

320130279P



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

11 FEB 2013

FOR THE
ATTENTION OF

PUBLIC

For office use only

Application No.

Date received

Fee paid £385-00 Receipt No: 17698

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: MISS First name: LEAH

Last name: TURNER

Company (optional):

Unit: House number: 71 House suffix:

House name:

Address 1: MARY TURNER FOLD

Address 2:

Address 3:

Town: BURNLEY

County: LANCASHIRE

Country: ENGLAND

Postcode: BB10 4LU

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

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

CHANGE OF USE FROM B1 TO D2 ON UNIT 6 (90 BERRY
LANE) LANCASHIRE.

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:	6.	House number:		House suffix:	
House name:					
Address 1:	50 BERRY LANE				
Address 2:					
Address 3:					
Town:	WIMBORNE				
County:	LANES.				
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:

PIANE CATERY.

Reference:

TELEPHONE CALL & EMAILS.

Date (DD/MM/YYYY):
(must be pre-application submission)

26/22/04/13.

Details of pre-application advice received?

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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)

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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 / 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

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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			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
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:

LOCATION PLAN, SITE PLAN, AND FLOOR PLAN, + DESIGN + 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			+ 5.
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			+ 3. (INSIDE)
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):

N/A

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:

N/A YET USED, CLASSIFIED AS B1

Is the site currently vacant? ☐ Yes ☒ No

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

B1 INDUSTRIAL

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

VACANT

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	☐							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) =							

Social Rented	Not known	Number of Bedrooms					Total	Social Rented	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) =								Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total	Intermediate	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) =								Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total	Key worker	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) =								Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =	Total existing residential units (E+F+G+H) =
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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	☐				
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)	☐	367.18	127.35	239.83	0
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐	0	0	127.35	
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total		367.18	127.35	367.18	0

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	0	0	0
Proposed employees	1	2	

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
	09.00 - 21.00	09.00 - 13.00		

21. Site Area

Please state the site area in hectares (ha)

227 m²

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):

[Redacted Signature]

[Redacted Signature]

05/02/15

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):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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:

[Redacted Signature]		
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):

[Redacted Signature]

[Redacted Signature]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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 every person who has an interest in the land before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with more than 21 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:

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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):

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25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

		25/02/13
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(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):

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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 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 other plans and drawings or information necessary to describe the subject of the application:



The correct fee:



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 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):

05/02/13

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS. 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.

32013 0209P

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

Miss L. Townsend,
Mary Townley Fold,
Burnley,
Lancs. BB10 4LU

Job/Scheme Title

CHANGE OF USE AT UNIT 6
INDUSTRIAL UNITS AT LAND TO
THE REAR OF 90 BERRY LANE,
LONGRIDGE,
FROM B1 TO D2

Drawing Title

LOCATION PLAN

Job/Scheme Number	Drawing Number
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0422/93

Drawing No 000

Scale	Date	Drawn	Checked
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1/1250 Feb 13 a.t.l-h.

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF CHANGE OF USE OF
PROPOSED VACANT UNIT 6**

AT

LAND TO THE REAR OF 90 BERRY LANE, LONGRIDGE, LANCS.

This statement is prepared in support of the attached submitted Planning Application made on behalf of Miss Leah Townsend, 71 Marytownley Fold, Burnley, Lancs, BB10 4LU

1.0 SITE 90 BERRY LANE, LONGRIDGE

The unit is located off the main street of Berry Lane, and has an access onto Inglewhite Road behind the main street of the town centre shopping area, towards the northern end (bottom) of the street, fronting onto a private road. The land is currently occupied by the unit and this is one of the 4 units formed under the previous planning approval with a new industrial unit which is currently available to let at present, and is in the process of completion, which acts as a surplus/overspill for the current units, which are predominately a 2 storey Industrial building with rendered and cladded materials, and a profiled roof. It has had little or no extensions or alterations carried out on it in the past to provide further ancillary rooms/space.

The land slopes slightly from the right to the left by approx. 100mm and as such provides no great design restraints. To the side of the land are predominantly single storey Bungalows with attic bedrooms and bathrooms etc, in fact the two properties which view onto the new industrial units have a landing window, and a bathroom window which has obscure glazing in it, and is designated as an area of conservation. The development would have no impact on any of the items above access is through the roller shutter door which is level with the new access level. Although the predominant use of the area is residential /shopping, there is an already established industrial unit, and the land is also zoned for commercial/industrial usage.

The partial change of use has come about due to the economic climate being stagnant at this moment in time, and indeed the Industrial unit has been without any tenants for approx. 12-15 months (since completion) The end unit which forms this application is the larger of the 4 units, and is more viable to the tenant given their desired needs. It will also form an alternative useage to that of another business which is due to close at the end of March (Kingfisher) and will provide a facility for some of the previous clientel. The unit is already built with a profiled material and fabric, on a metal framework, with a facing brickwork façade upto 2.1m with and steel doors etc. The footprint of the unit is 127.35m², and will be used solely as a leisure facility to accomodate classes and a personel training facility.

Internally the client wishes to leave the unit as was originally proposed with an office area, welfare facilities,, w.c, and an open area in order to provide the training required. It was decided to leave the façade's 'insitu' so as to minimise any controversy with regards to material changes as well as aesthetic changes as the building is suitable for this purpose without the need for any major alterations or as there are already a reception, toilet and wash facilities all at ground floor in order to comply with the Building regulations

2..0 DESIGN MATTERS

The design proposal in brief

The building at present is commercial unit with a ground floor area of 127.35m² floor area of approx., (ground and first floor areas 34.85m²) and a volume of 635m cu.

The client wishes to change the use of the building to an Leisure facility mainly for aerobic classes and recreational fitness within the confines of the Unit. The proposed design will attempt to remove a supply and demand problem, which is evident as they are being moved out of their current premises which is due to close in March 2013, as more and more people are using personel trainers rather than health fitness memberships and to which they already run classes throughout the Ribble Valley albeit in different locations. The idea is to use a building that is central to their clientel, whilst maintaining a facility close to the existing clientel base so as to benefit the local people rather than having to travel, and also to utilise a 'vacant dead space, due to his own business premises closing.

It was decided to maintain the existing façade with a single roller shutter door and a personell door to the front elevation and with an external personnel exit door to the rear for fire escape purposes.

Design proposal described.

The existing unit has open aspects to the front and rear North-East and South-West elevations towards Inglewhite Road, and Crumpax Gardens and provides a natural end to the development as it is at the end of a Cul-de-Sac and as such provides limited options with regards to possible new designs due to its proximity with the surrounding buildings and the adopted highway. However we believe that there is scope to develop the existing unit to maximum effect with minimal impact on the surrounding units and list some of the design issues discussed during the development process :-

- It was decided to leave the mono pitched roof building rather than a two storey unit with a traditional duo-roof pitch, so as to minimise the overall height and massing of the unit
- It was decided to leave the unit as an open space for area's to be segregated by means of equipment on the floor rather than partitions etc, which would form blind alleys, plus gives a greater degree of space
- Where excersise machine are to be used these would be minimal and would be located nearest to the party walls of the units rather than the boundary walls in order to alleviate any acoustic problems.
- To allow the main ground floor area to be the assembly location for the majority f the fitness training etc, whilst also having the majority of the sanitary and welfare facilities to the side of the unit, to allow for a more useable workshop area, this will also.
- The ground floor was to be open space with no partitions etc which will be built to allow access for disabled in accordance with Part M of the Building Regulations
- The existing steel doors are to remain so as to make the unit a 'secure by design' development
- The ground floor level allowing equal opportunites to all able and disabled bodies to use, and therefore there is no restriction over any persons wishing to work in the workplace environment, additionally the welfare and toilet facilities are located within the existing unit 4 at ground floor level.

The Preferred design

The change of use of a part of a new unit, with a front access is at the left hand side when viewed from the courtyard area, it is envisaged that 5 car parking spaces are formed for visitors and staff etc, which is equivalent to 1 per 3 people that visit. The majority of visitors using the proposed facility during the day would be local to the area, and given that the unit is within the shopping centre location, would travel on foot, or cycle. In an evening there is an overspill area around the site in general, and this has been discussed with the owners of the unit who have confirmed to having no objection to the client using the additional courtyard area for parking also and therefore has little or no effect on the main appearance of the street scene, but is nearly bringing it in align with the adjacent designs continuing along Berry Lane, the level entrance has to be formed to align with Building regulations and also allow for equal rights and forms part of the entrance concept to the unit, but is formed on land within the clients ownership, whilst maintaining the main pavement width.

After consultation with the client it was decided not to detract too much from the existing unit, or the surrounding buildings, but to alleviate the fundamental spatial problems, and be minimal in concept 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.

CAR PARKING

No parking problems are envisaged as this is a town centre location and as such on-street parking has not been compensated, and the majority of visitors will be on a short stay scenario, and some will use the new building integral facilities.

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 and is nearly for a change of use, the existing features already built are to remain insitu, and there are no further alterations to the building fabric. The change of use has no impact on the surrounding dwellings in the form of overshadowing due to its position on the easterly side of the property and that the building is a mono-pitch roof line down to a single storey level adjacent to Thornfield Avenue Building. In fact when looking at it in winter solstice, the solar shading has absolutely no effect.

The amenity space is un affected.