

Design and Access Statement to accompany a Planning Application for a proposed change of use of the ground floor of No. 27 and no. 29 Bawdlands, Clitheroe from a commercial use to a unit of residential accommodation

For Mr. E. Swales of 29 Bawdlands, Clitheroe

The Proposal

Our client Mr. Ernest Swales and his long established family ice-cream and confectionary business has operated in the town of Clitheroe for over 100 years. Mr. Swales currently lives at no. 29 Bawdlands, his accommodation being located on the first floor above the application site at no. 27 Bawdlands and the adjoining first floor of. No. 29. Mr. Swales has been retired for a number of years, consequently the ice-cream activity has ceased. In recent times he has endeavoured to let the ground floor commercially to supplement his retirement income without much success, and has therefore been prompted to convert the space into residential accommodation, which in today's economic climate (given the demise of what was at one time, a thriving district centre), more likely to generate a supplementary income and provide a secure use for this currently redundant floor space.

Compatibility of use with current planning policy

Bawdlands is situated close to the central area of Clitheroe and is physically linked by its immediate urban area, consequently policy G2 of the Ribble Valley Districtwide Plan is appropriate and identifies that development in this locality must be appropriate to the town's size and form. 27 and 29 Bawdlands are on the southern side and face the B6243 (the country road to Preston via Hurst Green and Longridge) at its junction with Corporation Street. Despite its proximity with Clitheroe town centre, the Bawdlands area was originally a vibrant "district centre", providing retail services for the immediate community. Increased mobility and changes in shopping trends have seen a marked decline in the centre's retail viability and a number of shops have ceased trading or been converted for purely residential purposes, a significant effect detrimental in my client's effort to let his commercial floor space. Mr. Swales believes his proposal is entirely consistent with the Planning Authority's aspirations given the medium to long term viability of these particular buildings.

The amount of development and intended layout.

This proposal is for a change of use within existing buildings and confines itself to a redistribution of existing floor space. The properties in question no. 27 and 29 Bawdlands have a first floor which is accessed from no. 29 Bawdlands creating a first floor flat for our client over no. 27 and no. 29 Bawdlands. This application will not alter this existing and long established arrangement. The existing commercial floor space, the subject of this application is located on the ground floor, wrapping around the existing stairwell for no. 29 Bawdlands and extending over the full extent of

the two properties. It is this space that Mr. Swales wishes to convert into a two bedroomed ground floor flat, independently accessed from no. 27 Bawdlands.

We note from our survey of the immediate locality that this existing unit is the last commercial space on the southern side of Bawdlands apart from the The Horseshoe Public House, leaving four shop units (one being presently vacant) and the Ford Garage on the northern frontage.

Scale and Landscaping

Our client's application for the change of use of an existing shop fronted terraced property has no hard or soft landscaping implications. The conversion as shown on the existing and proposed elevations have dealt with the proportion and scale of the existing terraced openings and provided more orderly and restricted window openings for the proposed residential use. A layout of the flat showing the proposed and existing elevations of the property is submitted with the planning submission.

Appearance

Should Mr. Swales' application be successful and the work implemented, the full extent of the terrace between Henthorn Road and Corporation Street will become entirely residential. Consequently, every effort has been taken to respect the proportions of the existing terrace as a whole in terms of window and door opening sizes and the finishing treatment of the buildings' main elevations. Clearly it would be inappropriate to individualise the design of the property in this particular location.

Access

Unlike the requirements of current new build property, traditional late 19th century and early 20th century terraced residential and commercial buildings similar to the terraced property in question, have severe restrictions in terms of access and the inclusive nature now recognised as essential features of good design. Design work for building regulations approval will incorporate the latest statutory requirements including the introduction of fire precautions and every attempt will be made to comply with disabled access legislation.

John C. Pye

February 2013

Clitheroe office

RIL/LL

30th January 2013

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
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320130199P

Dear Sirs

RE: 27 BAWDLANDS, CLITHEROE, BB7 2LA

Mortimers Estate Agents have marketed the above mentioned property on and off for the past 2/3 years and have unfortunately have had little success. We feel this is due in the main to the location and the lack of parking for commercial use.

The property would be ideal for residential use due to the high demand for properties to let throughout the Ribble Valley. Change of use would be needed and is certainly recommended by ourselves.

Yours faithfully
R I LLOYD MNAEA


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