



RIBBLE VALLEY
BOROUGH COUNCIL

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

17 OCT 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120955 P

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: MR First name: TONY
Last name: NICHOLS
Company (optional):
Unit: House number: 3 House suffix:
House name:
Address 1: FLEMING SQUARE
Address 2: MARKET PLACE
Address 3:
Town: LONGRIDGE
County: LANCS.
Country:
Postcode:

2. Agent Name and Address

Title: MR First name: ALAN
Last name: LOND-HANDOCK
Company (optional): BARLEY A.L.H. DESIGN SERVICES
Unit: House number: House suffix:
House name: BARLEY COTTAGE
Address 1: BREWERY STREET
Address 2:
Address 3:
Town: LONGRIDGE
County: LANCS.
Country:
Postcode: PR3 3NB

3. Description of the Proposal

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

FORMATION OF TWO BED FLAT OVER 'TONY'S CHIPPY', MARKET PLACE
LONGRIDGE, INCLUDING EXTERNAL REAR STAIRCASE.

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: 23. House suffix:

House name: TONY'S CHIPPY.

Address 1: MARKET PLACE.

Address 2:

Address 3:

Town: LONGFORD

County: LAKES

Postcode (optional): PR3 3RR.

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:

SEPARATE BINS TO BE LOCATED ON LANDING AREA

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 member

Do 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 AND RENDER	TO MATCH, WHERE REQUIRED	☐	☐
Roof	WELSH-BLUG SLATE.	TO MATCH WHERE MADE GOOD	☐	☐
Windows	TIMBER PAINTED	N/A.	☐	☐
Doors	TIMBER, WHITE PAINTED.	TIMBER TO BE PAINTED.	☐	☐
Boundary treatments (e.g fences, walls)	STONE WALLING.	N/A	☐	☐
Vehicle access and hard-standing	N/A.	N/A.	☐	☐
Lighting	N/A.	N/A	☐	☐
Others (please specify)		PRE-FABRICATED METAL STAIRS.	☐	☐

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:

EXISTING FLOOR PLANS, EXISTING ELEVATIONS, PROPOSED PLANS + PROPOSED
ELEVATIONS, LOCATION PLAN AND DESIGN AND ACCESS 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	1	1	0
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 DRAIN WITHIN CLIENTS
BOUNDARY TO COLLECT NEW WASTE.

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:

SHOP (CHIPPY) AND HOUSE OVER. AT
FIRST FLOOR LEVEL.

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

27/12

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	☐		1				1
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

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)=							0

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)=							0

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)=							0

Total proposed residential units (A+B+C+D)= 1

Existing Housing

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

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)=							0

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)=							0

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)=							0

Total existing residential units (E+F+G+H)= 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 0

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	☐	59.41m	4.93	
	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			59.41	4.93	

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	2	3	
Proposed employees	2	3	

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
CLUB	11.30 - 1.30	11.30 - 1.30		
	4.30 - 8.00	4.30 - 8.00		

21. Site Area

Please state the site area in hectares (ha)

65 m sq.

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):

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):

A. Hughes

12.10.2012.

(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):

07763061580

Country code:

Fax number (optional):

Email address (optional):

allanlloydhaydock@hotmail.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:

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED CREATION
OF 2 BED FLAT OVER TONY'S CHIPPY,
AT
MARKET PLACE, LONGRIDGE, LANCS.**

This statement is prepared in support of the previously submitted Planning Application made on behalf of Mr T. Nichols, 3 Fleming Square, Longridge, Nr Preston, Lancs,

1.0 SITE TONY'S CHIPPY, MARKET PLACE, LONGRIDGE

The property is located on just off the main street of the town centre shopping area, towards the eastern end (top) of the street, fronting onto the main adopted road. The Chippy is predominately a 2½ storey building in height, with a stepped arrangement throughout it in order to create a cellar to the rear, thus creating a tall terraced house. The house is in the middle of the run of terraced houses, some of which have been converted already into shops and takeaways. It has had no extensions on it and only a small amount of alteration carried out on it in the past to provide the shop front façade.

The land falls gradually along the front, however it is stepped as you access the rear and there is a cellar as such provides no great design restraints. To the side of the house is an adopted access road, which allows for vehicles to access to the rear of the properties also on Market Place, and this is bounded by houses/shop gables of stone and render, and is designated as an area of conservation. The development would have no impact on any of the items above as the access to the flat would be via the new external staircase to the rear. Although the predominant use of the land is residential /shopping it is overlaid with a relatively dense pattern of built development of mixed useage.

The house/flat will be accessed off the rear new external staircase known as Fleming Square, and therefore the flat will be kept under a separate access while the existing ground floor shop is accessed from the existing level access off Market Square for the house. The footprint of the shop and the house is 60.90m², and has been used as a shop and residential property, which are easily distinguishable.

Internally the client wishes to redesign the floor space so that the new external staircase can be used solely for the flat at first floor level, as demands within the locality are exceeding the amount available the level access for a public building is a requirement of building regulations now.

2.0 DESIGN MATTERS

The design proposal in brief

The building at present is a traditional residential house with a floor area of approx. 70 90m², (cellar, ground and first floor areas 111.71m²) and a volume of 312.78m³ cu. The client wishes to update the house and make it a more desirable and useable building by modifying the internal spatial arrangement to form a more practical layout at first floor and creating a second floor level. 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 dwelling unit.

It was therefore decided to create a separate entrance to the flat from the rear, rather than trying to create a hotch-potch of an access off the existing front door. We have also looked at creating a separate access in the rear to access the first floor flat and use the main entrance door for the Chippy off Market Square. By creating the rear access it also provides the flat with definitive access whilst maintaining the shop frontage.

Design proposal described.

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

- It was decided to form a separate entrance to the flat rather than using the existing house entrance, to create its own identity,
- some minor alterations at first floor level to allow access and to open the floor space entirely.
- Externally at ground floor level we opened up the existing window to allow for a door opening for the flat access whilst minimising the amount of new openings.

The Preferred design

The change of use of the existing house to a flat, with a separate access has little or no effect on the main appearance of the street scene, but is nearly bringing it in align with other designs continuing along Market Square and modern designs, the level access 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, whilst maintaining the main pavement width.

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

Development Department

Council Offices, Church Walk, Clitheroe, Lancs, BB7 2RA

Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157

320120955P



RIBBLE VALLEY
BOROUGH COUNCIL

Location Plan

Map Ref: SD6037SE

Scale: 1:2500



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RECEIPT NO

SOLD BY

320120955P

DESIGN AND ACCESS STATEMENT AND
HERITAGE STATEMENT
FOR
23 MARKET PLACE LONGRIDGE

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED CREATION
OF 2 BED FLAT OVER TONY'S CHIPPY,
AT
MARKET PLACE, LONGRIDGE, LANCS.**

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Internally the client wishes to redesign the floor space so that the new external staircase can be used solely for the flat at first floor level., 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

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It was therefore decided to create a separate entrance to the flat from the rear, rather than trying to create a hotch-potch of an access off the existing front door. We have also looked at creating a separate access in the rear to access the first floor flat and use the main entrance door for the Chippy off Market Square. By creating the rear access it also provides the flat with definitive access whilst maintaining the shop frontage.

Design proposal described.

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

- It was decided to from a separate entrance to the flat rather than using the existing house entrance, to create its own identity,
- some minor alterations at first floor level to allow access and to open the floor space entirely.
- Externally at ground floor level we opened up the existing window to allow for a door opening for the flat access whilst minimising the amount of new openings

The Preferred design

The change of use of the existing house to a flat, with a separate access has little or no effect on the main appearance of the street scene, but is nearly bringing it in align with other designs continuing along Market Square and modern designs, the level access 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, whilst maintaining the main pavement width.

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

CAR PARKING

No parking problems are envisaged as there is space already at the front of the site as it is within the town Centre demarcation and therefore allows for on-street parking, and the majority of visitors will be on-street parking as for the remainder of the public.

SUMMARY

To summarise the following should be considered :-

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

The amenity space is un affected

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 not only modern and 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

23 Market Place occupies a site along the main terraced building known as Market Place, and is one of a number of Shop/take away units, and was built around the mid 1900's and is opposite the Palace Cinema, and access directly off the pavement.

Originally a house it was converted to a Chip shop some many years ago, and is bounded on the sides by additional Takeaways, with a flat/ over at first floor levels. When viewed from the front on the right hand side (No 25) was 'The Weavers public house, however over recent years this has been left vacant and has recently been converted into two separate flats, and in fact is easily definable as '1900's' development due to its appearance and design with regards to scale and heights etc.

The construction of the Market Place is consistent and regular in pattern being of a typical 1900's style of stone facing's and slate roofs and with tall ceilings internally

The door opening has remained as previously, along with the window, and a glazed timber entrance door, with signage over the window. Above this is a traditional stone faced elevation to a first floor window, and then beyond this is further stone before a stone gutter arrangement and a slate roof

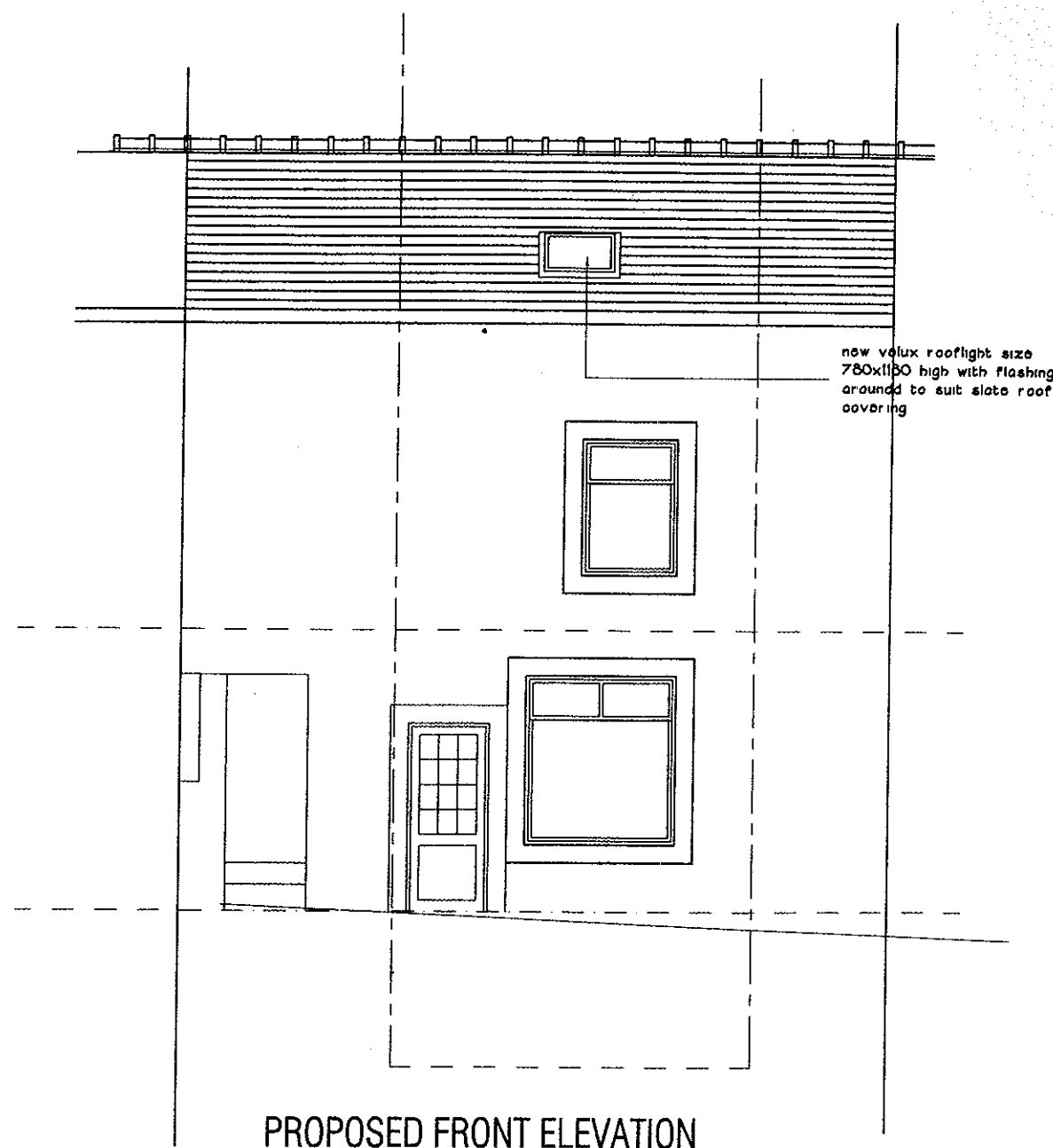
No change is to be made to the front elevation, and the only alterations to take place aesthetically are to the rear where a new pre-fabricated external staircase is to be formed, and the window opening is to be made in to the entrance door for the flat

The new access will allow for the flat to be accessed without the need to gain access through the shop, and therefore create its own entrance location, which will also cause less disturbance to the working of the shop, the alterations which we feel are necessary in order for the flat to become viable are appropriate to the building without affecting the street appearance

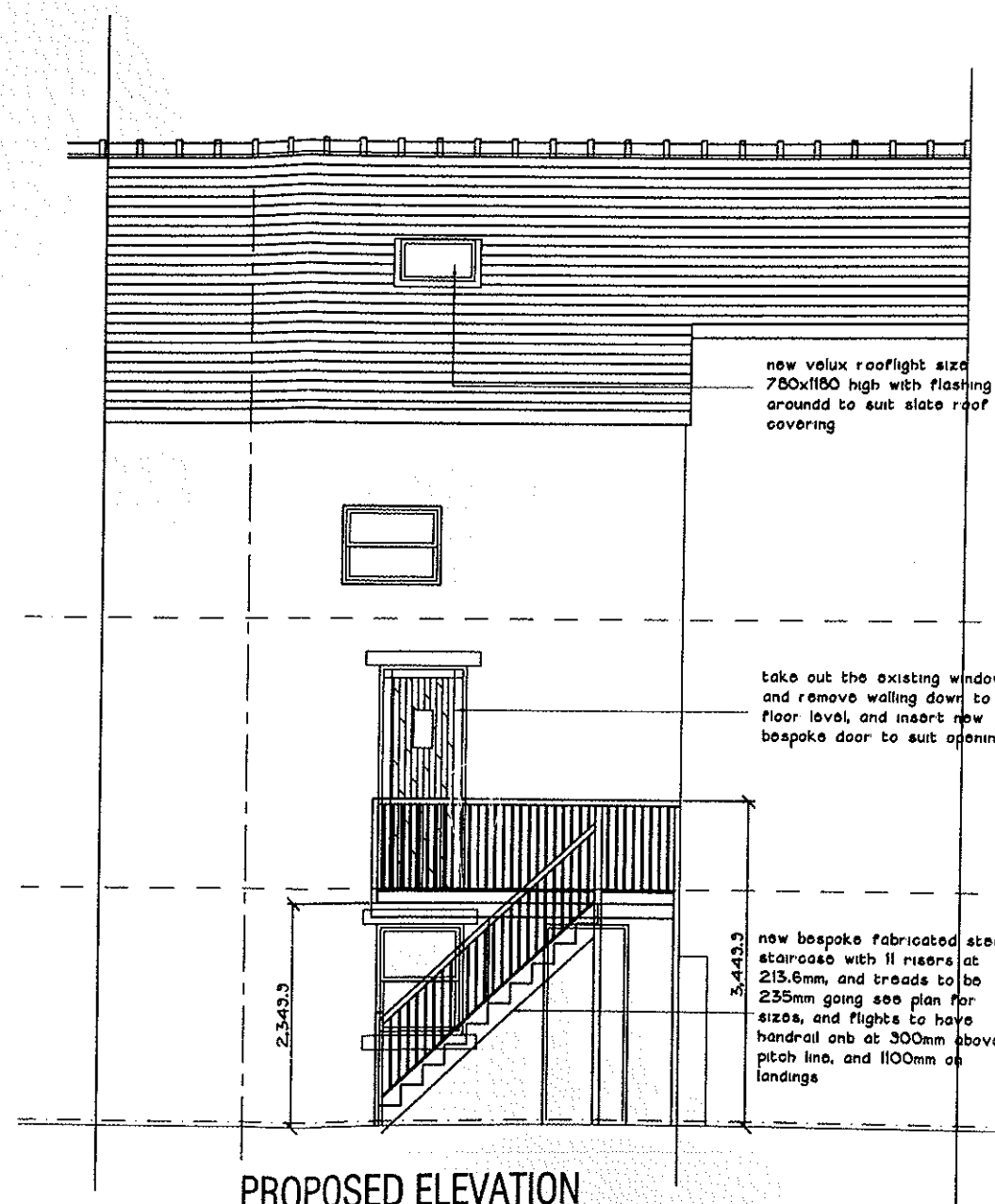
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PROPOSED FRONT ELEVATION



PROPOSED ELEVATION

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

Mr T. Nichols,
3 Fleming Square,
Longridge,
Nr Preston,
Lancs. PR3 3NB

Job/Scheme Title

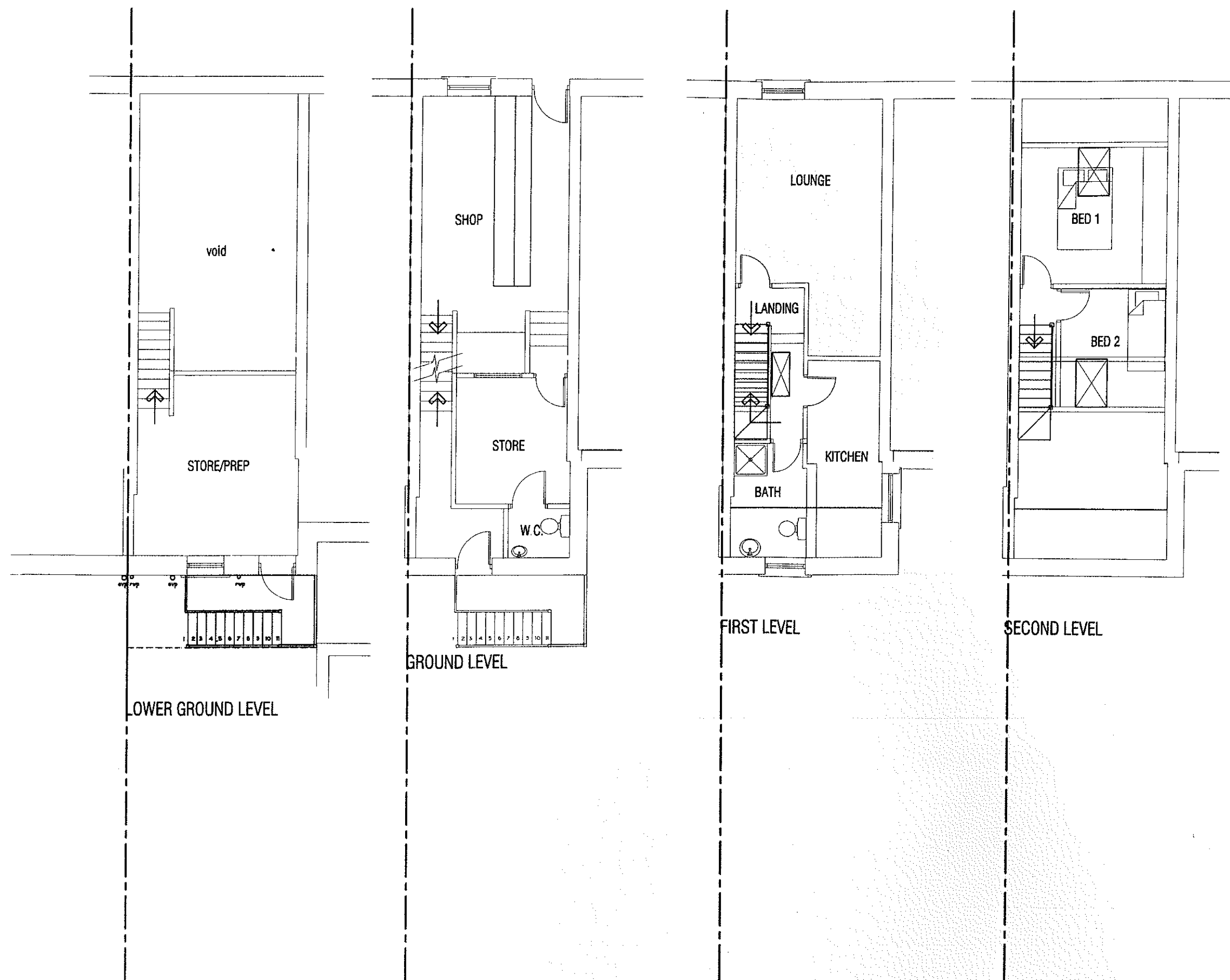
CONVERSION OF FIRST AND
SECOND FLOOR TO FORM 2 BED
FLAT AND EXTERNAL STAIRCASE
AT
TONY'S CHIPPY, MARKET PLACE,
LONGRIDGE

Drawing Title

PROPOSED ELEVATIONS

Job/Scheme Number		Drawing Number	
0411/93		Drawing No 15	
Scale	Date	Drawn	Checked
1/75th	Sept 12	a.t.l-h.	

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Barley Cottage, Brewery Street, Longridge, Lancs. PR3 3NB, Tel & Fax : (01772) 785719

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Mr T. Nichols,
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Nr Preston,
Lancs. PR3 3NB

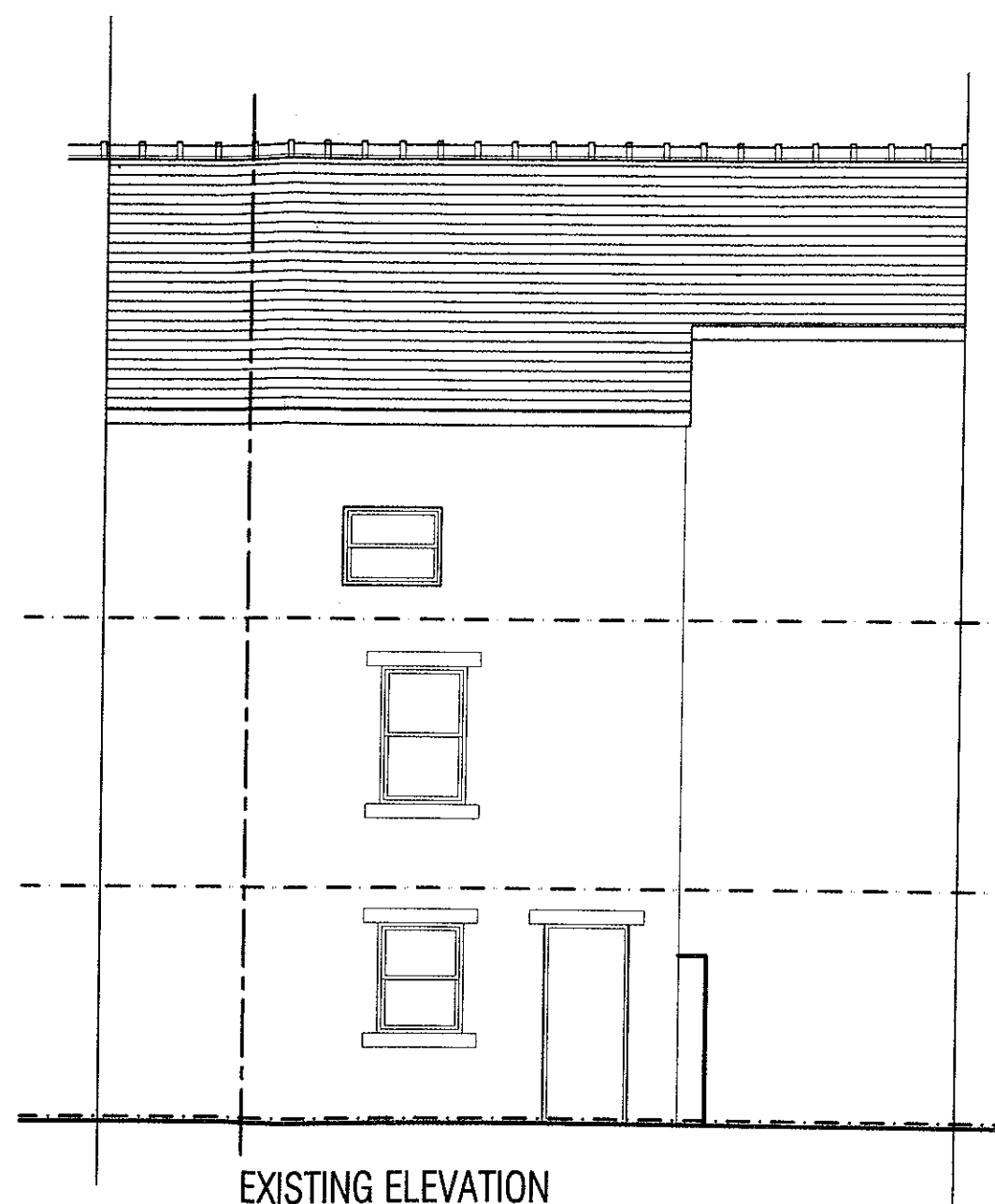
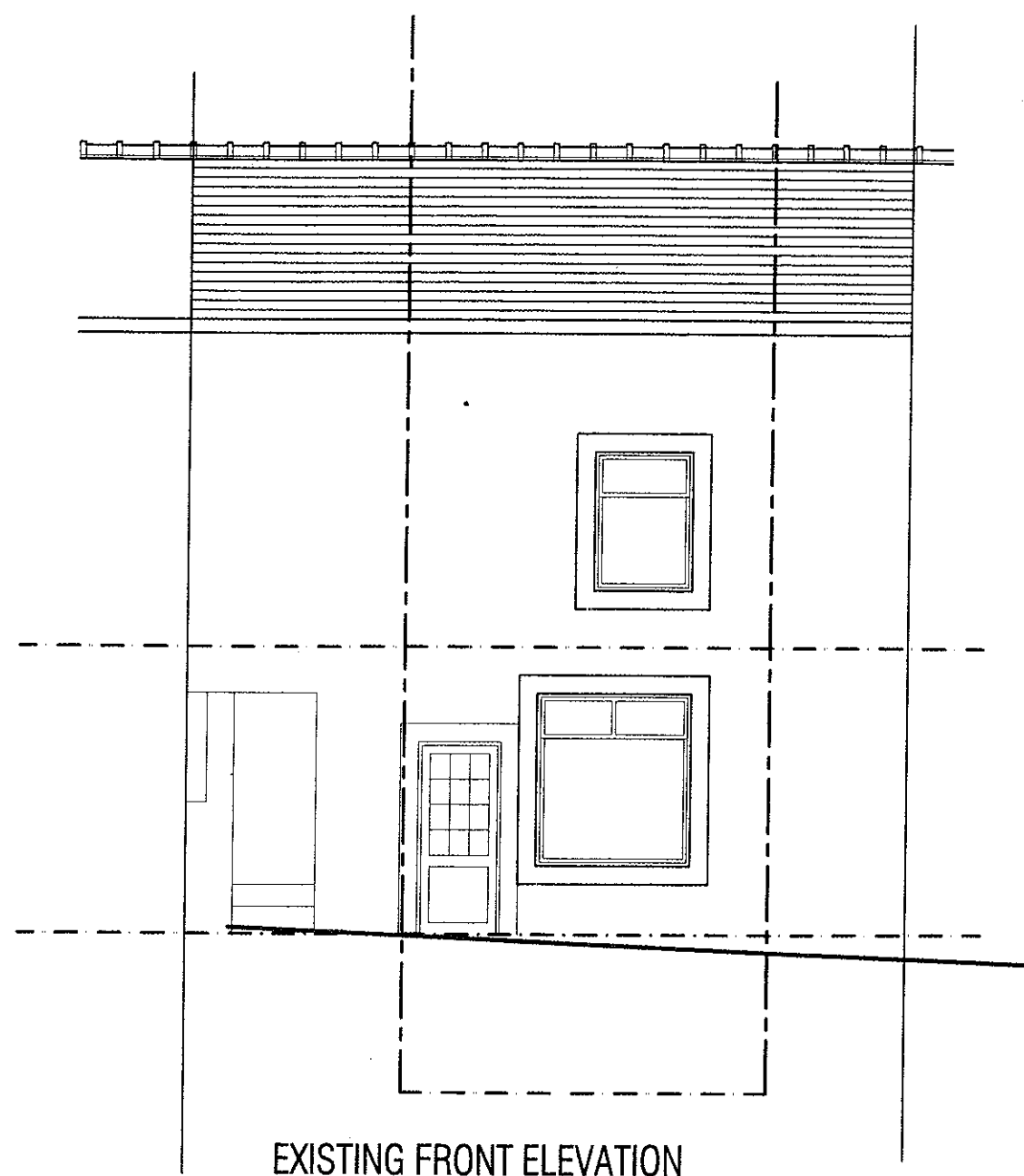
Job/Scheme Title
CONVERSION OF FIRST AND
SECOND FLOOR TO FORM 2 BED
FLAT AND EXTERNAL STAIRCASE
AT
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LONGRIDGE

Drawing Title
PROPOSED FLOOR PLANS

Job/Scheme Number		Drawing Number	
0411/93		Drawing No 10	
Scale	Date	Drawn	Checked
1/100th	Sept 12	a.t.l.h.	

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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

Mr T. Nichols,
3 Fleming Square,
Longridge,
Nr Preston,
Lancs. PR3 3NB

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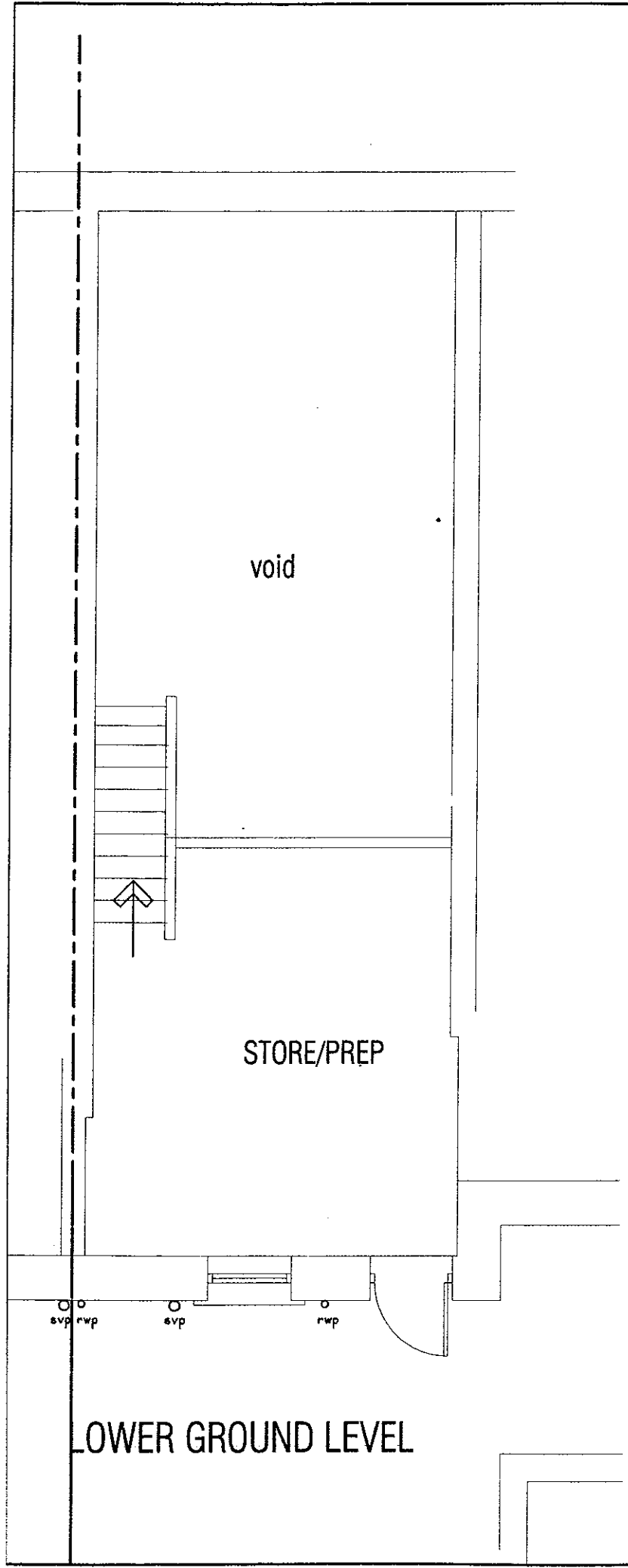
CONVERSION OF FIRST AND
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Drawing Title

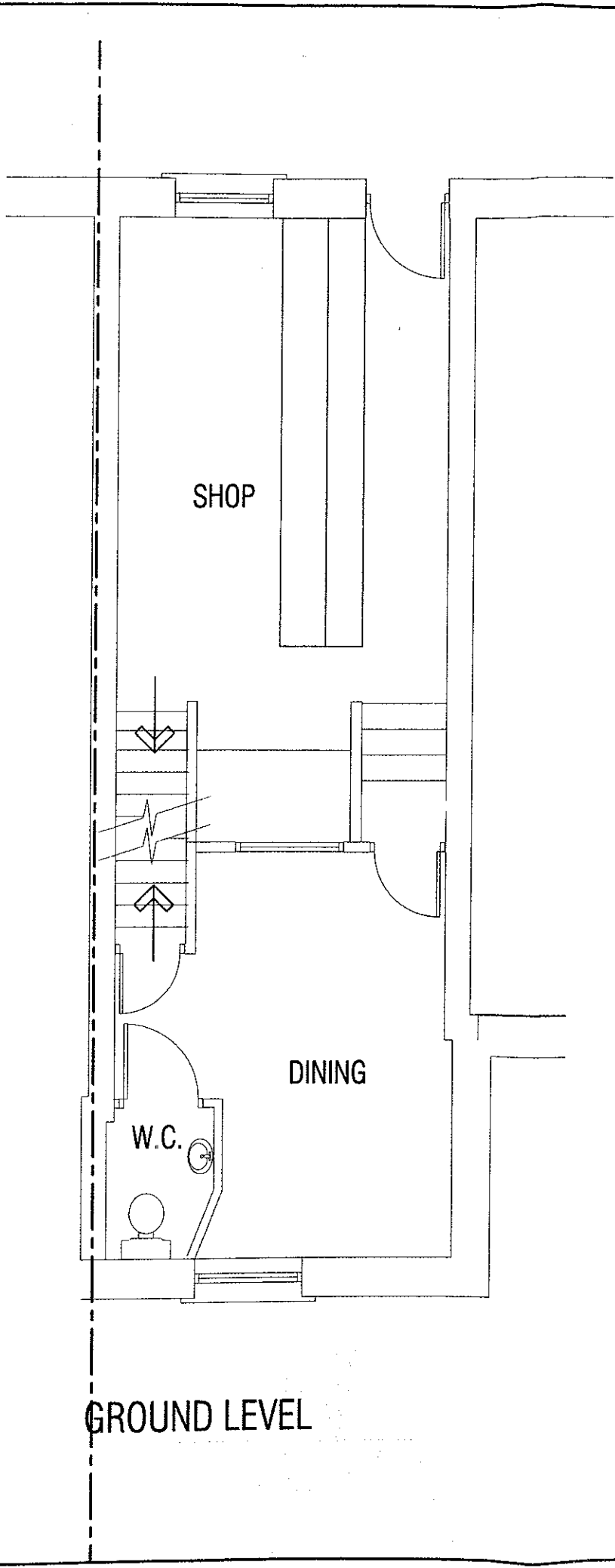
EXISTING ELEVATIONS

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Scale	Date	Drawn	Checked
1/75th	Sept 12	a.t.l-h.	

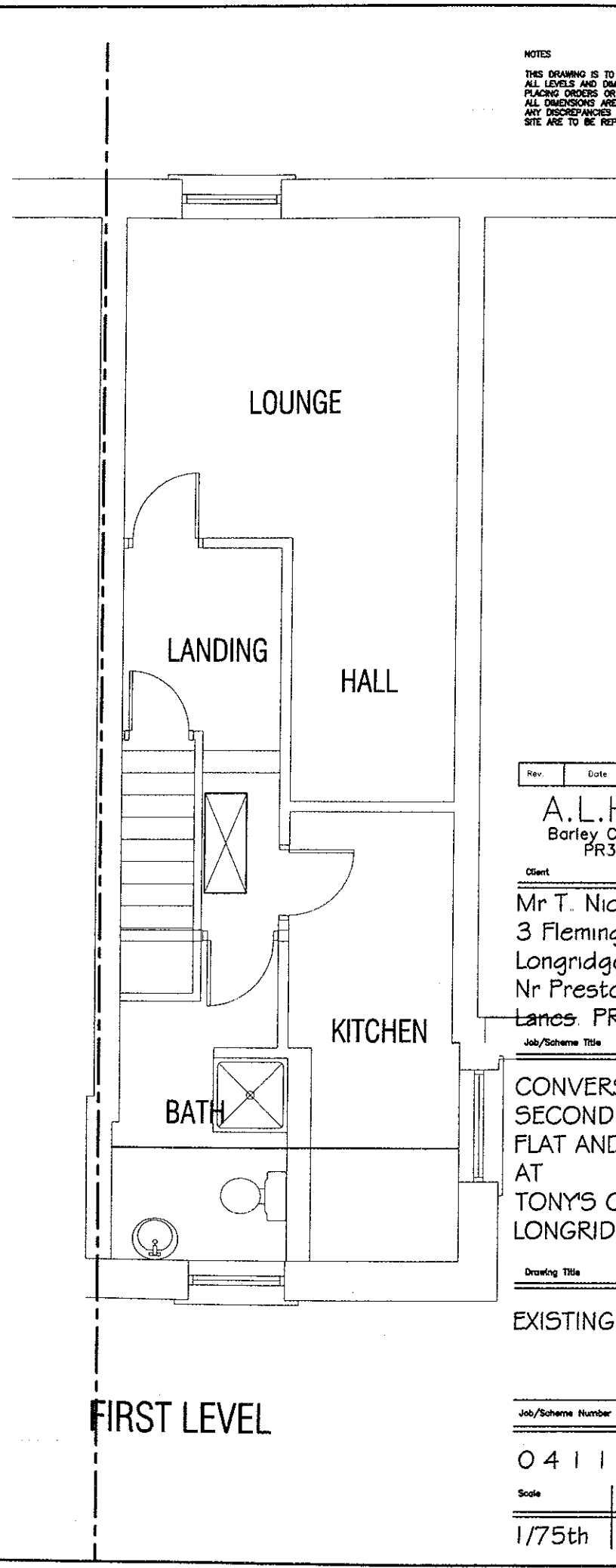
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LOWER GROUND LEVEL



GROUND LEVEL



FIRST LEVEL

Rev	Date	Description
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Barley Cottage, Brewery Street, Longridge, Lanc
PR3 3NB, Tel & Fax : (01772) 785719

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LONGRIDGE

Drawing Title

EXISTING FLOOR PLANS

Job/Scheme Number	Drawing Number
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0411/93 Drawing No 05

Scale	Date	Drawn	Checked
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1/75th Sept 12 a.t.l.h.