

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE PROPOSAL SEEKS TO REMOVE THE EXISTING OUTDATED SHOP PREMISES FRONTAGE AND TO UPGRADE TO A MODERN HIGH QUALITY FRONTAGE, KEEPING THE ORIGINAL SCALE + LAYOUT IN CONCORD WITH EXISTING

Use

What will the extension/development be used for and justify why this is necessary?

EXISTING RESTAURANT USE WILL REMAIN

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE PROPOSAL IS SIMPLY TO UPGRADE AN EXISTING SHOPFRONT

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

LAYOUT OF NEW FASCIA, CANOPY & SIGNAGE IS SIMPLY TO PROVIDE A HIGHER QUALITY OF BUILDING FRONTAGE

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

SCALE OF PROPOSAL IS IN KEEPING WITH THE SITE

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NOT APPLICABLE

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

THE APPEARANCE OF THE BUILDING FRONTAGE WILL BE ENHANCED BY THE UPGRADE OF THE OUTDATED FRONTAGE OF SIGNS + CANOPIES. THE NEW SIGNAGE WILL BE LOW KEY AND THE TILING (IN HIGH POLISHED FINISH) BELOW WILL PROVIDE FURTHER VISUAL IMPROVEMENT TO THE FRONTAGE

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

EXISTING ACCESS PROVIDED FOR THOSE OF LIMITED MOBILITY TO, FROM AND WITHIN THE PREMISES. EMERGENCY VEHICLE ACCESS TO THE BUILDING WILL BE MET BY THE FACT THAT THE RESTAURANT IS ON A ROAD FRONTAGE

Lesley Lund

3 2 0 1 3 0 4 3 2 P

From: jan bargiel [j-bargiel@buildingdesign.fsbusiness.co.uk]

Sent: 19 December 2012 11:32

To: Lesley Lund

Subject: FW: Delivery Status Notification (Failure)

~~20130097P~~

Message Received: Dec 17 2012, 02:27 PM
From: postmaster@ribblevalley.gov.uk
To: j-bargiel@buildingdesign.fsbusiness.co.uk
Cc:
Subject: Delivery Status Notification (Failure)

567

Dear Lesley,
Still having difficulty transferring info over, so re-typing statement below.
Will purchase a new OS map tomorrow and send.
Best regards,
Jan Bargiel

Heritage Statement

Proposed works at Dil Raj, 7-9 Parson Lane, Clitheroe.

This statement looks at the significance of the heritage asset affected and any potential impact the proposal may have on it.

The building is within the defined Conservation area of Clitheroe, designated as an area of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance the quality and interest of the area, rather than that of individual buildings and it takes its guidance from the Ribble Valley Local Plan, in conjunction with Planning Policy Guideline Note 15 (PPG 15) and policies ENV 14-21 and SPG 'landscape and heritage'.

Parson Lane is included within the Character Area 1 of Clitheroes' historic core-being designated as containing the commercial core of the town. It is not designated as an unlisted building of townscape merit. The buildings' frontage shows no sign of historic shopfront or having any features worthy of preservation.

The present shopfront is of poor quality and in poor condition visually. The proposal is to upgrade the existing frontage to a higher quality finish by tile cladding the ground floor wall area and replacement of the existing canopy and signage with a more subdued appearance and illumination, albeit within the limited budget of the applicant. This improvement will provide for a more pleasing appearance to the immediate surrounding area without adversely harming the character of the area.

