

Design and Access Statement

For

External Alterations and Change of Use

At

The Stables, Duck Street, Clitheroe

Report Completed By

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1 Introduction

- 1.1 This design and access statement is written in line with *“Design and Access Statement How to write, read and use them” (CABE, 2007)* as required by *“The Circular Guidance on Changes to the Development Control System”*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Proposal

- 2.1 There shall be no alterations to the fenestration and door openings to the front (North West) elevation of the building in principal. The window to the proposed Lounge area shall be exposed and repaired. The door to this Lounge area shall be refurbished also.
- 2.2 The currently blocked up windows to the South East elevation at the rear shall be exposed and refurbished, the single door to this elevation shall also be refurbished.
- 2.3 All windows shall be replaced with double glazing sash windows as per the drawings.
- 2.4 The boarded opening to the North East elevation shall be opening up, built up to sill height with block and render and painted white to match. There shall then be a window installed as per the drawings.
- 2.5 The electrical cupboard to the North West elevation shall be rebuilt to allow for bin storage here and for the hung roof to continue over meeting the dwelling.
- 2.6 Internally the building shall be split into 3 units; the rear single storey, modern addition shall not be altered. There shall be a one bed dwelling created and the single storey addition to the South West shall be as an office.

3 Use

- 3.1 The units shall be used by the means of use described above. There shall be no internal links between any of the units and each shall be separate in entity.

4 Design

- 4.1 The alterations have been designed in such a way that the new materials are in keeping with the surrounding and match that of the existing building.
- 4.2 There are to be no additions to the building in area.
- 4.3 Openings shall be returned their original state.
- 4.4 There shall be no alterations to cause overlooking, loss of light or disturbance to neighbouring properties.
- 4.5 There is a single parking space for the office space which shall be retained to the south west elevation.
- 4.6 As this is a town centre location the dwelling shall not require parking.

5 Landscaping

- 5.1 There shall be no vast alterations; there is currently a single parking space to the south west. This are shall be retained for the office as a parking space. Its surface shall be tarmacadam or loose stones as existing.

6 Access

- 6.1 Principal access to the property shall not alter; there shall remain the single door to the office space. To the dwelling there shall be the existing front door and rear door to the bottom of the staircase.

7 Appraising the Context

- 7.1 All of the proposed alterations are designed to improve the appearance of the property and to improve the internal layout to create a more useable space. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal shall not cause any negative alterations to the landscape of this area.