



RIBBLE VALLEY
BOROUGH COUNCIL

23 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320120484P

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:		First name:	
Last name:			
Company (optional):	DENHAM WEST CONSTRUCTION		
Unit:	House number:	8	House suffix:
House name:			
Address 1:	TOWNLEY PARADE		
Address 2:			
Address 3:			
Town:	LANGRIDGE		
County:	LANCS		
Country:			
Postcode:	PR2 3HU		

2. Agent Name and Address

Title:	MUR	First name:	ALLAN
Last name:	LUND-HAYDOCK		
Company (optional):	A.C.H. DESIGN SERVICES		
Unit:	House number:		House suffix:
House name:	BARLEY COTTAGE		
Address 1:	BRANGLEY STREET		
Address 2:			
Address 3:			
Town:	LANGRIDGE		
County:	LANCS		
Country:			
Postcode:	PR3 3NB		

3. Description of the Proposal

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

SINGLE STOREY REAR EXTENSION TO SHED TO PROVIDE ADDITIONAL FLOOR SPACE

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. Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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 ☒ 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:

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:

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	RENDERED BLOCKWORK + STONE PLINTH.	TO MATCH EXISTING	☐	☐	
Roof	WELSH BUNG SLATE.	MARLEY MODERN SMOOTH GREY.	☐	☐	
Windows	ROOFLIGHTS (VELUX)	ROOFLIGHTS ARE TO MATCH	☐	☐	
Doors	TIMBER WITH STEEL COVER.	TO MATCH	☐	☐	
Boundary treatments (e.g. fences, walls)	VERTICAL HIT + MISS PAINTED BLACK TIMBER 200MM HIGH.	TO MATCH WOODS APPLICABLE	☐	☐	
Vehicle access and hard-standing	TARMACADAM'D.	NOT AFFECTED.	☐	☐	
Lighting	CCTV SECURITY CAMERAS.	CCTV'S TO BE RELOCATED	☐	☐	
Others (please specify)	AIR CON CASSETTES.	AIR CON TO BE RELOCATED	☐	☐	

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 GROUND FLOOR PLAN, EXISTING FIRST FLOOR PLAN,
EXISTING ELEVATIONS, PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST FLOOR
PLAN, PROPOSED ELEVATIONS, DESIGN + ACCESS STATEMENT.

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	3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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 GROUND FLOOR PLAN,
SVP RELOCATED AND CONNECTED
INTO ETEG SYSTEM.

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 ☒ 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

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:

RETAIL SHOP

Is the site currently vacant? ☐ Yes ☒ No

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

RETAIL SHOP

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

NEVER

Does the proposal involve any of the following:

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

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

16. 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 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 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

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):

0

All Types of Development: Non-residential Floorspace

Does 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	☐	84.78		112.42	27.64
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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	2	1		
Proposed employees	3	1		

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
	07.30 - 19.00	08.00 - 18.00	10.00 - 16.00	

22. Site Area

Please state the site area in hectares (ha)

88.30 m²

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	☐		

N/A

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:

Amount (tonnes):

Other:

Amount (tonnes):

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):

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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

--

AGRICULTURAL HOLDINGS CERTIFICATE**Town and Country Planning (General Development Procedure) Order 1995 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. J. Thompson</i>

Date (DD/MM/YYYY):

15.05.2012

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. J. Thompson</i>

Date (DD/MM/YYYY):

15.05.2012

(date cannot be pre-application)

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:

LONGRIDGE

LONGRI

Bowling Green

Playing Field

IMPORTANT

ANY PROPOSAL TO CONNECT TO A HIGHWAY

BE APPROVED BY THE COUNTY ENGINEER

NO DESIGN OR CONSTRUCTION OF THE SYSTEM

BE WITHOUT AN AUTHORITY OF THE COUNTY ENGINEER

CONTACT DRAWING SECTION OF THE COUNTY ENGINEER

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**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED SINGLE
STOREY REAR EXTENSION TO EXISTING SHOP AT GROUND FLOOR
LEVEL,
AT
10 TOWNLEY PARADE, LONGRIDGE, LANCs.**

This statement is prepared in support of the previously submitted Planning Application made on behalf of Mr C. Dewhurst, Dewhurst Estate Agents, Townley Parade, Longridge, Nr Preston, Lancs, PR3 3HU

1.0 SITE 10 TOWNLEY PARADE, LONGRIDGE

The property is located on the main street of the town centre shopping area, towards the centre of the street, fronting onto the main adopted road but set slightly further back than the traditional footway. The unit is predominately a 1980's design being a 2 storey building in height but with rooms within the large roof space, with rooflights and a dormer window, traditional floor to ceilings, thus creating a typical shop/office unit. The unit is flanked on both sides and forms a terrace, all of which are shop/retail units and which have always been used as shops. It has had no extensions or alterations carried out on it in the past to provide further ancillary rooms to the rear.

The land slopes slightly from the front to the rear by approx 100mm and as such provides no great design restraints. Access to the rear of the property is via Cherry Grove again another adopted road, the unit is bounded by other units all developed at the same time and in the same materials of render and slate to the rear, and is designated as a conservation area. The development would have no impact on any of the items above and access is through the front door which is already formed. 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 footprint of the house and extension is 49.95m², and has been used solely as a financial services property, which are easily distinguishable.

The client wishes to extend the property in a single storey fashion in order to create a larger floor area, as well as a more spatial office 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 remove the rear wall between the unit and the rear extension and form 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.

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2.0 DESIGN MATTERS

The design proposal in brief

The building at present is shop unit with a internal ground floor area of 49.95m² floor area of approx , (ground and first floor areas 84.78m²) and a volume of 254m³. The building will increase in floor area at ground floor to 77.59m², whilst the volume will increase by a further 67.63m³, 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 more desirable shop unit

the use of the ground floor will be for professional and financial purposes only, and is to be provided within the existing and new floor space and is to be opened to allow for a display area. It was therefore decided to use the existing entrance to the unit. We have also looked at creating a separate access in the rear to access the unit which will be used sparingly, and is a requirement for escape in case of fire, however this is nearly a re-locating of the door to the side elevation (see proposed plans and elevations).

Design proposal described.

The existing site has open aspects to the front elevation towards the main street, 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 and extend 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 it within the existing building
- some minor alterations at ground floor level to allow access and to open the floor space entirely
- At ground floor level the new extension will form a more secure structure than that of the fenced off yard area and can be formed within the clients own ownership area.

The Preferred design

The single storey rear extension , with a relocated side entrance/exit has little or no effect on the main appearance of the street scene at all. The adjoining property (No 6) has also had a single storey extension similar to this in order to again facilitate a 'supply and demand scenario', the level entrance to be formed at the rear 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.

The extension is in sympathy to the surrounding buildings and has been built in materials to match that already on the site and does not overshadow onto the adjoining buildings

As mentioned previously the extension was kept primarily to the north easterly elevation to avoid overlooking , and overshadowing

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After consultation with the client it was decided not to detract to much from the existing unit, but to alleviate the fundamental spatial problems, and be minimal in extension 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. We are of the opinion that the alterations and extensions to the unit allow 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 whilst the unit has a number of parking spaces allocated across the road on Cherry Grove (3 No of), 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 :-

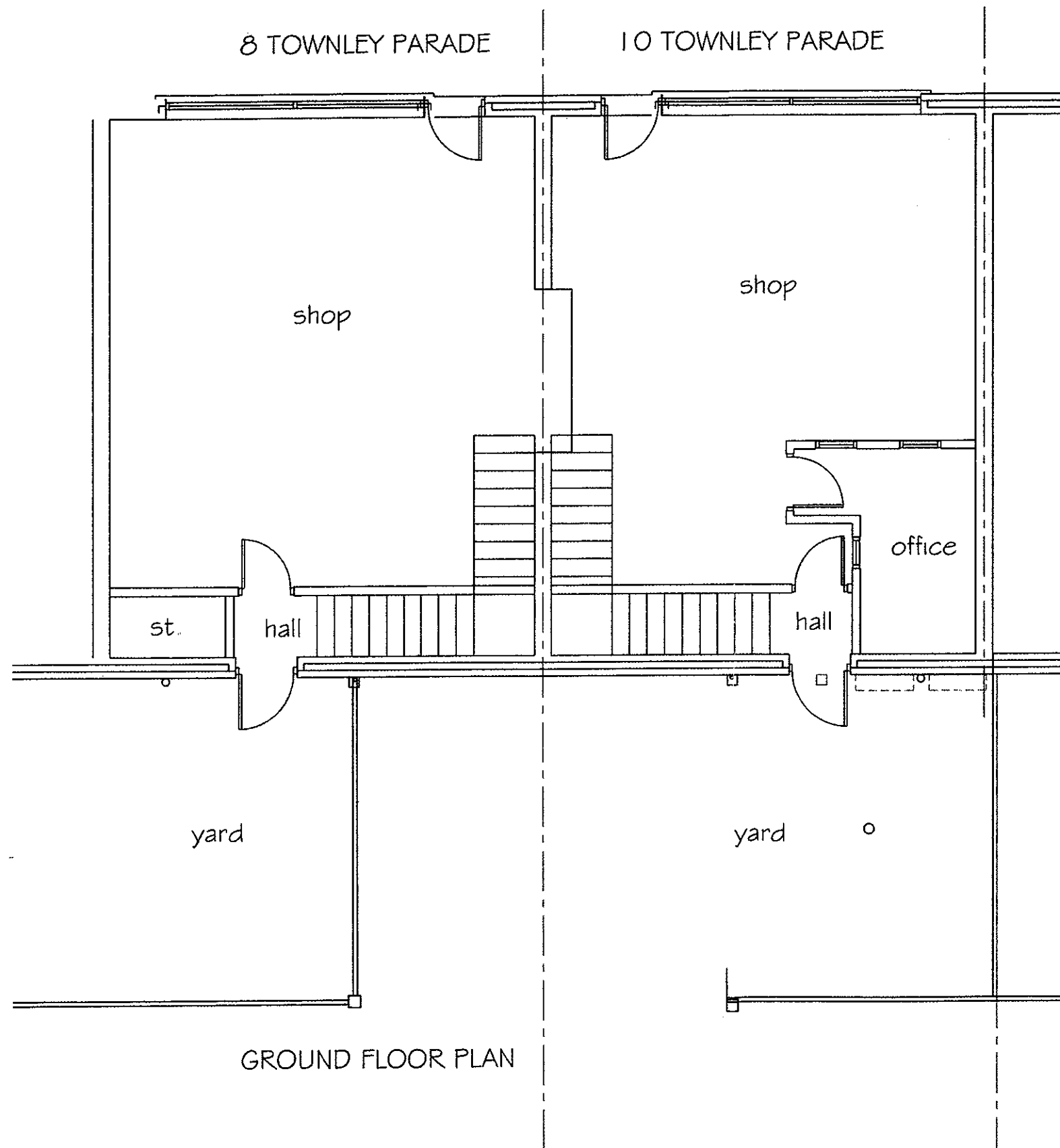
The proposal responds positively to the context of the site and is sympathetic to the immediate surrounding buildings. The works have no impact on the surrounding dwellings in the form of overshadowing due to its position on the northern easterly side of the unit. In fact when looking at it in winter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

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ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.



320120484P

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

Client

Dewhurst Construction,
8 Townley Parade,
Longridge,
Nr Preston,
Lancs.

Job/Scheme Title

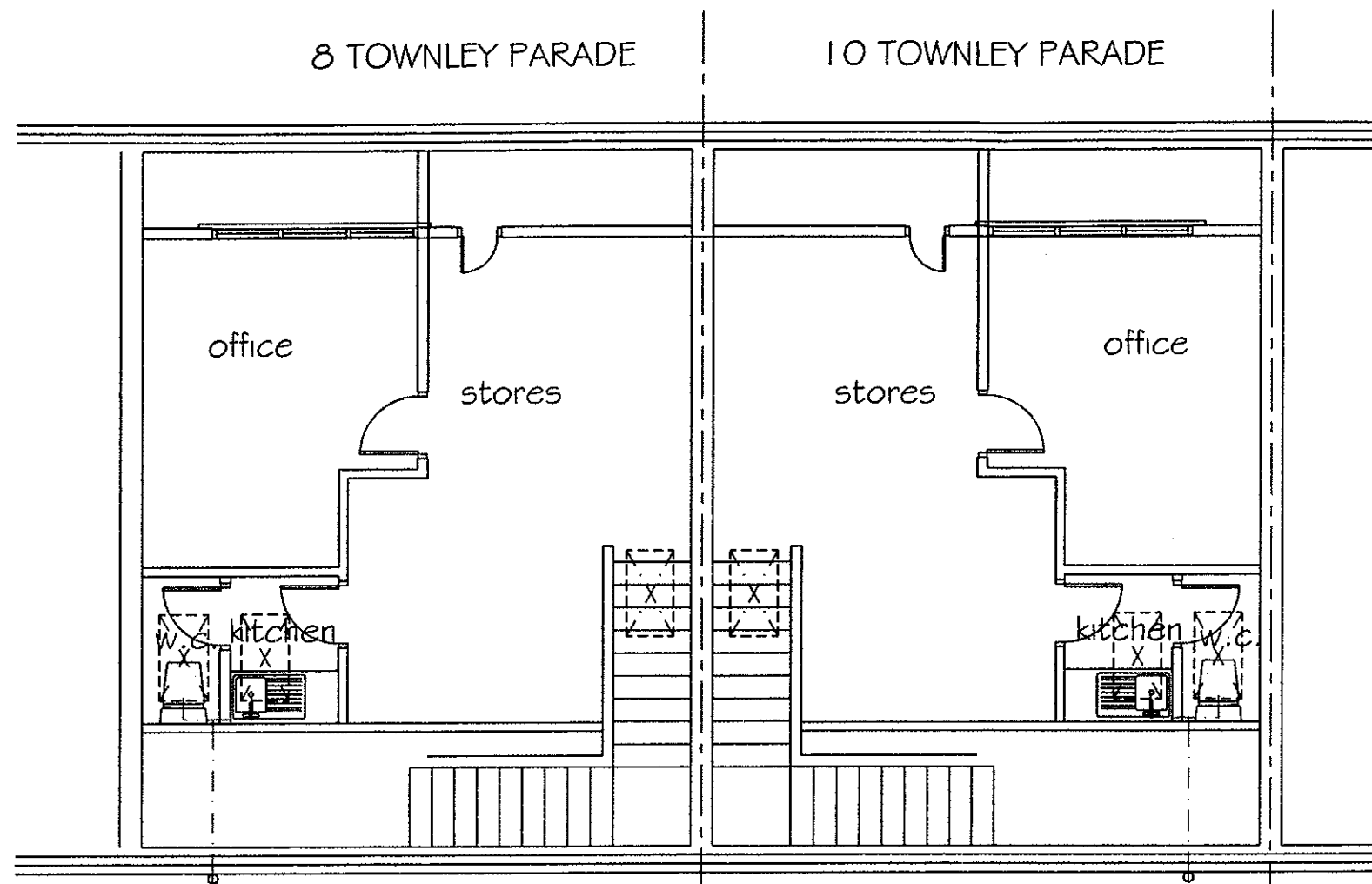
PROPOSED SINGLE STOREY REAR
EXTENSION

Drawing Title

EXISTING GROUND FLOOR PLAN

Job/Scheme Number		Drawing Number	
0400/93		Drawing No 01	
Scale	Date	Drawn	Checked
1/75th	May 12	a.t.l-h.	

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FIRST FLOOR PLAN

320120484P

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

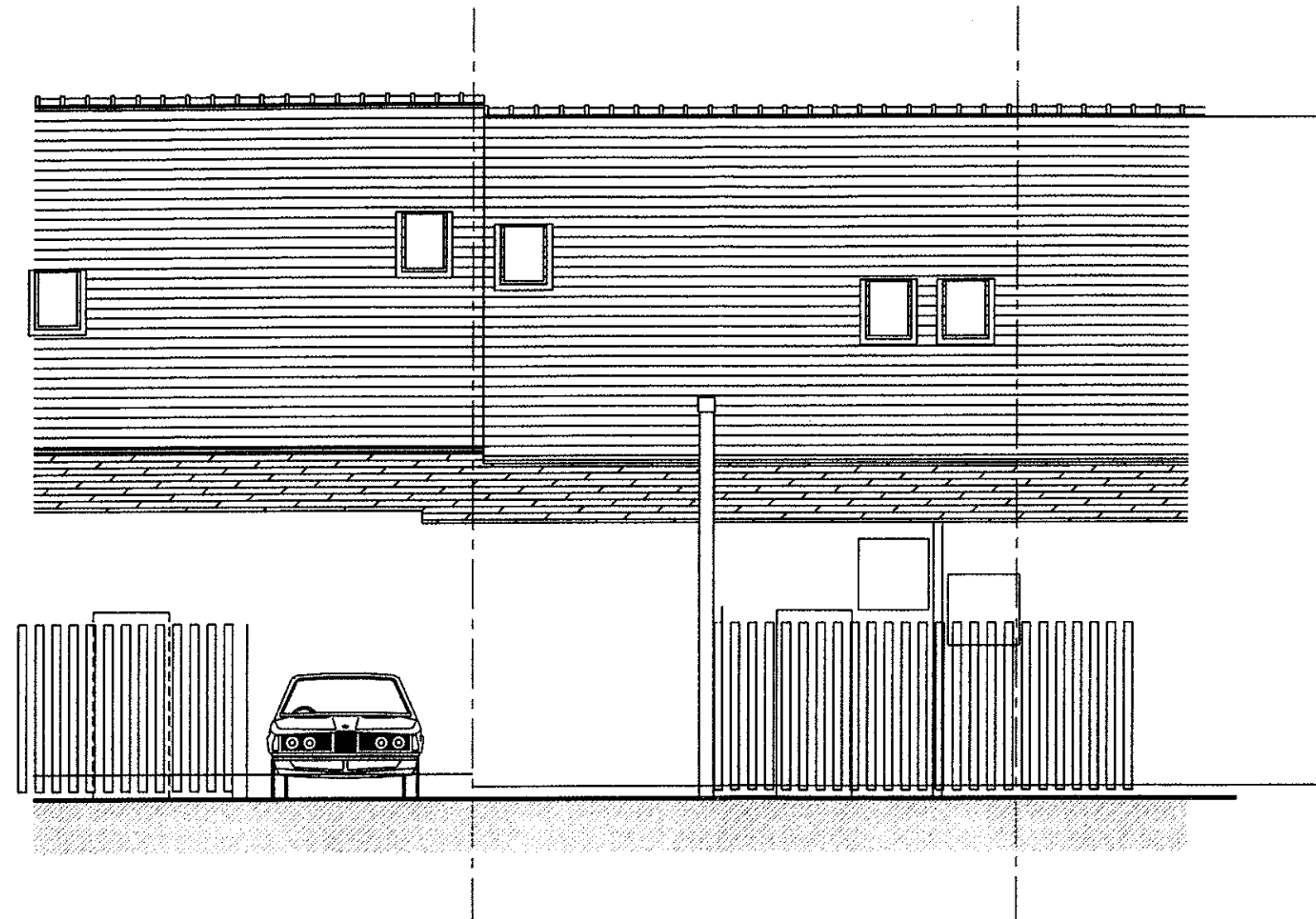
Client
 Dewhurst Construction,
 8 Townley Parade,
 Longridge,
 Nr Preston,
 Lancs.

Job/Scheme Title
 PROPOSED SINGLE STOREY REAR
 EXTENSION

Drawing Title
 EXISTING FIRST FLOOR PLAN

Job/Scheme Number		Drawing Number	
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Scale	Date	Drawn	Checked
1/75th	May 12	a.t.l-h.	

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REAR ELEVATION

320120484P

Rev.	Date	Description
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Client

Dewhurst Construction,
8 Townley Parade,
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Nr Preston,
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Job/Scheme Title

PROPOSED SINGLE STOREY REAR
EXTENSION

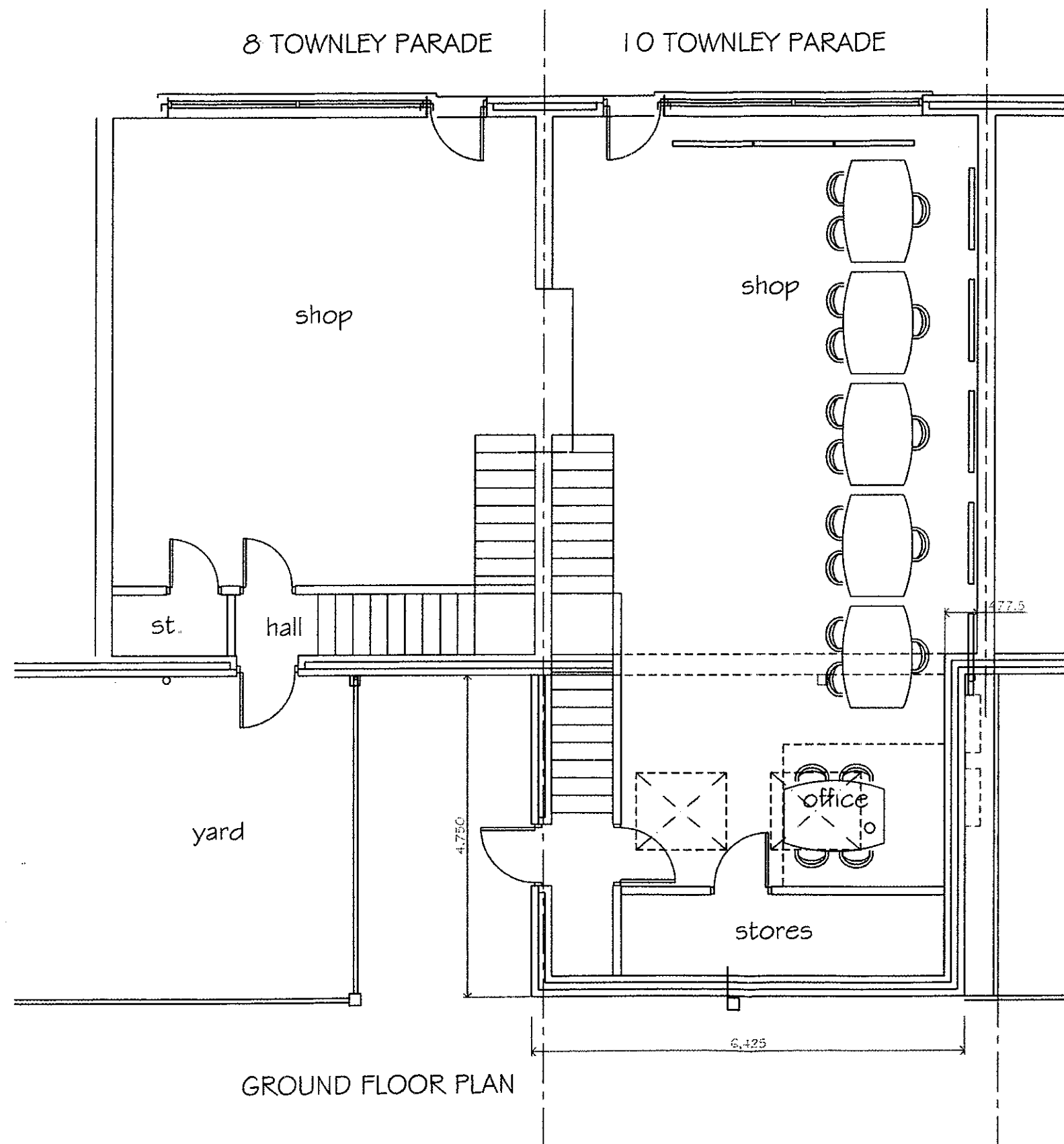
Drawing Title

EXISTING ELEVATIONS

Job/Scheme Number		Drawing Number	
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Scale	Date	Drawn	Checked
1/75th	May 12	a.t.l.h.	

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Client

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8 Townley Parade,
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Nr Preston,
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Job/Scheme Title

PROPOSED SINGLE STOREY REAR
EXTENSION

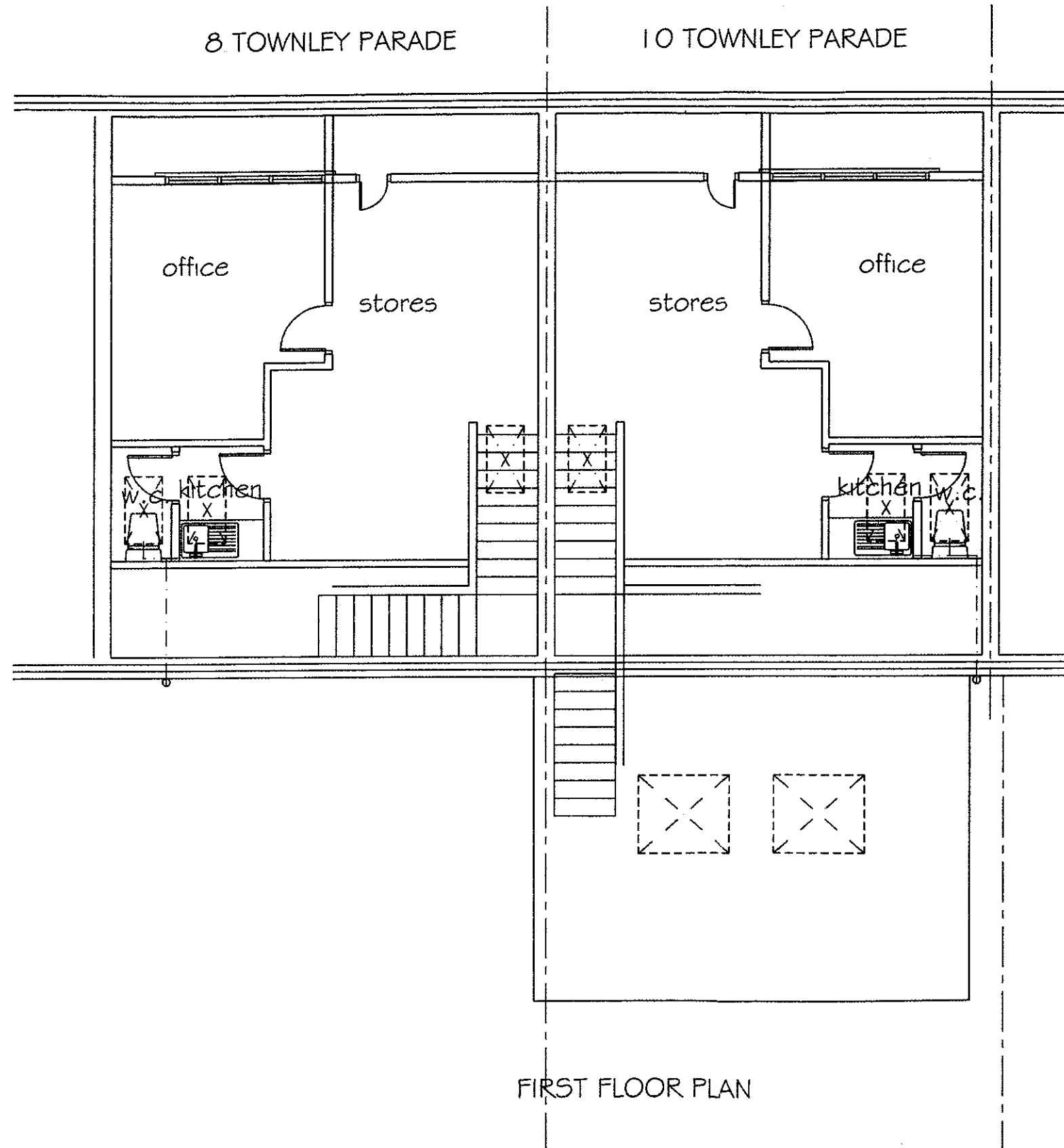
Drawing Title

PROPOSED GROUND FLOOR
PLAN

Job/Scheme Number		Drawing Number	
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Scale	Date	Drawn	Checked
1/75th	May 12	a.t.l-h.	

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Job/Scheme Title

PROPOSED SINGLE STOREY REAR
EXTENSION

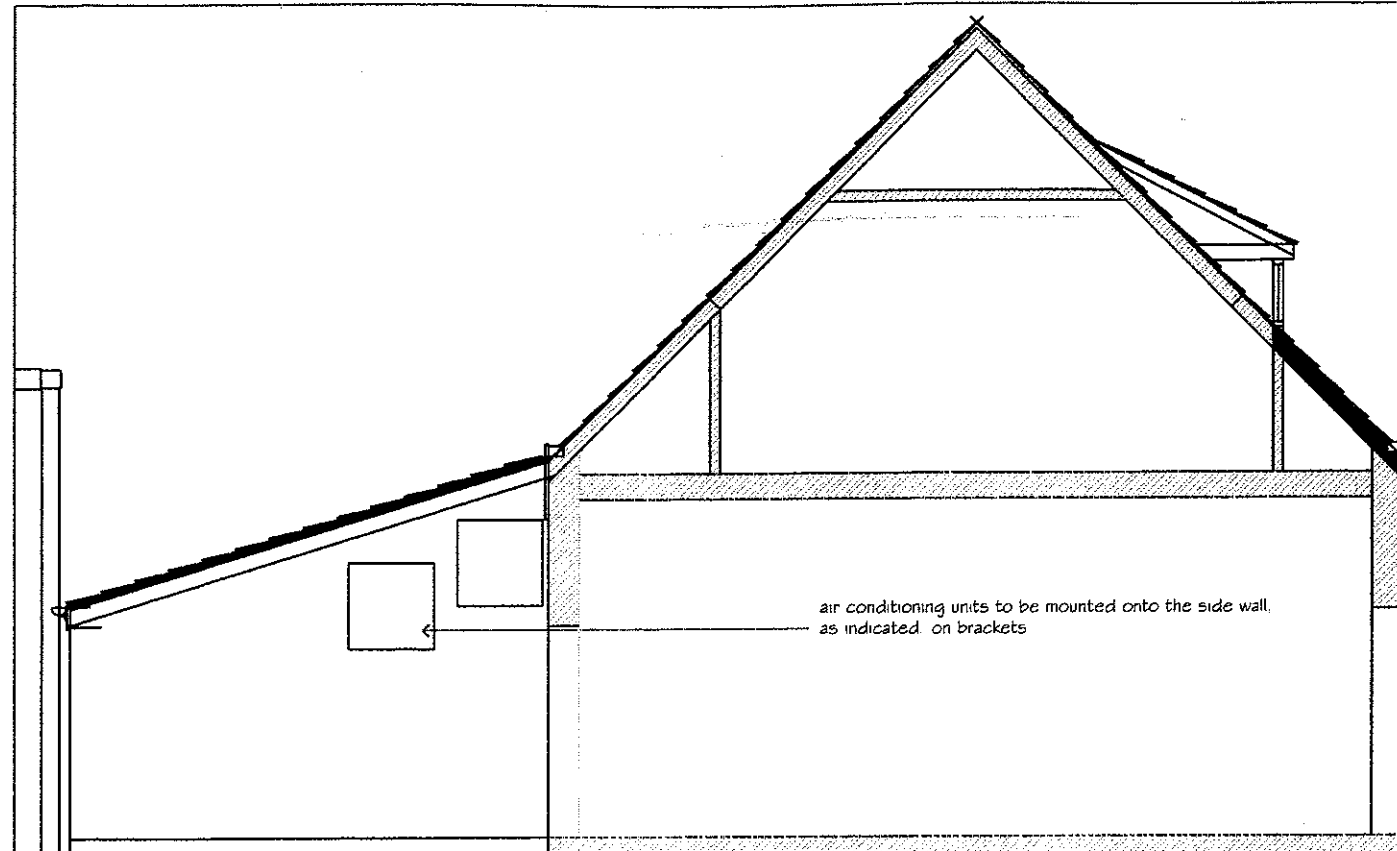
Drawing Title

PROPOSED FIRST FLOOR PLAN

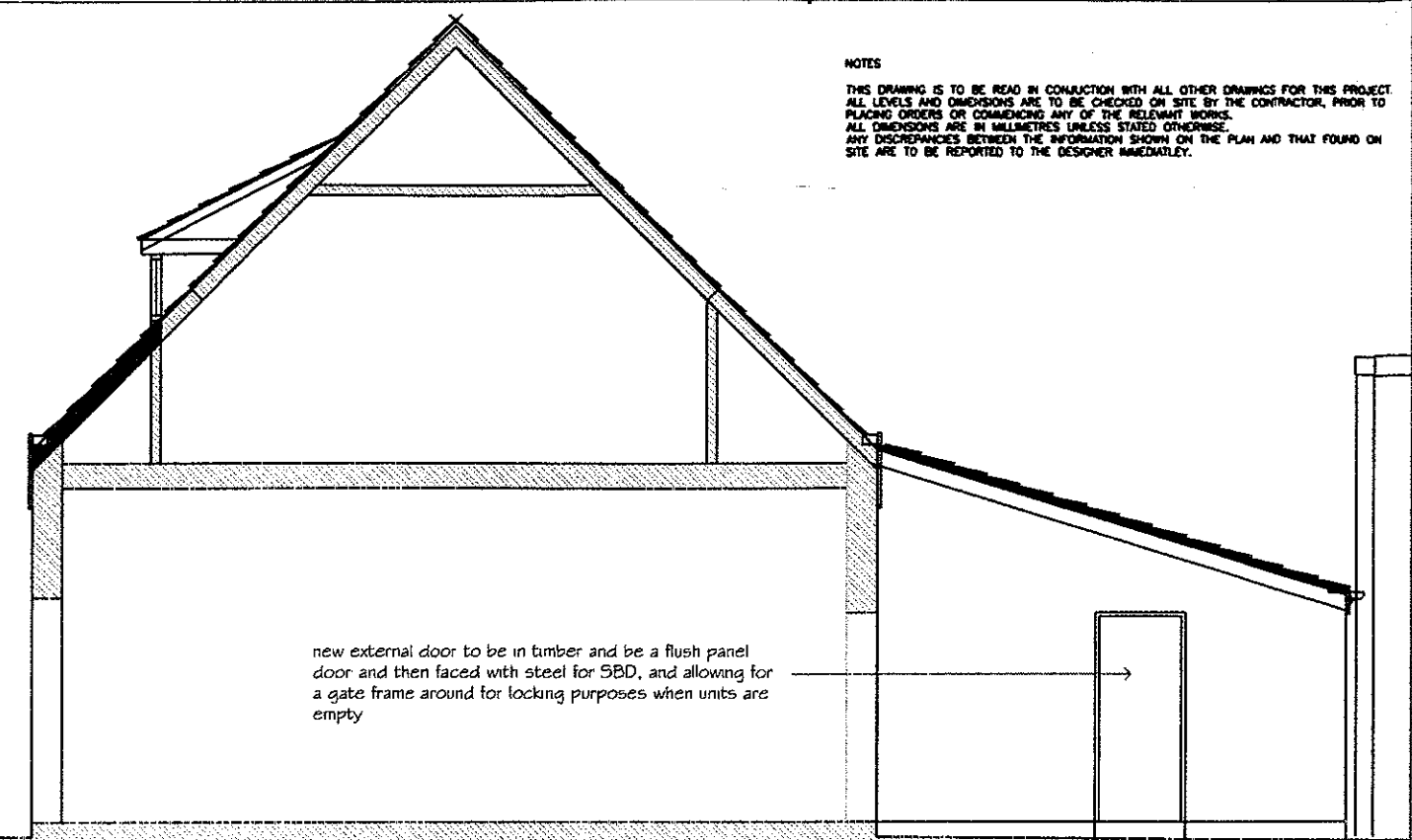
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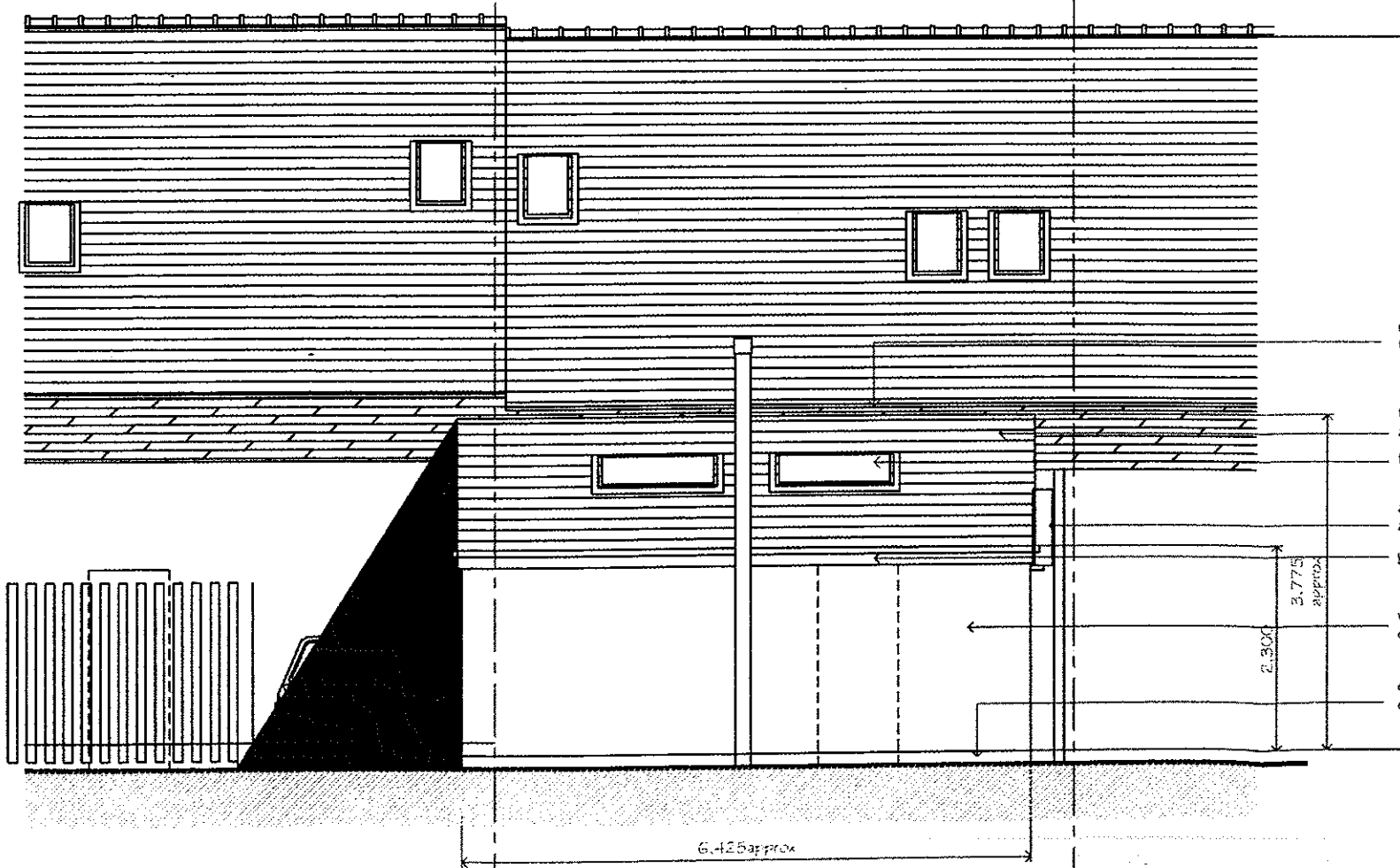
air conditioning units to be mounted onto the side wall as indicated on brackets



new external door to be in timber and be a flush panel door and then faced with steel for SBD, and allowing for a gate frame around for locking purposes when units are empty

SIDE ELEVATION

SIDE ELEVATION



make good the roof/fascia where damaged including lead flashing etc

tiled roof to be in marley modern smooth grey or equal approved

two number of rooflights by velux or equal approved

air conditioning units to be mounted onto the side wall as indicated on brackets

black gutters on black painted fascia boards

walls to be rendered with smooth tyrolean render colour of finish to be determined

coarsed stone walling to ground floor level to match the existing on site

REAR ELEVATION

320120484P

A.L.H. Design Services
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Client
Dewhurst Construction,
8 Townley Parade,
Longridge,
Nr Preston,
Lancs.

Job/Scheme Title
PROPOSED SINGLE STOREY REAR
EXTENSION

Drawing Title
PROPOSED ELEVATIONS

Job/Scheme Number		Drawing Number	
0 4 0 0 / 9 3		Drawing No 2 0	
Scale	Date	Drawn	Checked
1/75th	May 12	a.t.l.h.	

320120484P

DESIGN AND ACCESS STATEMENT AND
HERITAGE STATEMENT
FOR
10 TOWNLEY PARADE LONGRIDGE

DESIGN AND ACCESS STATEMENT

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED SINGLE
STOREY REAR EXTENSION TO EXISTING SHOP AT GROUND FLOOR
LEVEL,
AT
10 TOWNLEY PARADE, LONGRIDGE, LANCs.**

This statement is prepared in support of the previously submitted Planning Application made on behalf of Mr C. Dewhurst, Dewhurst Estate Agents, Townley Parade, Longridge, Nr Preston, Lancs, PR3 3HU

1.0 SITE 10 TOWNLEY PARADE, LONGRIDGE

The property is located on the main street of the town centre shopping area, towards the centre of the street, fronting onto the main adopted road but set slightly further back than the traditional footway. The unit is predominately a 1980's design being a 2 storey building in height but with rooms within the large roof space, with rooflights and a dormer window, traditional floor to ceilings, thus creating a typical shop/office unit. The unit is flanked on both sides and forms a terrace, all of which are shop/retail units and which have always been used as shops. It has had no extensions or alterations carried out on it in the past to provide further ancillary rooms to the rear.

The land slopes slightly from the front to the rear by approx. 100mm and as such provides no great design restraints. Access to the rear of the property is via Cherry Grove again another adopted road, the unit is bounded by other units all developed at the same time and in the same materials of render and slate to the rear, and is designated as a conservation area. The development would have no impact on any of the items above and access is through the front door which is already formed. 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 footprint of the house and extension is 49.95m², and has been used solely as a financial services property, which are easily distinguishable.

The client wishes to extend the property in a single storey fashion in order to create a larger floor area, as well as a more spatial office 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 remove the rear wall between the unit and the rear extension and form 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 shop unit with a internal ground floor area of 49.95m² floor area of approx., (ground and first floor areas 84.78m²) and a volume of 254m³. The building will increase in floor area at ground floor to 77.59m², whilst the volume will increase by a further 67.63m³, 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 more desirable shop unit.

the use of the ground floor will be for professional and financial purposes only, and is to be provided within the existing and new floor space and is to be opened to allow for a display area. It was therefore decided to use the existing entrance to the unit. We have also looked at creating a separate access in the rear to access the unit which will be used sparingly, and is a requirement for escape in case of fire, however this is merely a re-locating of the door to the side elevation (see proposed plans and elevations.

Design proposal described.

The existing site has open aspects to the front elevation towards the main street, 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 and extend 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 it within the existing building
- some minor alterations at ground floor level to allow access and to open the floor space entirely.
- At ground floor level the new extension will form a more secure structure than that of the fenced off yard area and can be formed within the clients own ownership area.

The Preferred design

The single storey rear extension , with a relocated side entrance/exit has little or no effect on the main appearance of the street scene at all. The adjoining property (No 6) has also had a single storey extension similar to this in order to again facilitate a 'supply and demand scenario', the level entrance to be formed at the rear 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

The extension is in sympathy to the surrounding buildings and has been built in materials to match that already on the site and does not overshadow onto the adjoining buildings

As mentioned previously the extension was kept primarily to the north easterly elevation to avoid overlooking , and overshadowing

After consultation with the client it was decided not to detract too much from the existing unit, but to alleviate the fundamental spatial problems, and be minimal in extension so as not to cause 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 the alterations and extensions to the unit allow 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 whilst the unit has a number of parking spaces allocated across the road on Cherry Grove (3 No of), 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 no impact on the surrounding dwellings in the form of overshadowing due to its position on the northern easterly side of the unit. In fact when looking at it in winter solstice, the solar shading has absolutely no effect

The materials chosen for the project are not only complimentary to those used in the immediate development, 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 room requirements, and in our opinion does not detract from the existing quality of the surrounding buildings

HERITAGE STATEMENT

HERITAGE STATEMENT

10 Townley Parade occupies a site halfway down the main shopping street of Berry Lane, and is one of a number of Shop units built around the mid 1970's and set back from the main street scene of Berry Lane itself from properties further down towards Inglewhite Road, and in fact is easily definable as 'recent' development due to its appearance and design.

The construction of the Townley Parade units is consistent and regular in pattern being of a typical 70's style of a glazed window of full storey height, and the a glazed and timber entrance door, with fascia signage over the glazing. Above this is a traditional slate roof with a secret gutter arrangement hidden by a large timber panelled fascia, and this is replicated on the rear, with the exception of the window being replaced rendered blockwork.

The tenants are rapidly expanding and at present will not have sufficient floor space should they not extend the unit, and are in need of further floor space. The design therefore has sought to use the existing rear yard for this new extension

The extension are in keeping with that of the existing materials, being of block and render whilst the roof will be tiled in a smooth slate looking tile, and have rooflights in it to allow natural light to project into the new floor space. The external door will be re-used, along with the existing air-conditioning and the security measures also will be re-located. The extension will seek to provide an additional floor space within the client land boundaries, and to the rear of the property therefore not affecting the natural street scene when viewed from the main street (Berry Lane)

The new extension will provide a minimal increased floor space and provide a fundamental and valuable area rather than moving premises in difficult economic times. An area which we feel will give the client further space and potential sales, and which we feel is appropriate to the building without affecting the street appearance