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**Design and Access Statement
including Heritage Statement**

regarding

**Change of Use,
including internal alterations and external promotional signage**

at

36a Derby Road, Longridge, Lancashire, PR3 3JT

Prepared by

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1. Introduction

- (1) This design, access and heritage statement is written to evaluate the application in relation to its location in the Longridge conservation area, the proposed design and the reasons for the application
- (2) Please view this document along with the other documents, photos and drawings submitted with the application.
- (3) The application premises is located near Longridge town centre. The front of the building faces southeast with a wide pavement leading to a single carriageway. The building is a two storey building with the application pertaining to the ground floor only.

2. Listed Buildings in the area

- (1) According to Historic England neither the building in question nor those neighbouring are listed.
- (2) One building and one memorial on Derby Road are Grade II listed. These are located over 60 meters from the application property.

3. Proposal

- (1) There shall be no major alterations to the external elevations of the building other than the replacement of external signage applying to the proposed use.
- (2) The proposal is to allow for alterations to the interior of the ground floor to allow the building to be used as a micropub. The proposal includes the addition of a bar and banquette seating to the front room and creation of a chiller space just behind the front room.

4. Use

- (1) The premises is currently vacant but previously was a computer shop, a photography studio and a hair dressers.
- (2) The proposal is to bring the vacant property back into use with the potential of offering local employment opportunities and change the use from A1 to A4.
- (3) The business will be a friendly place to enjoy great ale and conversation. It is a place to meet friends and make new ones, to discover new breweries and beers offered by folks who are passionate about quality.
- (4) The micropub will only serve real ale, premium bottled beers, wine, soft drinks including tea and coffee and bar snacks such as nuts and crisps. The applicant is currently co-managing two micropubs in the Skipton area and has developed good connections with local brewers who will be providing the majority of the real ale on offer.
- (5) The premises currently has a bin store to the rear, and this will be used for the commercial needs of the business except for paper/cardboard recycling done off site.
- (6) The proposal includes the installation of a small air conditioning unit attached to a small chiller unit inside the property.

5. Design

- (1) The building is located within the Longridge conservation area; however, the application premises along with the adjoining terraces are not Buildings of Townscape Merit, nor are they listed in any way.

6. Access

- (1) Access shall be gained from the front of the premises as previously. There is another access to the premises from Ashton Street, through the back yard. This second access

- shall be used by staff only to allow movement of the bin facilities and stock as required.
- (2) This site does not offer private parking, but there is street parking on all streets adjoining the premises. It is hoped that most patrons will either walk or use public transport to visit us.

7. Sustainable Economic Development

- (1) The National Planning Policy Framework notes that planning permissions should, 'Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs.' It also states that permissions should 'encourage the reuse of existing resources, including conversion of existing buildings.'
- (2) The proposed alterations to 36a Derby Road are aimed to improve the feasibility of the site. They fall in line with the above statements in the National Planning Policy Framework and should add to the local economy and community feeling while improving the street scene near to Longridge town centre.
- (3) A new independent business in Longridge, within an existing vacant premises, should provide jobs for the local community and provide a venue for the community to enjoy.

8. Appraising the Context

- (1) The proposed alterations will not detract from the building in any way, nor will it interfere with the mixed commercial and residential street scene of Derby Road.
- (2) The proposed alterations and decorations will improve the condition of the building and allow the premises to be brought back into use.

9. Historical Appraisal of the Scheme

- (1) Derby Road displays predominantly stone built, two-storey properties with several in the immediate area occupied on the ground floor by businesses.
- (2) The design has been carefully considered to ensure that its appearance within the town setting is non-intrusive. The proposed alterations are very sympathetic to its surroundings and the design shall bear little alterations to the town.

