

320140478^D

**RE: PROPOSED CHANGE OF USE AND NEW ENTRANCE TO FORM CAFE
THE OLD TOLL HOUSE, 2 DOWNHAM ROAD, CHATBURN**

Heritage Statement

Our current property is a home made ice cream shop and we wish to propose a change of use on the property to compliment our current established local business. The development would see our living room and shop area become a single room with a new doorway. This single space would allow us to continue the traditional use of this building as a local business by offering customers a seated area whilst enjoying our current wares.

Our property fits within the Chatburn Conservation Area because it has enjoyed a long history, the most recent (over 60 years) being a traditional ice cream shop. We wish to continue this tradition and the change of use would not see the current business change dramatically but it would allow customers to sit in and enjoy our goods, especially in winter.

We plan on changing our shop and living room by creating one large space for customers to enjoy. The only external changes to be made to the building would be the creation of a new doorway in place of the current window. When designing this change we have taken the conservation guidance into account and will be using original materials the same as what the current property is built with. The workmanship and techniques used will compliment the original building such as the new doorway matching the current main entrance. The slight alterations needed to stonework and pointing will be finished to a high standard and will be in keeping with the original building.

The aim of this project would be to change our living room and shop area into a single room creating a local village cafe so customers can enjoy goods currently served in our home made ice cream shop all year round.

**M. PAUL
2 DOWNHAM ROAD
CHATBURN**