



RIBBLE VALLEY
BOROUGH COUNCIL

27 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110499 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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority'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: First name:
Last name:
Company (optional): **JBZ PROPERTIES**
Unit: House number: **248** House suffix:
House name:
Address 1: **LEAVENTHORPE LANE**
Address 2: **THORNTON**
Address 3:
Town: **BRADFORD**
County: **WEST YORKSHIRE**
Country: **UK**
Postcode: **BD13 3BL**

2. Agent Name and Address

Title: First name:
Last name:
Company (optional): **MRA ARCHITECTS**
Unit: House number: **44-46** House suffix:
House name:
Address 1: **BERRY LANE**
Address 2: **LONGRIDGE**
Address 3:
Town: **PRESTON**
County: **LANCASHIRE**
Country: **UK**
Postcode: **PR3 3JJ**

3. Description of the Proposal

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

NEW SHOP FRONT + ACCESS RAMP, STEPS + RAILINGS

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: **42** House suffix: House name: Address 1: **BERRY LANE**Address 2: **LONGLEAF**Address 3: Town: **PRESTON**County: **LANCASHIRE**Postcode (optional): **PR3 3JJ**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing: Description: **5. Pre-application Advice**Has 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: Reference: Date (DD/MM/YYYY):
(must be pre-application submission)Details of pre-application advice received? **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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo 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)

RAMPED ACCESS+ STEPS TO SATISFY "ACCESS FOR ALL"**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:

EXTS PROVISIONS SITUATED IN REAR YARD TO REMAINHave arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

LOCAL AUTHORITY CARRY OUT COLLECTIONS**8. Authority Employee / Member**With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected memberDo any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. 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
Walls	STONE	STONE	☐	☐
Roof	SLATE	N/A	☒	☐
Windows	TIMBER/GLAZED	TIMBER/GLAZED	☐	☐
Doors	"	"	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing	N/A	N/A	☒	☐
Lighting	N/A	N/A	☒	☐
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:

1347/01 EXTG PLANS 1347/02A PROPOSED PLANS
 1347/02 EXTG ELEVATIONS 1347/02A PROPOSED ELEVATIONS
 D&A STATEMENT

10. 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	0	0	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer☐ Cess-pit☐ Septic tank☐ Other☐ Package treatment plantAre 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):

EXISTING SITUATION - NO CHANGE**12. 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 ☒ No

Will 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**13. Biodiversity and Geological Conservation**

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, 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**14. Existing Use**

Please describe the current use of the site:

**VACANT BANK
CLASS 'A2'**

Is the site currently vacant?

☒ Yes ☐ No

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

BANK

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

01/06/2010

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No**15. Trees and Hedges**

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. Trade Effluent

Does 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

17. 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)=							

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)=							

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)=**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)=							

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)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

18. 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	☐				
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)	☐				
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					

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		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			UNKNOWN
Proposed employees			UNKNOWN

20. 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
				UNKNOWN

21. Site AreaPlease state the site area in hectares (ha) 0.0126 ha

22. 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:

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.

23. 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):

24. Ownership 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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- 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):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:

--

Date (DD/MM/YYYY):

21/05/2011

(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.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 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:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



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



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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:

Date (DD/MM/YYYY):

21/06/2011

(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☐ No

If 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:

DESIGN + ACCESS STATEMENT

320110499P

(Including a Heritage Statement)

PROPOSED NEW SHOP FRONT + RAMPED PEDESTRIAN ACCESS
42 BERRY LANE
LONGRIDGE
PRESTON

Applicant: **JBZ Properties**
248 Leaventhorpe Lane
Thornton
Bradford
West Yorks
BD13 3BL

Architect: **MRA Architects**
Chartered Architects
44-46 Berry Lane
Longridge
Preston
PR3 3JJ

June 2011

DESIGN AND ACCESS STATEMENT

PROPOSED SHOP FRONT + RAMPED PEDESTRIAN ACCESS
42, BERRY LANE, LONGRIDGE

320110499 P

1 ASSESSMENT

- 1.1 42 Berry Lane occupies a site approximately mid way on the north side of Berry Lane and sits within the block of terraced properties between Humber Street and Severn Street. The site has a road frontage of about 6m and is rectangular in plan with a depth of about 21m. Across the front the ground level falls by about 250mm, and the ground floor internal level is about 700mm above pavement level. The existing building is two storey, and situated at the back of the footpath to Berry Lane. Infront of the property is a series of 3 steps taking up the whole width of the plot. There is a rear yard accessed from adjacent Severn Street.
- 1.2 The property is of stone construction, with a pitched slate roof. The front elevation onto Berry Lane incorporates an ornate stone lintel and feature pilasters connected to the adjacent front door of no 44. The door has been recently replaced and there exists an incongruous 'domestic style' timber window and a blocked up opening where an ATM once was. Across the width of the front elevation is the remains of the fascia which housed the sign
- 1.3 There is no dedicated off street parking.
- 1.4 The property has an established 'Class A2' use and has been used as a Bank for well over 30 years. The building has been empty since June 2010.
- 1.5 Currently the building is un-occupied and unused.
- 1.6 The site is within the development boundary, and is situated within the commercial/retail area of Longridge.
- 1.7 The site is situated within a designated 'Conservation Area'.

PROPOSED SHOP FRONT + RAMPED PEDESTRIAN ACCESS
42, BERRY LANE, LONGRIDGE

2 INVOLVEMENT

- 2.1 No pre-application enquiries have been made with the Local Authority.

3 EVALUATION

- 3.1 The applicant also owns the adjacent property, 40 Berry Lane, and it is their intention is to form a more pleasing, relevant and appropriate shop frontage with improved pedestrian access facilities to meet with the current needs of "Access for All". The proposed works also include the removal of a few internal walls.
- 3.2 The improvements as proposed should make the property more attractive and make the property more marketable as well as enhancing the immediate environs and street scene.
- 3.3 At present, the tenants for the property have yet to be determined, and as such a separate application will be made for any signage that may be required.
- 3.4 The site is situated within a designated 'Conservation Area'

4 HERITAGE STATEMENT

- 4.1 The site is within a designated 'Conservation Area', and it is interesting to note that the application site, despite its ridiculous incongruous appearance and lack of design, is classed as a "Building of Townscape Merit", and can only think that this was a mistake on the Councils part.
- 4.2 With reference to the Authorities document, "Longridge Conservation Area Management Guidance", I note that page 4, "Weaknesses" that this particular building is not mentioned despite its' poor design. As an Architect and Designer, I suggest that the existing elevation is not worthy of 'Conserving', and that any 'reasonable' design should be looked on favourably by the Authority.

4 HERITAGE STATEMENT (Cont.)

- 4.3 When considering the application in context with 'Conservation Area' it is important that the Authority is mindful and takes into consideration the current economic climate. As can be appreciated, our clients only wish to spend a limited amount of money in order to make the building attractive, not only in appearance, but to possible tenants, and as such it is unreasonable to request anything more than shown within the application. As mentioned before, I am sure that you will agree that anything done to the façade of this building is better than the current 'eyesore solution'.
- 4.4 The Authority should be aware that over the last year or so, there have been a great many existing shop fronts replaced up and down Berry Lane, and I assume with out the benefit of Planning Permission. This in my opinion enables the town to thrive and adds an air of confidence and vibrance within both the business/commercial side of the town and the townscape (and town) taking the town forward rather than standing still.
- 4.5 Also with reference to the Authorities document, "Longridge Conservation Area Management Guidance", I note that page 4, "Weaknesses" refers to the following, and I wish to make the following comments, and which I feel should be amended to reflect accuracy:
- Loss of 'containment' to the front gardens of some of the commercial properties along Berry Lane (nos 30-38 and 40-46) As occupiers of nos 44-46, I wish to point out that our properties are contained with stone walls with garden areas, and the only others with a similar 'containment' include nos 30-34 inclusive. This is hardly a majority.
 - Carefoots' car sales on Derby Road This is incorrect information. This is not a car sales area but it is Carefoots' employees car parking area.

DESIGN AND ACCESS STATEMENT

PROPOSED SHOP FRONT + RAMPED PEDESTRIAN ACCESS
42, BERRY LANE, LONGRIDGE

320110499 P

4 HERITAGE STATEMENT (Cont.)

- 4.6 I also note with amazement, that the Authority have on their "Longridge Conservation Area, Townscape Appraisal Map" classed the new shop fronts and canopy to no 16 Berry Lane as 'Negative Buildings' on a par with the single storey Co-Op building and the adjacent 'Genos' take away building. I would have thought that this solution would have been welcomed by the Authority, especially as I recall from my very early years when I was at the school opposite, a similar glazed canopy either attached to this shop or an adjacent shop. This 'Negative Building' solution to me and my memories is very much indigenous and appropriate to Berry Lane.

5 DESIGN

- 5.1 As can be appreciated, our clients only wish to spend a limited amount of money in order to make the building attractive, not only in appearance, but to possible tenants, and as such it is unreasonable to request anything more than shown within the application. As mentioned before, I am sure that you will agree that anything done to the façade of this building is better than the current 'eyesore solution'.
- 5.2 The proposed works will greatly enhance the appearance of the building, and the street scene, with the proposed larger window opening, which will make it look like a shop and be more appropriate.
- 5.3 A small amount of internal works will be carried in creating one larger space on the ground floor as well as inevitable repair works.
- 5.4 The existing door will be replaced with a new matching glazed timber door and frame, with a new glazed timber framed shop front set within a new larger opening.
- 5.5 The stone surround to the doorway is to remain, and a new stone jamb built in to the other side of the new opening.

DESIGN AND ACCESS STATEMENT

PROPOSED SHOP FRONT + RAMPED PEDESTRIAN ACCESS
42, BERRY LANE, LONGRIDGE

320110499 P

5 DESIGN (Cont.)

- 5.6 A replacement timber fascia across the width of the property is to replace the existing one which will need to be removed to enable the new opening to be created.
- 5.7 A structural engineer has been appointed to design the necessary structural solutions to enable the opening to be formed as well as for the removal of the internal walls.
- 5.8 The proposed works include for forming a ramped access that conforms to the current requirements of Part M of the Building Regulations and which addresses the requirements for "Access for All". Although the building is to remain within the Class A2, and as such there is no requirement under the Building Regulations to include these measures, we feel it necessary to include this while building works are on going.
- 5.9 The stone removed to form the opening will be used to form the structure of the walls forming the ramp.
- 5.10 To enable the geometry to conform, we have utilised the existing ramped access to no 40 (which is in the ownership of the applicants) and continue this ramp in the same block paviours up to the entrance door.
- 5.11 The two easy going steps are to be retained and three more steps are to be provided as an alternative to the ramped access.
- 5.12 The proposed handrail is to match the existing handrail between nos 42 + 44 and is to be painted galvanised tubular mild steel.
- 5.13 The existing stepped forecourt is to remain which will enable prams, bikes etc to be left whilst visiting the shop.

DESIGN AND ACCESS STATEMENT

PROPOSED SHOP FRONT + RAMPED PEDESTRIAN ACCESS
42, BERRY LANE, LONGRIDGE

320110499 P

6 ACCESS

- 6.1 See above regarding the improved pedestrian access arrangements from pavement to front entrance.
- 6.2 Being located within the retail/commercial area of Longridge, there is easy access to public transport and amenities.
- 6.3 Across the road via an adjacent zebra crossing is a public car park.

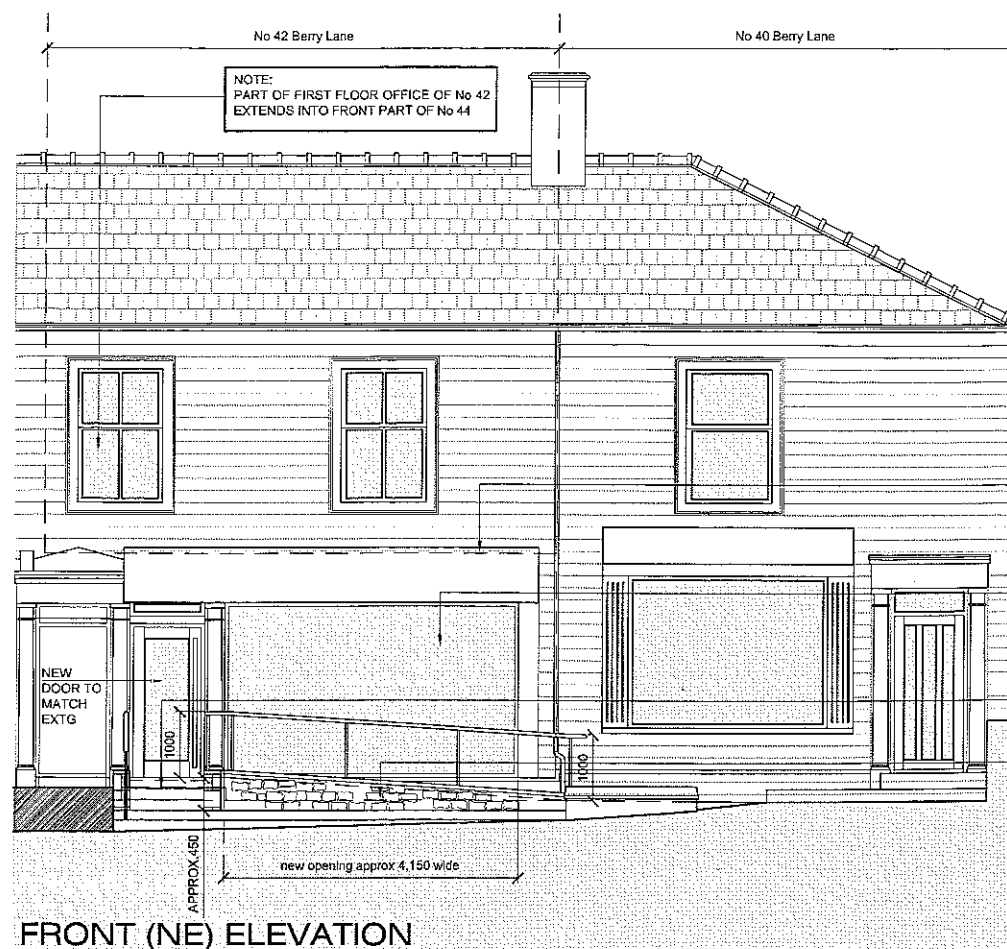
June 2011

KZ/1347

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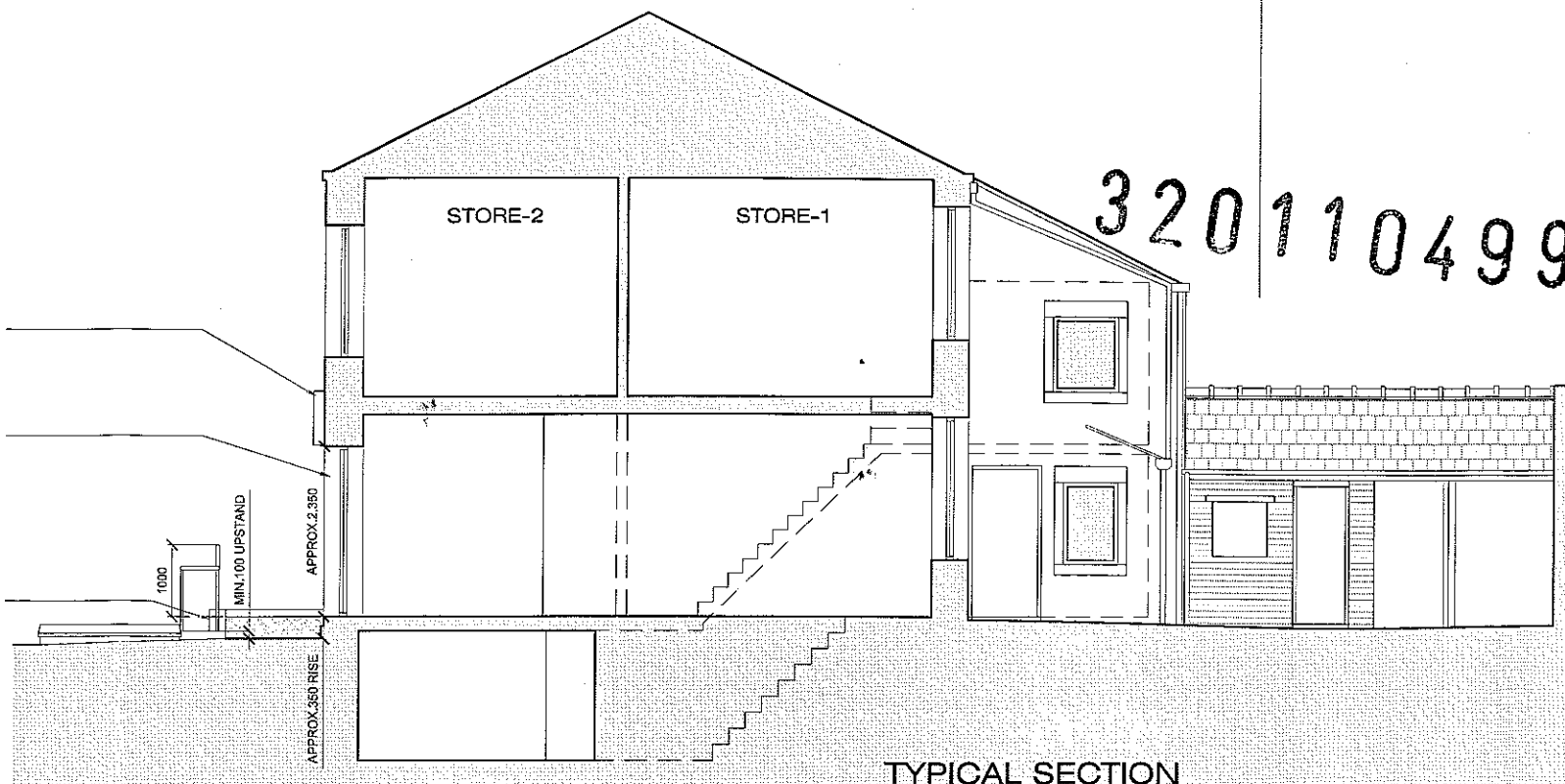
FRONT (NE) ELEVATION

PLANNING APPLICATION FOR NEW SIGNAGE FOR NEW SHOP FRONT TO BE SUBMITTED BY OTHERS NEW FASCIA TO REPLACE EXTG ONCE OPENING FORMED. EXISTING SIGNAGE STILL SHOWN. PLEASE NOTE STONE HEAD/ PEDIMENT FOR 44 AND 42 BERRY LANE

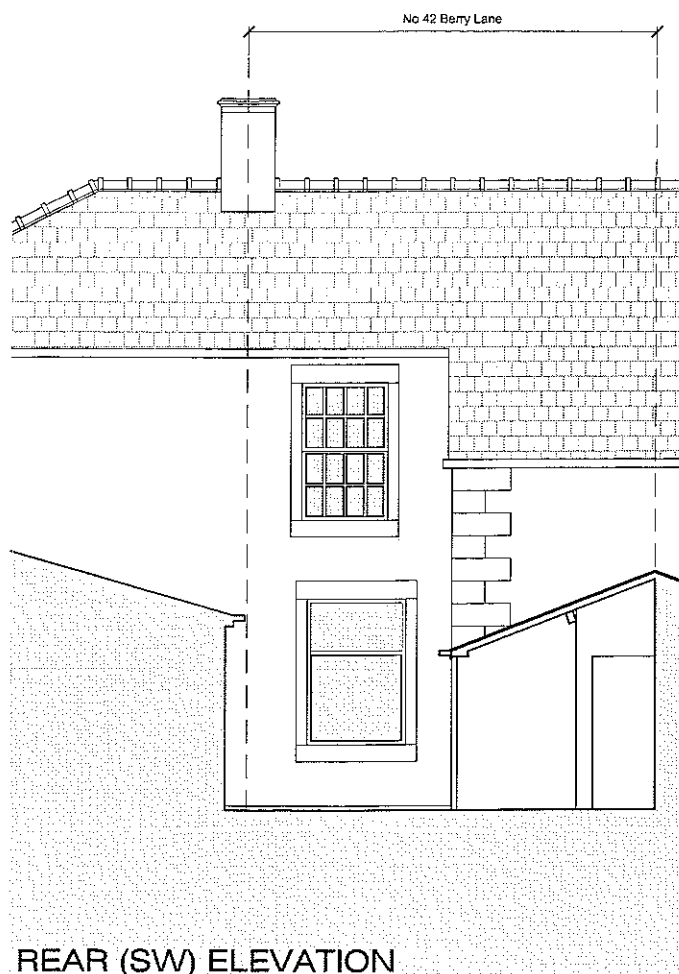
EXISTING WINDOW OPENING TO BE ENLARGED TO FORM FULL-HEIGHT GLAZED SCREEN NEW STONE JAMB TO THE ENLARGED OPENING IMPORTANT NOTE: EXISTING STONE HEAD/ PEDIMENT OVER 44/42 BERRY LANE DOOR OPENINGS IS IN ONE PIECE

3NO. 300X150MM STEPS UP TO ACCESS UP TO RAISED LANDING HAND/GUARDING RAIL TO MEET THE REQUIREMENTS OF BUILDING REGULATIONS

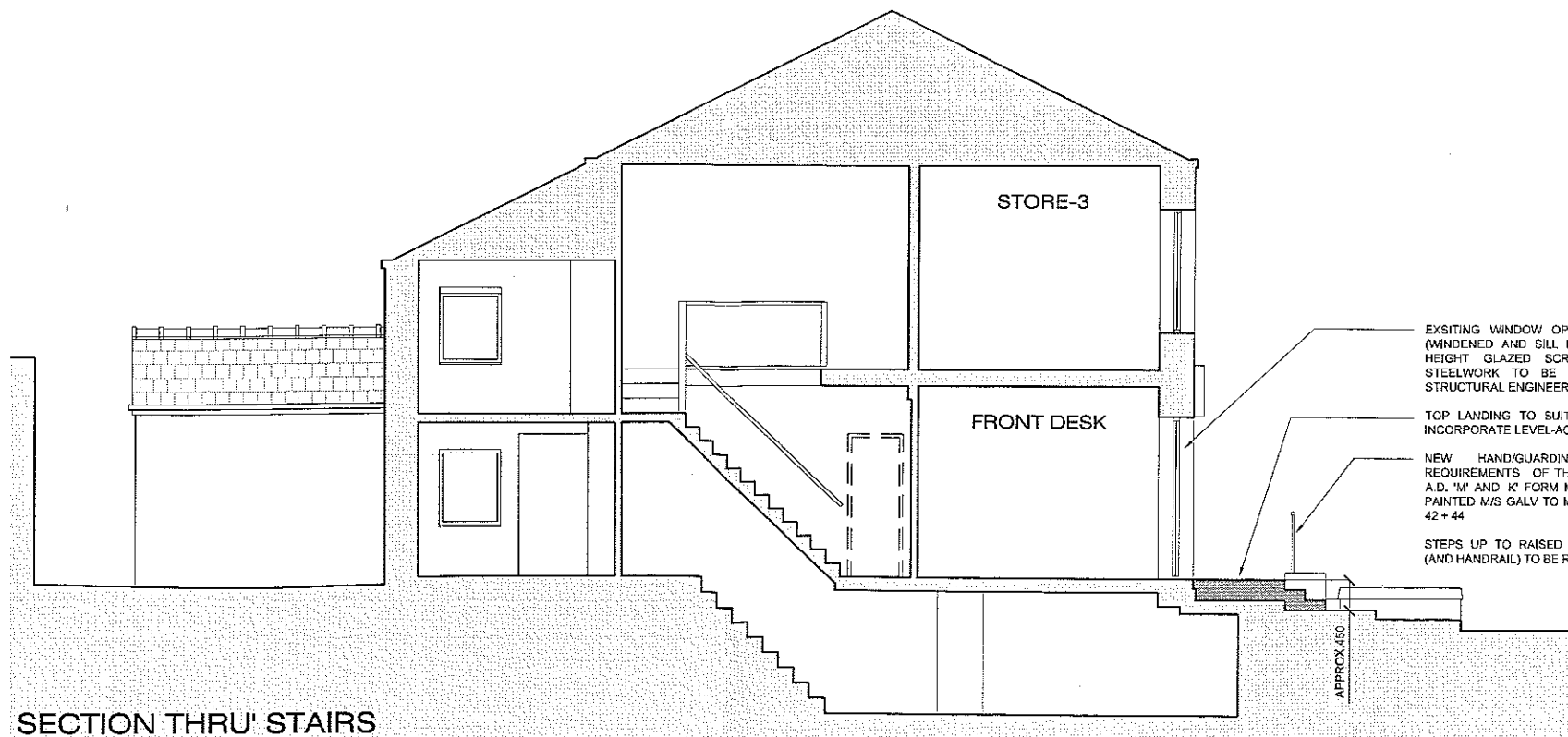
EXTEND STONE WALLING MIN 100MM HIGHER THAN FINISHED LEVEL OF THE RAMP TO FORM UPSTAND/KERBED EDGING TO PREVENT FALLING RAMP GRADIENT TO BE 1:15, AND MAX.5000MM LONG (IN ONE STRAIGHT FLIGHT) RAMP/LANDING TO VISUALLY CONTRAST WITH THE WALL/ GUARDING/ RAIL NEW RAMP WALL TO BE AN EXTENSION OF THE EXISTING STONE PLANTER WALL (TO BE RETAINED) TO PROVIDE A WIDENED APPROACH TO THE RAMP ALL TO COMPLY WITH THE CURRENT PART M OF THE BLDG REGS. NEW RAILING TO BE M/S GALV PAINTED HANDRAIL AND SUPPORTS TO MATCH WITH EXTG BETWEEN Nos 42 + 44



TYPICAL SECTION



REAR (SW) ELEVATION



SECTION THRU' STAIRS

EXISTING WINDOW OPENING TO BE ENLARGED (WIDENED AND SILL DROPPED) TO FORM FULL HEIGHT GLAZED SCREEN. NEW STRUCTURAL STEELWORK TO BE SIZED/DESIGNED BY THE STRUCTURAL ENGINEER

TOP LANDING TO SUIT INTERNAL F.F.L AND TO INCORPORATE LEVEL-ACCESS

NEW HAND/GUARDING RAIL TO MEET REQUIREMENTS OF THE BUILDING REGULATIONS A.D. 'M' AND 'K' FORM MIN 150X300MM AND TO BE PAINTED M/S GALV TO MATCH EXTG BETWEEN Nos 42 + 44

STEPS UP TO RAISED LANDING EXISTING STEPS (AND HANDRAIL) TO BE RETAINED

B A rev
ADDED ADDITIONAL DIMENSIONS
GENERAL AMENDMENTS
kz kz sig
05/11 06/11
date

☐ MICHAEL RAYNER
☐ ASSOCIATES
ARCHITECTS

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project
42 BERRY LANE
LONGRIDGE
PRESTON
PR3 3JJ

drawing
**PROPOSED
ELEVATIONS AND
SECTIONS**

scale
1:50
date
05/11
drawn
JM

number
1347
04
rev
B