



RIBBLE VALLEY
BOROUGH COUNCIL

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

21 JUN 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 310120577 P

Fee paid £

Receipt No:

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: Mr & Mrs J. Swift

Company (optional): []

Unit: [] House number: [] House suffix: []

House name: Park Hey

Address 1: Stonegate Lane

Address 2: []

Address 3: []

Town: Ribchester

County: Lancashire

Country: []

Postcode: PR3 2ZS

2. Agent Name and Address

Title: Mr First name: A.

Last name: Croston

Company (optional): Janet Dixon Town Planners Ltd

Unit: [] House number: [] House suffix: []

House name: []

Address 1: 10A Whalley Road

Address 2: []

Address 3: []

Town: Clitheroe

County: Lancashire

Country: []

Postcode: BB7 1AW

3. Description of the Proposal

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

Change of use from offices to two shop units with two flats at first floor.

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: 44 to 46Address 1: Berry LaneAddress 2: Address 3: Town: LongridgeCounty: 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 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:

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. Authority Employee / MemberWith 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			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors	Timber/Aluminium	Aluminium to front door of 46 Timber to shop back doors	☐	☐
Boundary treatments (e.g. fences, walls)	Sandstone at front	Sandstone to match existing at front	☐	☐
Vehicle access and hard-standing			☒	☐
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:

Statement by James Dixon Town Planners Ltd, and Plan 108.05

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

11. 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):

Existing connections to main sewer - 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:

Former offices

Is the site currently vacant?

☒ Yes ☐ No

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

Offices

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐	1	1				2	Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							0

Social Rented							Social Rented								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0	Totals (a+b+c+d+e+f+g) =							0

Intermediate							Intermediate								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0	Totals (a+b+c+d+e+f+g) =							0

Key worker							Key worker								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0	Totals (a+b+c+d+e+f+g) =							0

Total proposed residential units (A+B+C+D) =	2	Total existing residential units (E+F+G+H) =	0
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TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

18. 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:	☐			100	
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐	192	192		
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 Resi C3	☐			92	
Please Specify	☐				
Total		192	192	192	

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			-
Proposed employees			4

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
Not known				

21. Site Area

Please state the site area in hectares (ha)

0.02

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):

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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:

Alan Austin

Date (DD/MM/YYYY):

19/06/2012

(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.

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):

19/06/2012

(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):

jdixonplanners@btconnect.com

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:

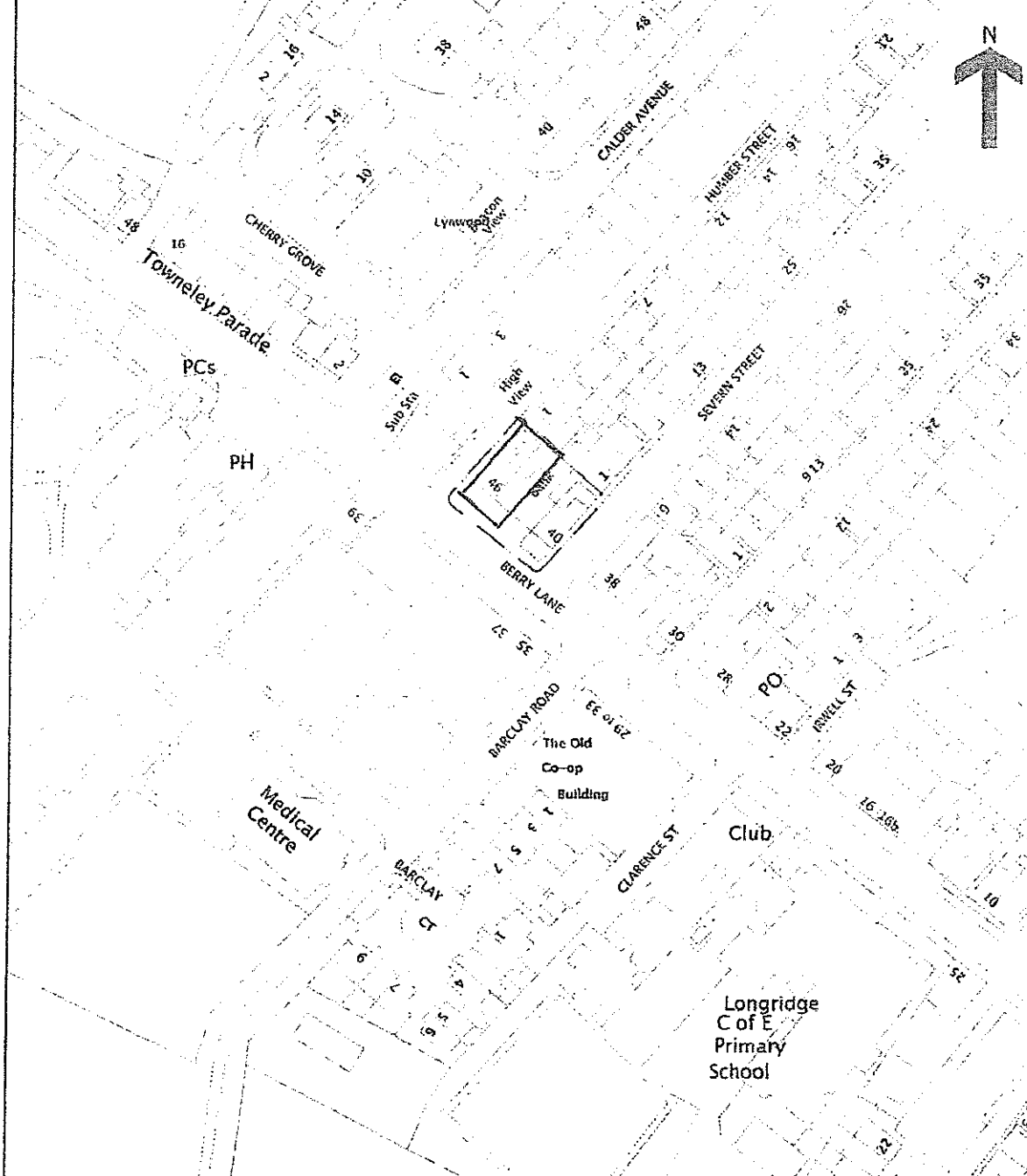
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Land Registry Index map plan

Title number not applicable
Ordnance Survey map reference SD6037SW
Scale 1:1250



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Plan prepared on 14/02/2012 at 00:00:01.

This Plan should be read in conjunction with result K29HHK8.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

PLANNING, DESIGN AND ACCESS STATEMENT**PROPOSED CHANGE OF USE OF OFFICES TO TWO SHOP UNITS WITH TWO FLATS AT FIRST FLOOR, 44 TO 46 BERRY LANE, LONGRIDGE**

1. This Statement is by Janet Dixon Town Planners Ltd in support of the planning application by Mr & Mrs J Swift.
2. The premises were once two adjoining properties which have been used as a single professional office for over 25 years. They occupy part of a terrace of commercial property containing a bank and a chemist in the commercial heart of Longridge and opposite the Coop Supermarket.
3. The proposal will simply return the properties to their previous independence through very minor alterations so that each is a small shop on the ground floor, whilst on the first floor each will have a small flat with independent access – one from Humber Street and one from Berry Lane using existing doors. Instead of a single stepped pedestrian access from the forecourt on to the pavement of Berry Lane, there will be two, each with matching stone steps and gate posts.
4. **PLANNING HISTORY**
There is no recent planning history.
5. **PLANNING POLICY**
As the premises are now underused and there is no longer a demand for this type of office premises in Longridge as evidenced by unoccupied offices available at both ground and first floors - plus Stonebridge Mill will provide additional fresh office accommodation to rent, then a new economic use is required if the premises are not to remain vacant. There is local demand for smaller shop units and the NPPF is clear in its advice that sustainable economic growth must be supported in planning decisions. The proposal also represents a financial investment within a main commercial frontage to Berry Lane – so is a very sustainable form of development. Support for retail use within centres is clear in para 23 of NPPF. The same paragraph also says that planning authorities “*should recognise that residential development can play an important role in ensuring the vitality of centres.....*”.
6. Ribble Valley Districtwide Local Plan Policy S4 supports the principle of this type of shopping in Longridge. It says “*proposals for new small scale shopping*

developments will be approved on sites which are closely related to existing shopping facilities...." In principle there is no policy objection to the proposal.

7. Other policies of the Local Plan which are relevant cover issues of amenity; traffic/parking, and conservation, as discussed below.
8. There are no issues of amenity created by having two shop units in this commercial terrace. Historically at least one of the properties used to be a shop. There are no changes to external windows and no overlooking at the rear where there is a gable to the end property in Humber Street. The proposed uses are ones which are appropriate to the location. Also, the creation of flats over shops can be "permitted development" indicating that in principle such a proposal is acceptable.
9. The whole premises are in commercial office use. The proposed changes will not create any significant parking or traffic changes. The proposed shop units are small at under 50sq.m each and unlikely to generate any significant traffic, and the flats are similarly very small and more likely to cater for tenants who may not have cars. There is on-street parking in Humber Street, but the public car park is directly opposite the site and linked by a pedestrian crossing and thus very convenient. The overall situation is similar or better than for much of the commercial properties fronting Berry Lane.

10. **CONSERVATION AREA**

The site is in Longridge Conservation Area. From the Appraisal, *"Berry Lane is largely a 19th century invention, notable for its straightness and gently undulating levels.....the street contains the principal buildings of the town". "Because of the different uses, the townscape in Berry Lane has more variety with larger prestigious buildings being separated by smaller, two storey terraces, often with ground floor shops"*

As in this case, *"the buildings of Longridge are almost exclusively built out of sandstone extracted locally"*. In terms of shopfronts, the Appraisal notes that *"there is a wide variety of shops in the Conservation Area, mostly with poorly designed shopfronts"*. In terms of detailing, *"boundaries in Longridge are almost invariably constructed from local sandstone, using a triangular, rectangular or rounded capping on the more prestigious boundaries, where the stonework is coursed and*

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the stone blocks regularly sized". This is being retained here. Also, "the Conservation Area contains a large number of well detailed stone gate piers". The existing pair are plain but are being retained on site, and a further matching pair will be provided as part of the shop entrances.

11. The existing character of a commercial frontage to original terraced property is fully maintained and thus in harmony with the character of the Conservation Area. Because of the significant change in level from Berry Lane pavement to the shop entrances there are sandstone steps and a low stone wall. These features are retained with a second set of matching steps and gate posts being installed so that each shop has its own entrance. Because of the level change it is not possible to provide a ramped access to either doors that complies with the requirements for disabled access under the Building Regulations Part M. Therefore, in these circumstances the applicant is providing alternative access for disabled users via the rear yard where no steps are involved. The rear ground floor casement window in each shop will be converted into a doorway to provide this. In addition, we are proposing steps and handrails to both shops from Berry Lane that comply with the requirements for ambulant disabled. Overall this is the best solution in the circumstances, and preserves the existing character of the buildings.

11. **CONCLUSION**

The proposal represents sustainable economic development in accordance with the NPPF. There are only very minor physical changes proposed which are in complete sympathy with its character and thus the investment will help to preserve the Conservation Area and the vitality of the commercial area.

Alan D Croston BA (Hons) MRTPI

on behalf of

Janet Dixon Town Planners Ltd, 10A Whalley Road, Clitheroe BB7 1AW

Tel: 01200 425051

June 2012

HERITAGE STATEMENT

44-46 BERRY LANE, LONGRIDGE

320120577P

- 1 This statement has been required by the Authority to support a planning application by Mr & Mrs Swift to change the use of 44-46 Berry Lane Longridge into 2 flats and 2 shops. Please also see the submitted Planning, Design and Access Statement for full details, and the supporting photos from the Longridge Archive.

HISTORY

2. The application premises were built in the 1880's as part of a block of four, stone faced terraced houses fronting Berry Lane. Each had a front garden enclosed by a stone wall. This remained the position in the 1907 photo from the Longridge Archive. The building was located next to where the railway crossed Berry Lane and it was the arrival of the railway which signalled a growth in development of the village. Berry Lane became the main street of the emerging town by the end of the 19th century. Most public buildings such as St Pauls Church and the Cooperative front the lane.
3. As the town grew at the start of the 20th century the Coop expanded from its major base across the road so that nos. 44 and 46 were acquired by them to create a pharmacy and dispensary. This involved taking away the garden walls and installing two shop fronts which are clear by the 1939 photograph from the Longridge Archive.
4. In detail, no. 44 was given a stone framed chamfered bay window with a stone parapet. The front door remained on the eastern end of the frontage. At the front of no. 46 was added a projecting shop front in timber with a central door position recessed between shop windows. This was the pharmacy shop and customer entrance. There is no information as to what happened at first floor, but it is likely given security issues, that it was only used as ancillary space for the Coop.
5. It appears from photographs in the Longridge Archive that the forecourt became a joint one-open but with continuous steps across all of nos. 42 to 46. There is no evidence of any other external alterations to either property at this time.
6. The Coop use continued into the 1970's (1970 photo Longridge Archive) and there may be a gap before Michael Raynor Associates acquired the premises in the 1980's as an Architects office using both floors of the building.

The former shop bay window to no 46 was retained in shape and modernised but not used for access. By 1999 (Longridge Archive photo) the forecourt had been re-enclosed by a stone wall and coping, leaving just a single pedestrian stepped entrance with gateposts to no 44

CONSERVATION AREA

- 7 The site is in Longridge Conservation Area. The building is not listed and is one of many similar properties. The Conservation Area Appraisal document says that: *"Berry Lane is largely a 19th century invention, notable for its straightness and gently undulating levels . . . the street contains the principal buildings of the town". "Because of the different uses, the townscape in Berry Lane has more variety with larger prestigious buildings being separated by smaller, two storey terraces, often with ground floor shops"* As in this case, *"the buildings of Longridge are almost exclusively built out of sandstone extracted locally"*. In terms of shopfronts, the Appraisal notes that *"there is a wide variety of shops in the Conservation Area, mostly with poorly designed shopfronts"*. In terms of detailing, *"boundaries in Longridge are almost invariably constructed from local sandstone, using a triangular, rectangular or rounded capping on the more prestigious boundaries, where the stonework is coursed and the stone blocks regularly sized"* This is being retained here. Also, *"the Conservation Area contains a large number of well detailed stone gate piers"* The existing pair are plain but are being retained on site, and a further matching pair will be provided as part of the shop entrances.

8 EVALUATION

The proposal is to provide a form of enclosure and steps to the forecourt which begins to return the frontage appearance to its original form. As the details are wholly matching the style and character of the buildings, this is an enhancement to the Conservation Area

- 9 In the enclosed rear yard of the premises, two existing casement windows will have their openings deepened to enable doorways to be inserted instead of windows. There is no external impact. To comply with modern energy requirements two domestic air source heat pumps will be wall mounted at the rear. The two rear wings of the buildings effectively enclose the view of these and no one has a direct view on to them so there is no wider external effect.
- 10 The existing character of a commercial frontage to original terraced property is fully maintained returning to a ground floor retail use reflects how the building was used for

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decades. It is thus in harmony with the character of this part of the Conservation Area. Because of the significant change in level from Berry Lane pavement to the shop entrances there are now sandstone steps and a low stone wall. These features are retained with a second set of matching steps and gate posts being installed so that each shop has its own entrance. Because of the level change it is not possible to provide a ramped access to either doors that complies with the requirements for disabled access under the Building Regulations Part M. Therefore, in these circumstances the applicant is providing alternative access for disabled users via the rear yard where no steps are involved. The rear ground floor casement window in each shop will be converted into a doorway to provide this. In addition, we are proposing steps and handrails to both shops from Berry Lane that comply with the requirements for ambulant disabled. Overall this is the best solution in the circumstances, and preserves the existing character of the buildings.

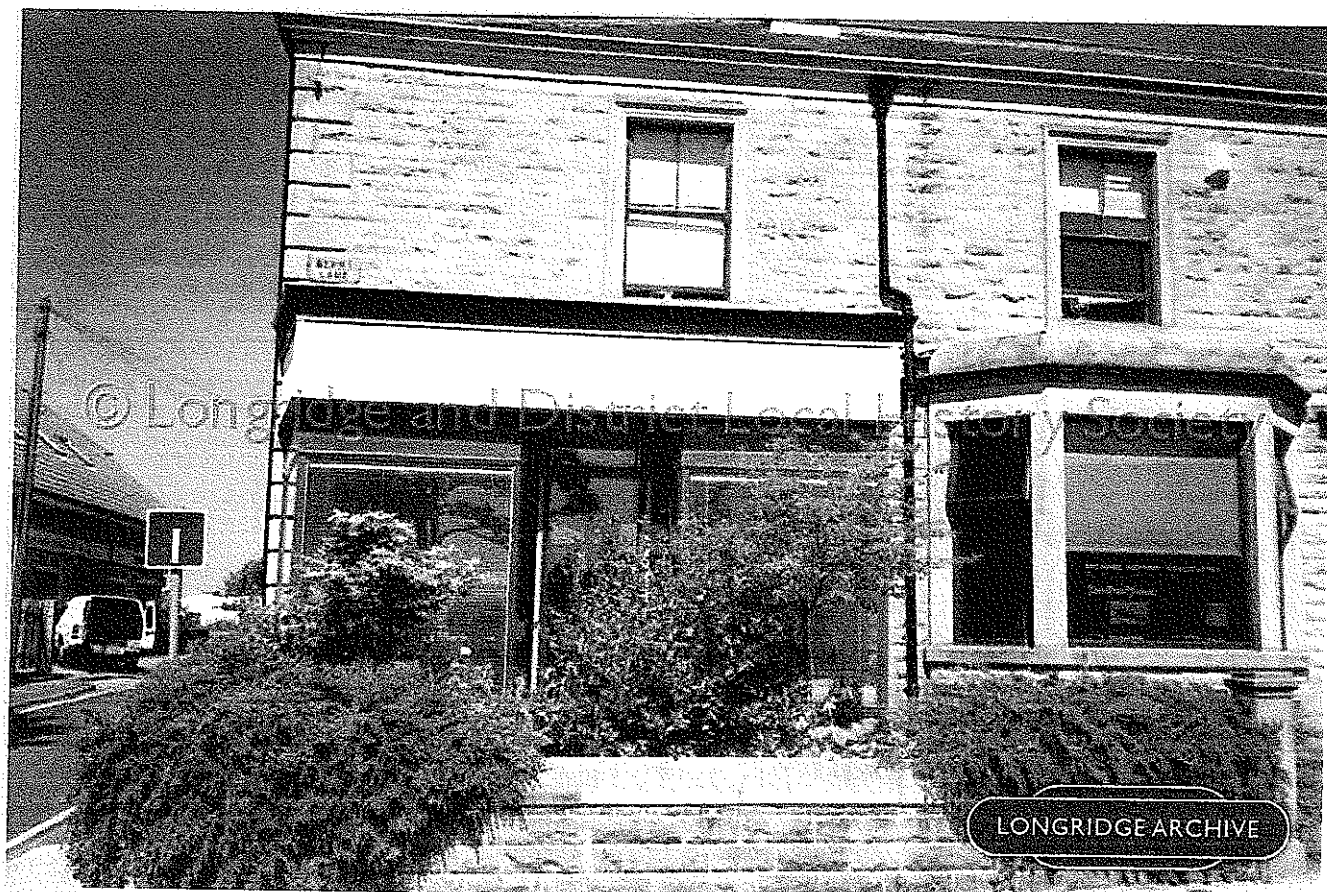
CONCLUSION

- 11 The investment into the property will assist in maintaining the wider economic health of the area and the preservation of the fabric. Longridge has a huge Conservation Area and these premises are within a run of mixed commercial uses occupying former late 19th century terraced houses fronting Berry Lane. The proposal continues the character as identified in the Appraisal. There are only very minor physical changes proposed and the minor forecourt amendments help restore that element of the character which historically dominated Berry Lane but is now only seen in fragments. Overall the proposal represents an enhancement of the character Conservation Area.

Janet Dixon Town Planners Ltd

June 2012

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Michael Rayner Architect
Berry Lane



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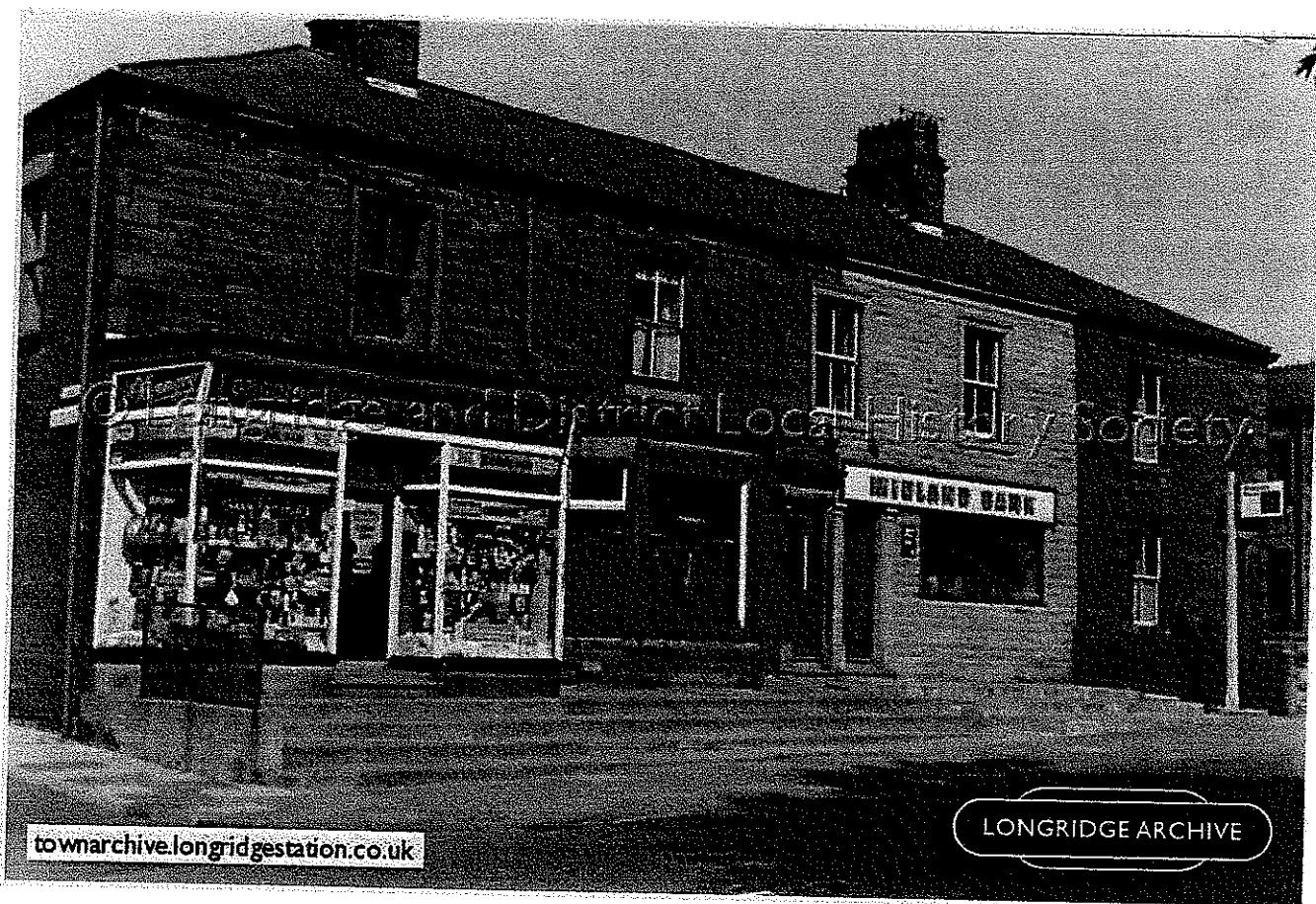
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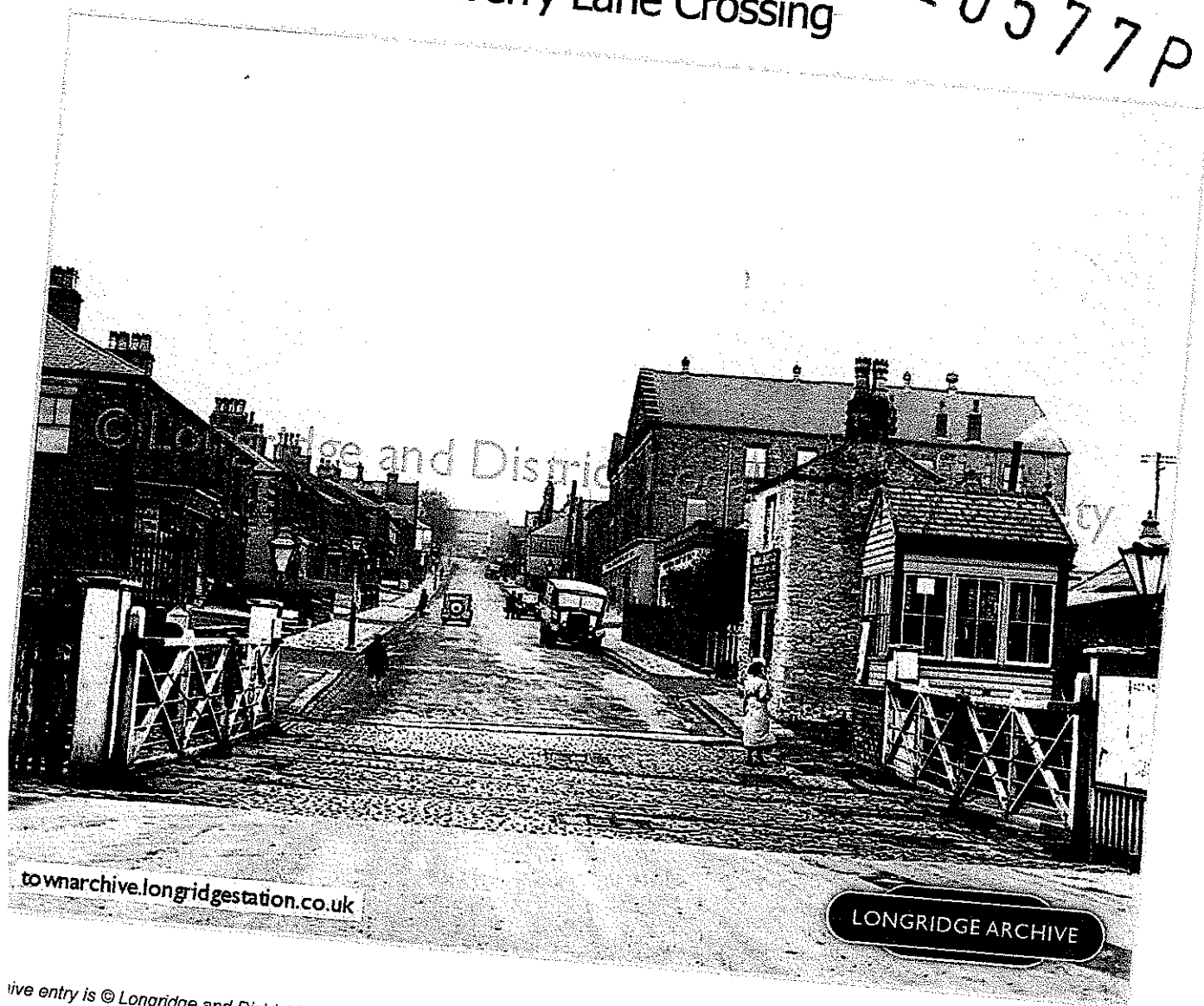
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