND RE-SUBMIT WITH REVISIONS AS ADVISED**6. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

 ADJACENT PROPERTY OWNERS WITHIN THE ENTERPRISE WORKS COURTYARD, BACKING ONTO UNIT FROM PERRY ROAD, LONGBRIDGE ALSO**9. Council Employee / Member**

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		Block & render to match adjacent	☐	☐	
Roof		GOOSEWING GLEY PROFILLED SHEET CLADDING	☐	☐	
Windows		POWDER COATED ALUMINIUM, TO BG AGREE	☐	☐	
Doors		POWDER COATED ALUMINIUM, COLOUR TO BG AGREE	☐	☐	
Boundary treatments (e.g. fences, walls)	STONE WALLS.	£	☐	☐	
Vehicle access and hard-standing	CONCRETE FORECOURT	CONCRETE FORECOURT	☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

LOCATION PLAN, EXISTING SITE PLAN, EXISTING FLOOR PLANS, EXISTING ELEVATIONS, PROPOSED SITE PLAN, PROPOSED FLOOR PLANS, PROPOSED ELEVATIONS

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	6	20	+ 14.
Light goods vehicles/ public carrier vehicles	2 APPROX.	2 APPROX.	0
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
 ☐ Cess pit
☐ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

SEE PROPOSED FLOOR PLANS

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ NoWill the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
 ☐ Existing watercourse
☐ Soakaway
 ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

COMMERCIAL

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

COMMERCIAL

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

UNKNOWN

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and HedgesAre there trees or hedges on the proposed development site? ☐ Yes ☒ NoAnd/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current BS5837: Trees in relation to construction - Recommendations

17. Trade EffluentDoes the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

0

19. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐		0	507.00	279.74
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐	228.0	228.0		
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total		228.0	228.0	507.00	279.74

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0		
Proposed employees	+ 4	+ 2		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	08.00 - 18.00	08.00 - 17.30	11.00 - 14.00	

22. Site AreaPlease state the site area in hectares (ha) 1340 m² 0.134 ha

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

A. Thompson

09.06.2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below, who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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5. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1985 Certificate under Article 7

I certify/ The applicant certifies that:

6 Certificate A cannot be issued for this application

7 All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1985 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

<i>A. Thompson</i>

Date (DD/MM/YYYY):

09.06.2011

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



27. Declaration

I/We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

--

Or signed - Agent:

<i>A. Thompson</i>

Date (DD/MM/YYYY):

09.06.2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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NOTES
 1. The drawing is to be used as a guide only. It is not to be used as a basis for construction. The drawing is to be used as a guide only. It is not to be used as a basis for construction. The drawing is to be used as a guide only. It is not to be used as a basis for construction.

D 25.05.11 Red edge oriented to incl. cor
 parking as agreed with highway
 C 23.03.11 Red edge oriented to incl.
 corridor
 B 24.02.11 Blue edge added
 A 22.02.11 North point added

A.L.H. Design Services
 Barley Cottage, Brewery Street, Longridge, Lanc
 PR3 3NB Tel & Fax : (01772) 785719

Drawn
 Mr C. Brown,
 Newlands,
 Rochester Road,
 Hothersall, Nr Longridge,
 Lancs.

ERECTION OF INDUSTRIAL UNIT
 AT GROUND FLOOR AND
 OFFICES AT FIRST FLOOR LEVEL,
 WARWICK ST, LONGRIDGE

EXISTING SITE PLAN

Job/Revision Number	Drawing Subject
0388/93	Drawing No 01 D
Scale	Date
1/500th Jan 11	a.l.h.

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DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED
COMMERCIAL UNITS
AT
LAND TO THE REAR OF ENTERPRISE WORKS, WARWICK STREET,
LONGRIDGE, LANCs.

This statement is prepared in support of the attached Planning Application made on behalf of Mr C. Brown, Newlands, Ribchester Road, Hothersall, Nr Longridge, Lancs,

1.0 SITE LAND ADJACENT ENTERPRISE WORKS, LONGRIDGE

The property is located off the main street of Warwick Street located behind the main street Berry Lane, and has access onto Derby Road, and Townley Road, via Warwick Street, towards the northern end (bottom) of the street, fronting onto a private courtyard area. The land is currently commercial and the surrounding area is used for offices, garage and retail with a forecourt, which acts as a surplus/overspill for the current units, which are predominately a 2 storey Commercial building with rendered and cladding materials, and a profiled roof. It has had little extensions and alterations carried out on it in the past to provide further ancillary rooms/space.

The land slopes slightly from the front to the rear by approx. 450mm and as such provides no great design restraints. To the side of the land are predominantly single storey commercial units whilst adjoining it when viewed from the front is the existing two storey unit, in fact the properties which view onto the new commercial units have a landing, and a bathroom window which has obscure glazing in it, and is designated as an area of conservation. The development would have no impact on any of the items above. Access is through the entrance door which is level with the new access level. Although the predominant use of the area is residential /commercial, there is an already established commercial unit(s), and the land is also zoned for commercial/commercial usage.

The unit is from a profiled cladding material and fabric, on a metal framework, with a rendered blockwork with upvc windows and steel doors etc. The footprint of the unit is 272m², and will be used solely as a commercial/commercial property.

Internally the client wishes to provide an open unit, in order to allow for a wider range of potential clientel, and this has been catered for in our designs. Originally the scheme was to separate the internal arrangements, however a potential client has approached my client and suggested they were willing to take on the unit as a whole on an open plan basis. It was decided to allow for a general counter/reception, with welfare toilet and wash facilities all at ground floor in order to comply with the Building regulations, whilst allowing for some storage, and general office space at first floor level, over the front of the building, due to us allowing for a dual-pitch roof line.

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2.0 DESIGN MATTERS

The design proposal in brief

The adjacent building at present is commercial unit with a floor area of 112.50m² floor area of approx., (ground and first floor areas 225.0m²) and a volume of 652m³.

The client wishes to create a new additional desirable, building a separate commercial unit within the confines of his land ownership. The proposed design will attempt to remove a supply and demand problem, which is evident as he has already had two viable inquiries to let units on the site, but also to create some small manageable units whilst maintaining the same usage of the site and by creating a more desirable unit.

It was decided to create a separate entrance to each of the units matching that of the adjoining unit with a personnel door and a roller shutter door to the front and single exit doors from the rear.

Design proposal described.

The existing site has open aspects to the front (East elevation) towards the main street (Townley Road), and provides a natural infill to the development as it is between two other units and as such provides limited options with regards to possible new designs due to its proximity with the surrounding buildings and the courtyard arrangement. However we believe that there is scope to develop the existing site to maximum 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 dual pitched roof building with a reducing rear face down to a single storey height so as not to prevent loss of light
- Rather than extend onto an existing building and have problematic design features it was decided to make a fresh approach to the design
- To create a more appealing and useable unit by using more modern materials, whilst not being too controversial
- To allow the main ground floor area to be the commercial sales area, whilst having the majority of the sanitary and welfare facilities to the side of the unit, to allow for a more useable workshop area, this will also double up as the parking area for the end users.
- The ground floor was to be open space with no partitions with the exception of the office and reception etc which will be built to allow access for disabled in accordance with Part M of the Building Regulations
- Steel doors were decided upon so as to make the unit a 'secure by design' development
- The first floor level will be administration and storage area's, and this is doubled up at ground floor level with the office and reception area therefore allowing equal opportunities to all able and disabled bodies to use, and therefore there is no restriction over any persons wishing to work in the workplace environment, additionally the welfare and toilet facilities are located at ground floor level as well as first floor level

320110445 P

The Preferred design

The formation of a new unit, with a front access forms an infill to the courtyard when viewed along its length from Warwick Street, and provides a more appealing viewpoint rather than of a derelict waste ground that is un-used and therefore has little or no effect on the main appearance of the street scene, but is nearly bringing it in align with the adjacent designs continuing along Warwick Street, 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 unit, 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 too much from the existing unit, or the surrounding buildings, but to alleviate the fundamental spatial problems, and be minimal in concept so as not to cause a controversial alterations in order to secure a more favourable approval and also limit the amount of works to be carried out

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 a short stay scenario, and some will use the new building integral facilities.

SUMMARY

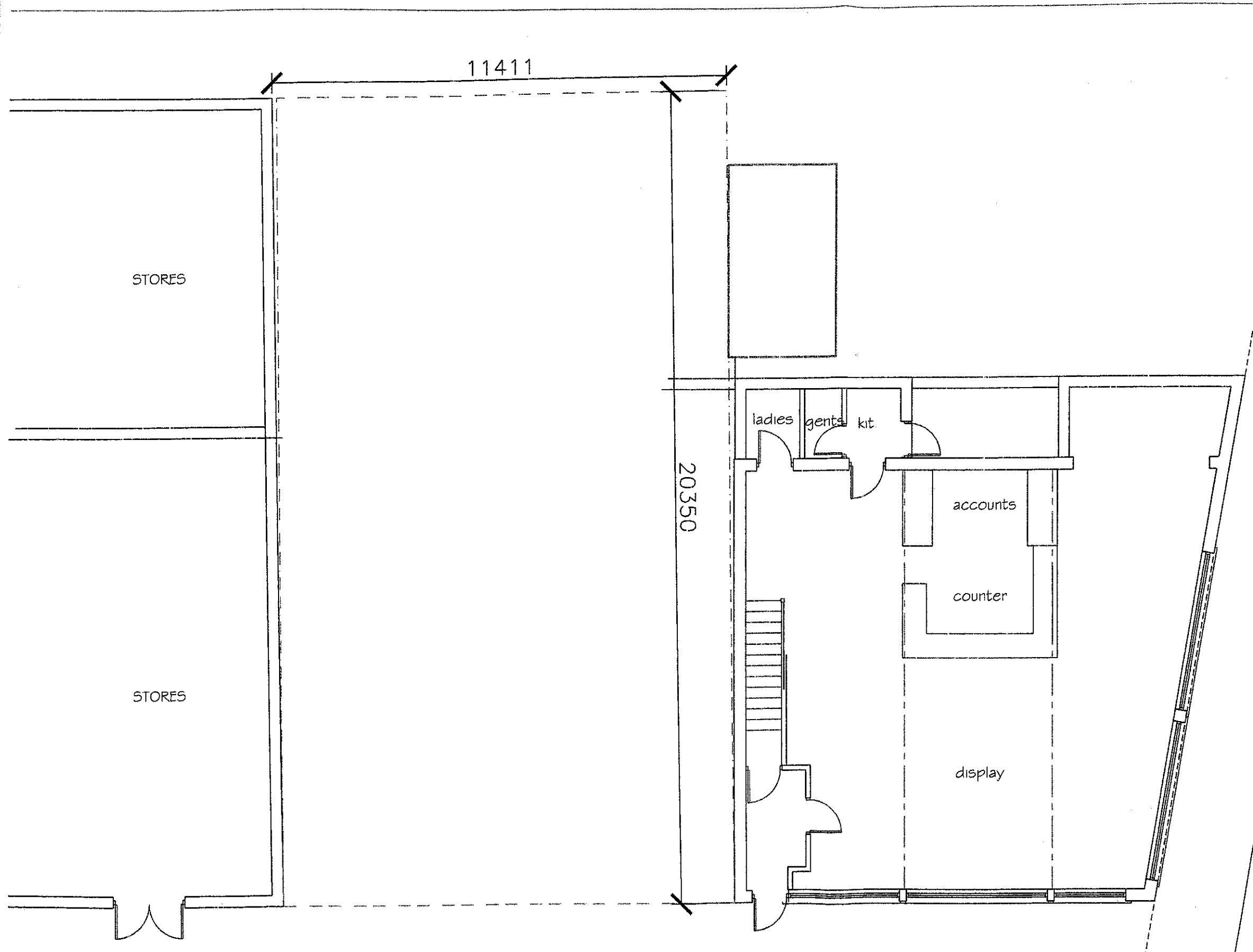
To summarise the following should be considered :-

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 amenity space is un affected.

The materials chosen for the project are typical to those already used in the industry for this type of development and also easily sourced whilst maintaining a high quality level of finish, but are also in keeping with current construction and the surrounding district.

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



GROUND FLOOR PLAN

NOTES
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SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

320110445P

B 22.02.11 dims added for planner
A 14.01.11 alts to suit client changes

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lanc
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mr C. Brown,
Newlands,
Richester Road,
Hothersall, Nr Longridge,
Lancs.

Job/Scheme Title
ERECTION OF INDUSTRIAL UNIT
AT GROUND FLOOR AND
OFFICES AT FIRST FLOOR LEVEL,
WARWICK ST, LONGRIDGE

Drawing Title
EXISTING GROUND FLOOR PLAN

Job/Scheme Number		Drawing Number	
0388/93		Drawing No 02B	
Scale	Date	Drawn	Checked
1/100th	Dec 10	a.t.l-h.	

NOTES
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320110445P

A 09.05.11 parking bays added as per
 highway officers comments

Rev.	Date	Description
------	------	-------------

A.L.H. Design Services
 Barley Cottage, Brewery Street, Longridge, Lanc
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Client
 Mr C. Brown,
 Newlands,
 Richerster Road,
 Hothersall, Nr Longridge,
 Lancs.

Job/Scheme Title
 ERECTION OF INDUSTRIAL UNIT
 AT GROUND FLOOR AND
 OFFICES AT FIRST FLOOR LEVEL,
 WARWICK ST, LONGRIDGE

Drawing Title
 PROPOSED SITE PLAN

Job/Scheme Number		Drawing Number	
0388/93		Drawing No 03	
Scale	Date	Drawn	Checked
1/500th	Jan 11	a.t.l-h.	



NOTES

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320110445P

demolish existing structures
and make good opening, and
form fire exit

A 14.01.11 olts to suit client changes

Rev.	Date	Description
------	------	-------------

A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lanc
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Client

Mr C. Brown,
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Richester Road,
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Lancs.

Job/Scheme Title

ERECTION OF INDUSTRIAL UNIT
AT GROUND FLOOR AND
OFFICES AT FIRST FLOOR LEVEL,
WARWICK ST, LONGRIDGE

Drawing Title

PROPOSED GROUND FLOOR
PLAN

Job/Scheme Number	Drawing Number
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0388/93

Drawing No 05 A

Scale	Date	Drawn	Checked
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1/100th Dec 10 a.t.l-h.

STORES

SHOP

counter

W.C.

ladies

gents

kit

accounts

W.C.

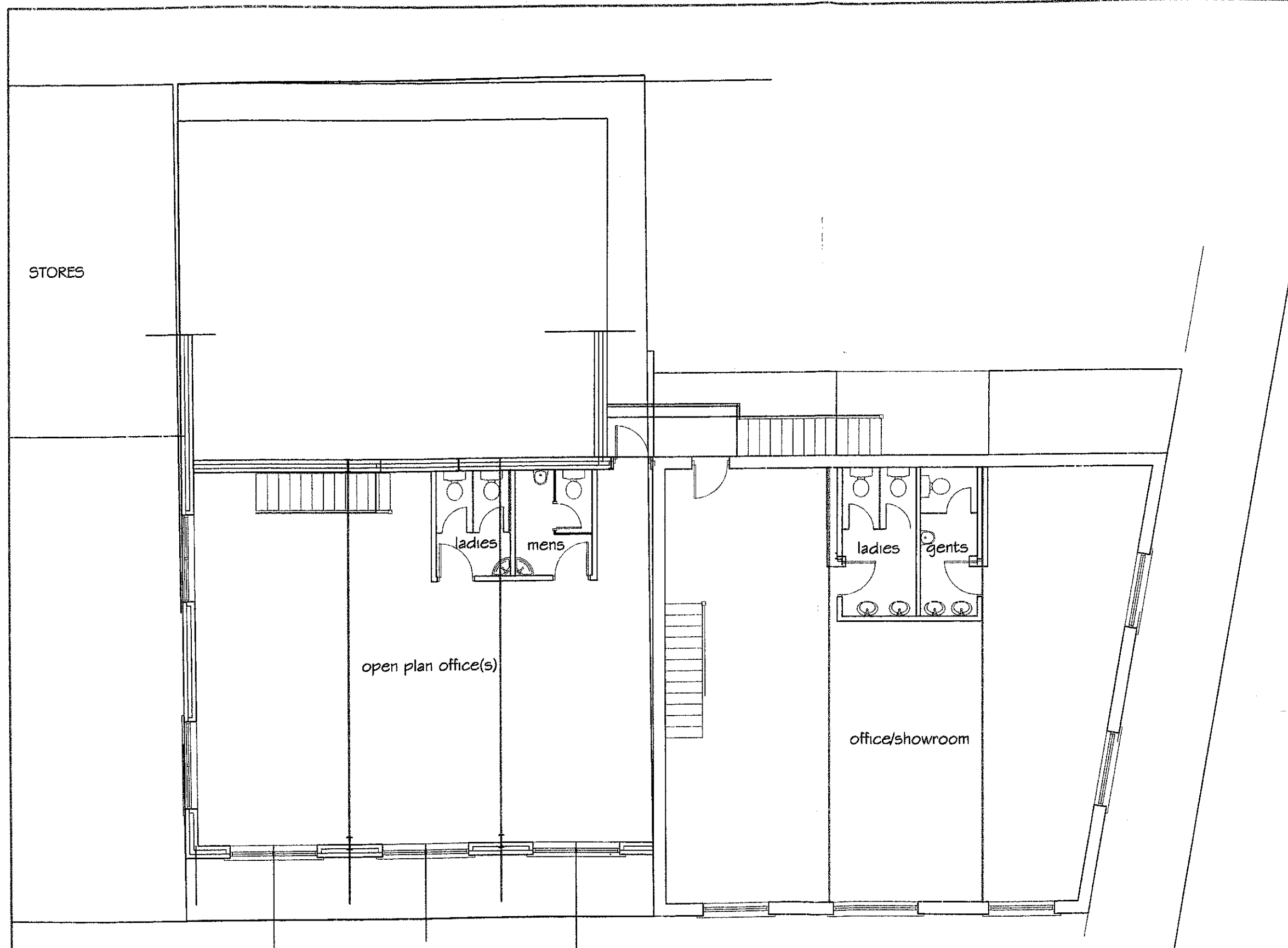
counter

STORES

SHOP

display

GROUND FLOOR PLAN



FIRST FLOOR PLAN

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320110445P

- C 06.06.11 w.c's altered to suit revised exit door
- B 09.02.11 fire escape from existing unit noted
- A 14.01.11 alts to suit client changes

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lanc
PR3 3NB, Tel & Fax : (01772) 785719

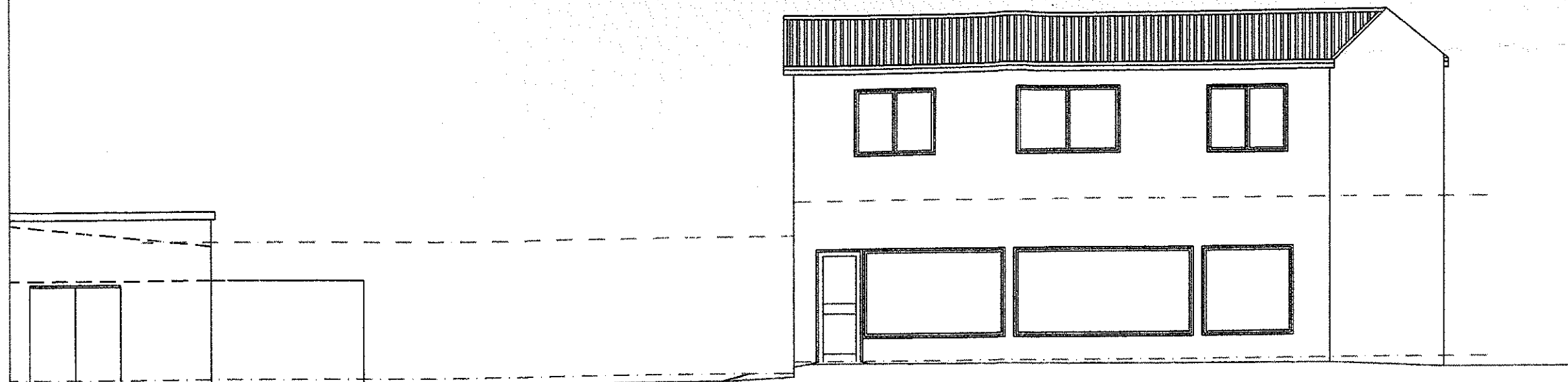
Client
Mr C. Brown,
Newlands,
Richester Road,
Hothersall, Nr Longridge,
Lancs.

Job/Scheme Title
ERECTION OF INDUSTRIAL UNIT
AT GROUND FLOOR AND
OFFICES AT FIRST FLOOR LEVEL,
WARWICK ST, LONGRIDGE

Drawing Title
PROPOSED FIRST FLOOR PLAN

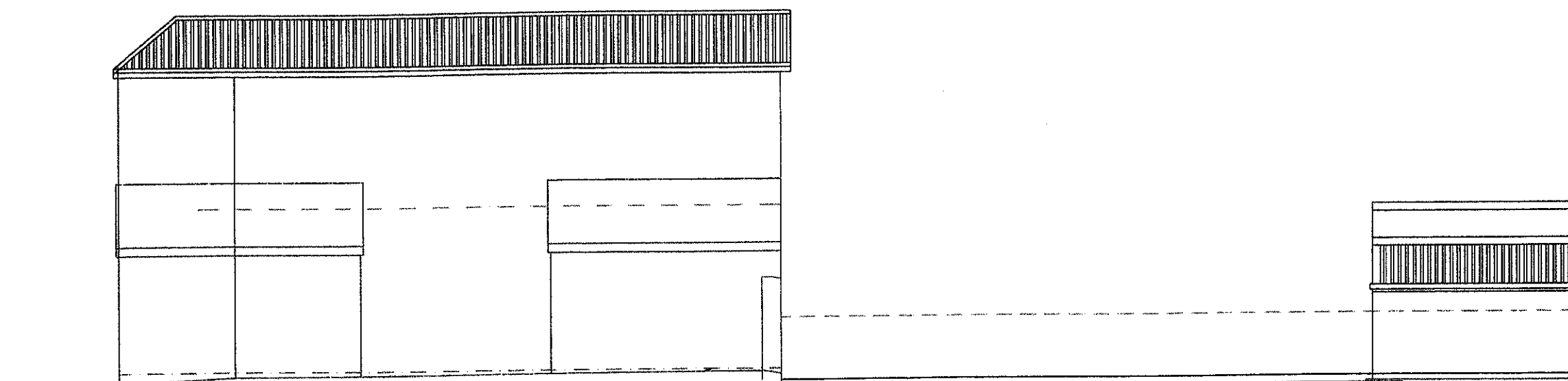
Job/Scheme Number		Drawing Number	
0388/93		Drawing No 06C	
Scale	Date	Drawn	Checked
1/100th	Dec 10	a.t.l-h.	

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FRONT ELEVATION (east facing)

320110445P



REAR ELEVATION (west facing)

Rev.	Date	Description
A.L.H. Design Services		
Barley Cottage, Brewery Street, Longridge, Lanc		
PR3 3NB, Tel & Fax : (01772) 785719		

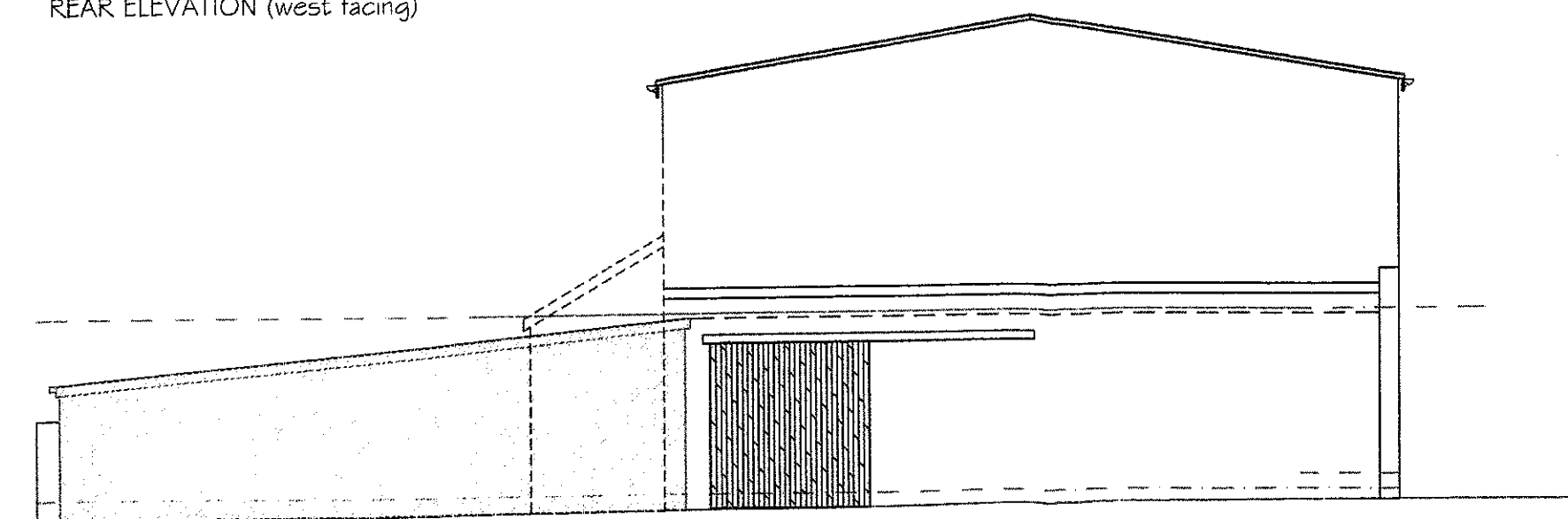
Client
Mr C. Brown,
Newlands,
Richester Road,
Hathersall, Nr Longridge,
Lancs.

Job/Scheme Title

ERECTION OF INDUSTRIAL UNIT
AT GROUND FLOOR AND
OFFICES AT FIRST FLOOR LEVEL,
WARWICK ST, LONGRIDGE

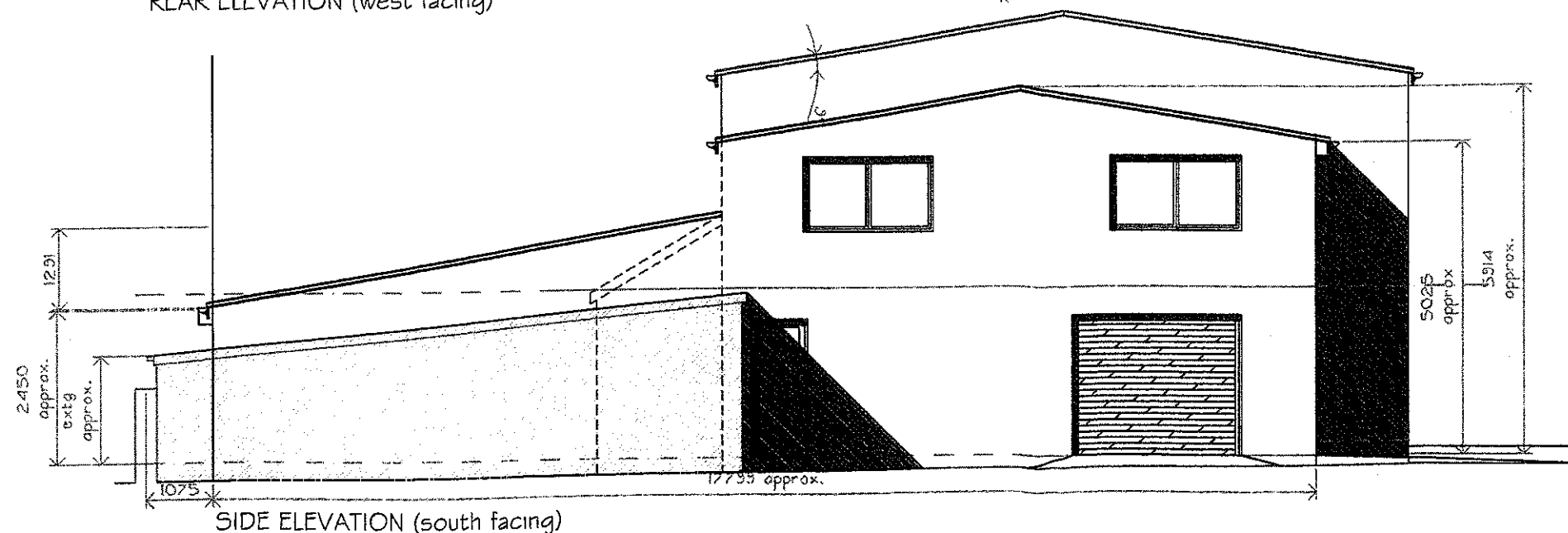
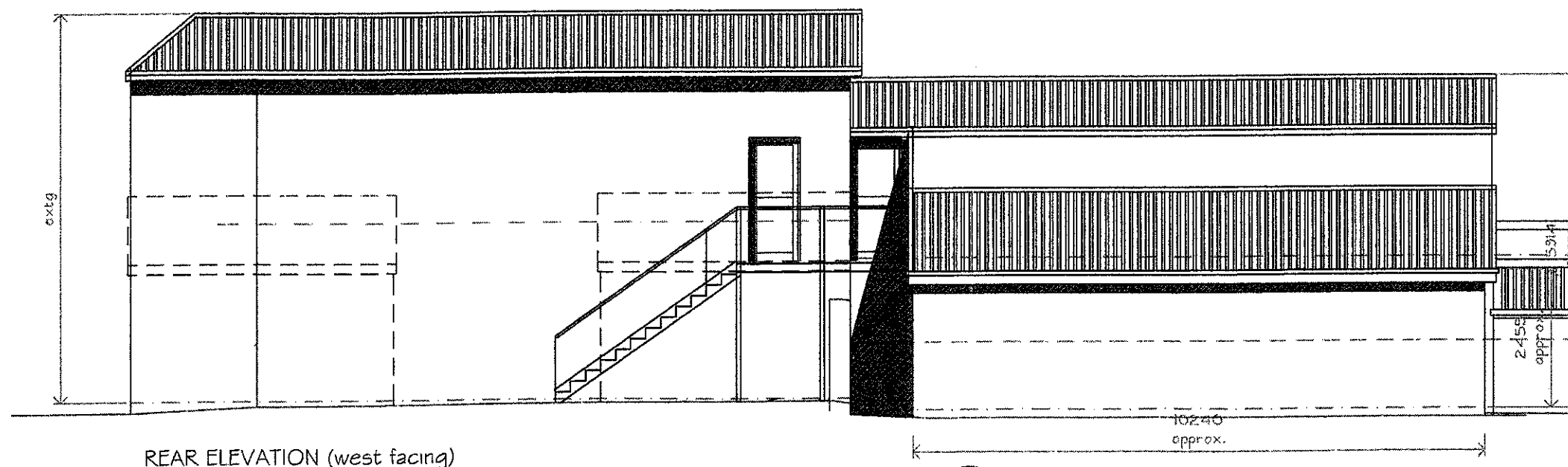
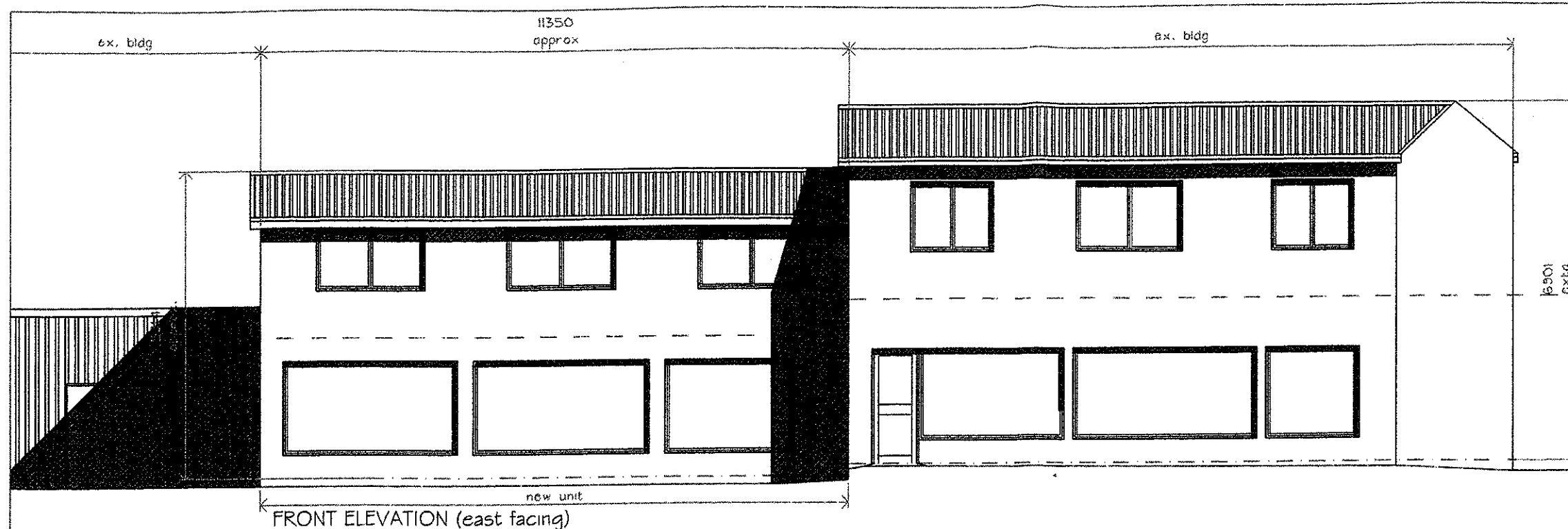
Drawing Title

EXISTING ELEVATIONS



SIDE ELEVATION (south facing)

Job/Scheme Number		Drawing Number	
0388/93		Drawing No 08	
Scale	Date	Drawn	Checked
1/100th	Jan 11	a.t.l-h.	



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320110445P

C 06.06.11 alts to suit amendments req. by planner

B 12.03.11 first floor escape door added

A 22.02.11 dims added for planner

Rev.	Date	Description
------	------	-------------

A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lanc
PR3 3NB, Tel & Fax : (01772) 785719

M.C. Brown,
Newlands,
Richester Road,
Hothersall, Nr Longridge,
Lancs.

Job/Scheme Title

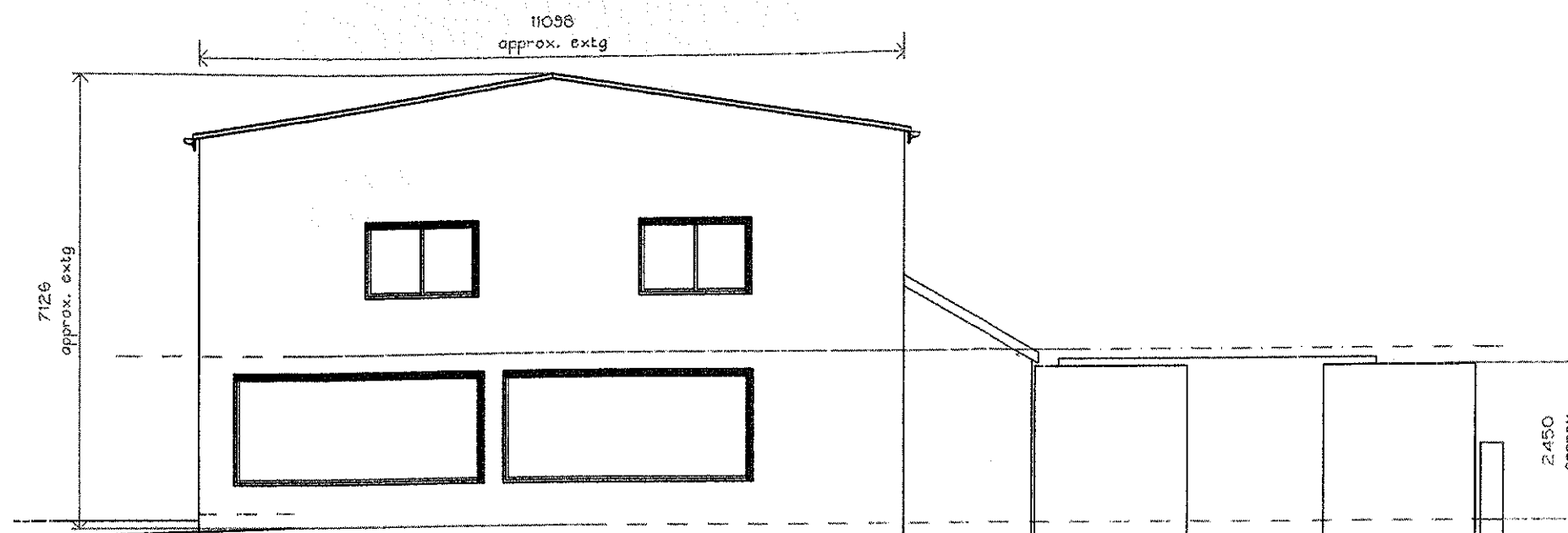
ERECTION OF INDUSTRIAL UNIT
AT GROUND FLOOR AND
OFFICES AT FIRST FLOOR LEVEL,
WARWICK ST, LONGRIDGE

Drawing Title

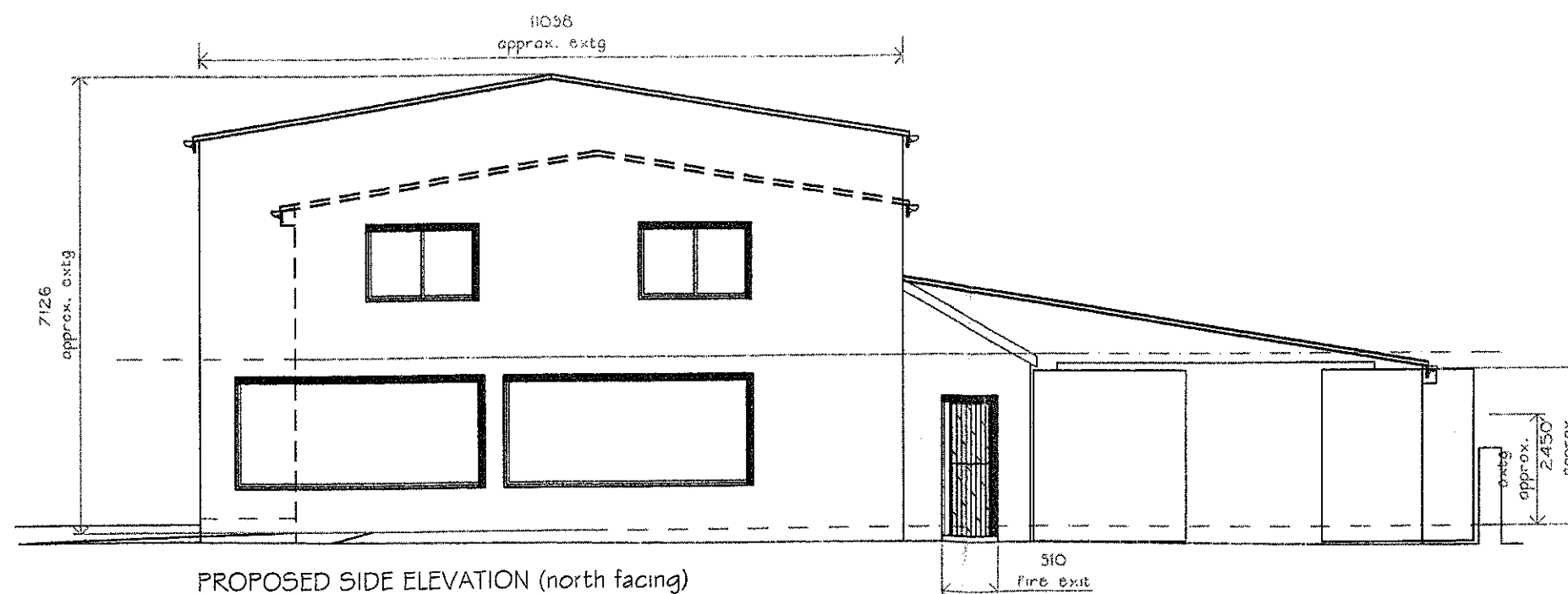
PROPOSED ELEVATIONS

Job/Scheme Number		Drawing Number	
0388/93		Drawing No 10C	
Scale	Date	Drawn	Checked
1/100th	Jan 11	a.t.l-h.	

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EXISTING SIDE ELEVATION (north facing)



PROPOSED SIDE ELEVATION (north facing)

320110445P

Rev.	Date	Description
A.L.H. Design Services		
Barley Cottage, Brewery Street, Longridge, Lanc		
PR3 3NB, Tel & Fax : (01772) 785719		

Client
Mr C Brown,
Newlands,
Richester Road,
Hothersall, Nr Longridge,
Lancs.

Job/Scheme Title
ERECTION OF INDUSTRIAL UNIT
AT GROUND FLOOR AND
OFFICES AT FIRST FLOOR LEVEL,
WARWICK ST, LONGRIDGE

Drawing Title
EXISTING & PROPOSED
ELEVATIONS

Job/Scheme Number		Drawing Number	
0388/93		Drawing No 11	
Scale	Date	Drawn	Checked
1/100th	Jan 11	a.t.l-h.	