

Design and Access Statement

Abbey Works – Whalley

Planning application for demolition of existing works and construction of 60no. car parking spaces.

This design and Access statement is written in accordance with Ribble Valley Borough Council's Design and Access Statement Pro-Forma dated 10th August 2006.

The Stable Trading Co Ltd are proposing to demolish the existing properties comprising of garages, storage units and ancillary accommodation, located behind no.35 King Street and accessed from King Street and provide pay and display managed car parking facilities. The details for this proposal can be found on drawings numbered Y-RJH-2993-12-100-01 & Y-RJH-2993-12-100-02.

Process

It is considered that this application details proposals that greatly enhance the local area and provide a need car parking facilities to benefit local residents and economy. The design provides 60 car parking spaces including 3 disabled spaces and will accommodate 3 private spaces for the use of the adjacent properties.

Use

The site will be made available for use by all. Pre application discussion with the Local Authority Planning Department, Parking Authority and Executive identified that there is a need for the facility.

The use of the site will be changed from B2 to a car park listed under Sui-Generis.

Amount

The size of the site is 2336 m² in total, the size of the proposed demolition is 748.9 m² the volume of the proposed demolition is approximately 1,872 m³. This is what will be removed from the site to make way for the proposed car park.

Layout

The layout of the proposed car park will retain the existing entrance from King Street which currently provides vehicular access to all properties in Abbey Works and Back King Street. It is proposed to retain all boundary features and walls which will be repaired as a part of the proposal. A small structure will be retained within the existing footprint of the properties, this is to house the electrics to retained properties and power for the site.

Scale

The proposed car park will maximise the available space on the site, to ensure it is used to its full potential.

Landscaping

The car park will be finished with Tarmacadam complete with drainage and delineation to parking areas. The boundary walls will be repaired as a phase of the proposed construction works.

The site lies adjacent to the Historic Fabric of the town and the removal of the buildings will open out the views of St Michaels Church.

Appearance

The existing site proposed for development comprises a series of aged buildings which detract from the wider landscape , the properties are built from brick and painted render finishes, with pitched covered with corrugated cement sheets.

The proposal will open out the wider landscape as noted.

Access

The site will retain the current access from King Street, this access will service the carpark and will continue to service Back King Street and the retained sections of Abbey Works.

It is proposed to maintain the secondary walkway and entrances through the Old Stables Complex leading to Back King Street these pedestrian entrances will be gated and managed by the occupiers of the properties.