

PLANNING STATEMENT
DUKE WILLIAM , CHAPEL HILL , LONGRIDGE
CHANGE OF USE FROM PUBLIC HOUSE INTO 3 DWELLINGS



The Site

The Duke William is a public house which closed in 2012 located within its own grounds on Chapel Hill at the junction of Lower Lane in Longridge. The site occupies an area of 1300 sqm. The pub occupies the North end of the land with a large car park to the south which may be subject to a potential future development.

The site is positioned approximately 1000m from Longridge Town centre and lies within an area of residential and commercial use. The Anglican Church of St Lawrence is located across from the site on Lower Lane.

The existing building was constructed circa 1950 and is two storeys high with a mix of stone and rendered facades. It predominantly features three characteristic bay windows terminated with half timbered gables which affords the building a mock tudor/gothic appearance fronting Chapel Hill. At the rear the building has been extended to accommodate a kitchen and toilet areas. There is a stone outbuilding and a beer garden adjacent to the southern gable.

Internally there are no significant features of architectural merit which are worthy of retention. There is a basement area which has been used for the beer store and pumps.

The Design

The proposal is to redevelop the existing public house into 3 dwellings. The existing single storey extensions and outbuildings are to be demolished to create the space at the rear for car parking and private gardens.

There are modifications to the rear and side elevations to incorporate new access points and openings which reflect the internal layouts of the houses. The principal elevation to Chapel Hill will remain unaffected other than the incorporation of a velux roof light and a new entrance door to the middle dwelling.

All existing rendered facades will be made good and repainted in cream to blend with the local vernacular. New windows are to be white UPVC. The roof will be overhauled only and the existing slate finish will remain.

There are 2 x two bed dwellings proposed either side of the middle residence which will be a three bed unit. All properties are two storey of course and the internal layout as existing will be modified to create the necessary rooms. Where possible existing loadbearing walls and chimney breasts will be retained to minimise the disruption to the existing structure.

Layout

The layout is determined by the position of the existing building and it's physical constraints. The clearance of the extensions and outbuilding allow an open area to be created at the rear for redevelopment into parking and garden areas.

The houses will have two points of access each. A main entrance door to each one and patio doors at the rear to each one.

Internally the ground floor areas will have the lounge rooms facing Chapel Hill with kitchen and dining areas at the rear. The bedrooms are all located at first floor level with views out the east or west. Existing drainage points will be utilised for the new plumbing arrangement.

The existing vehicular access will remain unchanged as an entrance directly off Chapel Hill.

Scale

There are no contentious issues regarding the scale of the development as the existing building determines the scale and there is no proposal to extend the building to create the accommodation proposed.

Landscaping

The area to the south of the pub which is currently a small beer garden will be cleared to create the space for car parking and the space available at the rear will be redeveloped for garden and car parking accordingly. All natural features along the western boundary are to be retained. Any new surfacing will be either stone pavings in the gardens or macadam to the car parking areas with appropriate white linings.

Appearance

The appearance will remain as existing with only minor modifications as described previously to the principal Chapel Hill frontage. Any alterations to the facades are at the sides and rear , again as described before.

Crime Prevention Measures

It is the intention of the developer to apply for Secure by Design status on completion of the development. To this end high security door and window locks will be fitted as standard. Movement sensitive photo cells will be installed close to the principal entrance points at the side and rear.

Climate Change Measures

The fabric of the existing building will be significantly improved from the perspective of increasing it's thermal efficiency. The loft area will be thermally improved. Double glazed units will replace any single glazing where necessary. Dry lining will also improve the efficiency of the walls. New A rated combi boiler systems will be installed throughout.

Access

The site is in a sustainable location within the townscape of Longridge which is well served by local buses. There is a bus stop at the front of the site and there are a wide range of services available in the town.

Level access will be incorporated where possible at the rear and the side as the building is raised above street level at the front.

Refer to the Architectural drawings PHD/SA/100 , 200 & 300 which accompany this statement and are included within the application.

Statement dated 7 April 2013

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