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**SUNDERLAND PEACOCK ARCHITECTS**

## **DESIGN AND ACCESS STATEMENT**

**FOR THE PROPOSED DEMOLITION OF EXISTING PROJECTING SHOP FRONT AND FORMATION OF NEW SHOP FRONTAGE. EXTENSION OF EXISTING RETAIL SPACE INVOLVING CHANGE OF USE OF RESIDENTIAL LIVING ROOM TO CLASS A1 RETAIL. ALTERATIONS AND CONVERSION OF EXISTING FIVE BEDROOM DWELLING / REAR OUTBUILDINGS TO CREATE THREE ONE BEDROOM APARTMENTS AT NO. 17 ESHTON TERRACE, CLITHEROE BB7 1BQ**



**Date:** 20<sup>th</sup> September 2016  
**Our job Ref.** 5227  
**Version:** 1.01

## **1.0 CONTEXT AND PLANNING**

- 1.1 No. 17 Eshton Terrace occupies an end terrace plot with Eshton Terrace running to the north eastern side and Wilson Street to the south eastern side. There is a back lane running behind the plot (to the south west) and public footpaths run around the property.
- 1.2 The site is situated within the defined settlement boundary of Clitheroe and outside of the Conservation Area and the building is not listed. The original stone built building is typical of the two storey high terrace residential houses in that area with rear outrigger buildings and varying styles of dormer roof windows serving loft conversions.
- 1.3 The proposed scheme seeks permission to bring this site and building back into residential and commercial use. The building is in poor condition and understood that the shop has not been used for 8 or 9 years and the Applicant is prepared to invest to bring the building back to life and provide employment generating and commercial use, as well as three one bedroom self-contained apartments which would be ideal to cater for the local demand from first time buyers, or people wanting to downsize.
- 1.4 The proposed scheme is in line with the National Planning Policy Framework (NPPF) which encourages sustainable use of brown field sites such as this, and is also in line with the Council's adopted Core Strategy relating to housing and commercial uses within the settlement boundary of Clitheroe.
- 1.5 The scheme is sympathetic to the surrounding properties and would enhance the character and appearance of the site of which the frontage is visible from inside the Conservation Area.

## **2.0 PROCESS**

- 2.1 Having undertaken the measured building survey work and discussed the Clients' design brief, we undertook design and found that it is spatially feasible to convert the existing building to provide three one bedroom apartments by converting the existing building, and also to create more retail space by making internal modification to the ground floor layout.
  
- 2.2 Having prepared the initial design proposals we sought and obtained preliminary comments from Lancashire County Council Highways Department (see email in the appendix), which concurred with our understanding which was that the proposed development would not result in the need for any additional car parking provision considering the existing use as a five bedroom dwelling (requiring three car spaces) and existing retail store.

## **3.0 USE**

- 3.1 The existing use is a retail store and a five bedroom dwelling with ancillary outbuildings.
  
- 3.2 The proposed use is to create three one bedroom apartments by converting and adapting the existing building, and also by extending the existing rear two storey outrigger.
  
- 3.3 There would be a loss in existing retail space when the non-original projecting shop frontage is demolished to allow for an attractive shop front to be created. This loss will be more than compensated for by the modest increase in retail floor area that will result following removal of the existing internal wall to include the existing sitting room. The Highways Surveyor did not consider the nett increase in retail space to be an issue on the basis the retail use is not food related.

3.4 The use of the site is consistent with the surrounding properties and will integrate with existing uses and encourage inter-relationships as part of the surrounding context. The Applicant appreciates the importance of retaining the small scale commercial element to the scheme which is typical of the 'corner shop' which are slowly dwindling away. These are and have always played an important part of role to the local economy and are intrinsic to the visual quality and fabric of what makes Clitheroe what it is.

#### **4.0 AMOUNT**

4.1 The proposed development will provide three one bedroom apartments instead of one large five bedroom dwelling house. It will also retain and enhance the commercial (Class A1 Use).

#### **5.0 LAYOUT**

5.1 The existing former private workshop/ store outbuildings will be converted to create one apartment at ground floor level, with access off the footpath running along Wilson Street.

5.2 The two other apartments are located at located at first and second floor levels and these would be accessed via the existing front door off Eshton Terrace, with a shared internal stair.

5.3 The new shop front on Eshton Terrace would incorporate the new entrance door (and would probably reflect the original design), and the main retail space would be retained at the front and the existing sitting room would provide additional retail space to make this more of a viable commercial use.

#### **6.0 SCALE**

6.1 The existing building will be retained and adapted with the exception of the proposed extension of the existing rear two storey outrigger, which would be extended towards Wilson Street at first floor level only-

retaining the existing yard below. This addition would not extend any further out from the face of the main building and existing eaves level and roof slope would be retained, to avoid any impact on the adjacent property. The roof line and ridge level of the proposed extension which would still be subservient to the main building.

- 6.2 The existing dangerous asbestos roof over the rear workshop/ store would be removed and replaced with a new roof structure and finished with natural slate to match. This would involve an increase in the roof pitch to suit the slate and existing eaves levels would be retained to avoid any impact on the adjacent property. The flat roof over the external WC (proposed kitchen) would also be changed to a dual pitched slated roof set down to retain the visual break between the former workshop/ store and main building.

## **7.0 LANDSCAPING**

- 7.1 There are no gardens or landscaping works planned.

## **8.0 APPEARANCE**

- 8.1 The Applicant is keen to preserve and enhance the existing stone built building and to restore period features such as timber framed sash windows in original and the new side window openings. The old boarded shop front bay window shown in the photograph below would be removed and a new shop frontage manufactured from painted timber would be formed. This would be designed to reflect the style of the building and is typical of other shops in Clitheroe and enhance the view out of the Conservation Area.



8.2 The rear walls of the original two storey buildings are finished with render walls and roughcast has been used on the former private workshop/ store and boundary wall, as shown in the photographs below.





- 8.3 A more contemporary design approach has been adopted with the proposed conversion / adaptation of the existing rear outbuildings, which provides a subtle contrast between old and new and to enhance the appearance of this part of the site which is visible from Wilson Street.
- 8.4 The scheme retains traditional build forms with dual pitched slated roofs. The first floor rear extension would be supported by an exposed metal column and beams that would be painted dark grey, which would integrate with dark grey colour metal window and door frames. The new and existing walls would be re-rendered and painted an off white colour. Cedar clad panels would be incorporated to the glazing system to add detail and reflect the character of the rear functional aesthetic which is common for rear outbuildings.



## **9.0 ACCESS**

- 9.1 The proposed scheme will not lead to the requirement of any additional parking provision, as per LCC Highways preliminary comments overleaf. Surrounding car parking spaces and car parks will serve this site as before.
- 9.2 The site is in the heart of a residential area which is well supported by local transport services and amenities that are within walking distance.
- 9.3 Emergency services will be able to access the site as before from Eshton Terrace and Wilson Street.
- 9.4 The scheme incorporates space to keep bicycles secure in the yards.

## **10.0 SECURITY**

- 10.1 Each property will be built to the current stringent building regulations which now require high levels of security in terms of external window and door specifications.
- 10.2 The orientation and siting of the houses will not create any awkward / obscured areas which might be prone to street crime.
- 10.3 The rear yard gates off Wilson Street will be lockable.



## Stuart Herd

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**From:** Gailey, Stewart <Stewart.Gailey@lancashire.gov.uk>  
**Sent:** 13 September 2016 15:13  
**To:** Stuart Herd  
**Cc:** planning (Planning@ribblevalley.gov.uk)  
**Subject:** RE: Proposed alterations to No. 17 Eshton Terrace, Clitheroe BB7 1BQ  
**Attachments:** Site location plan.pdf; 5227-01A\_Existing.pdf; 5227-02 Proposals.pdf

Hi Stuart

Due to financial restraints, workloads and staff shortages we have been instructed not to provide any pre application highway advice and as such I will not be able to provide any further comments for this proposed development or any other development.

Highway advice is only being provided for applications which have been registered on the district authority's public web site and forwarded as formal written consultation from the planning authority. This is to reduce abortive speculative work, duplication of work, providing advice without the planning authority being aware of proposed schemes and to ensure the proposals are acceptable to their development plans.

The very provisional highway comments based on a desk top study only:-

The car parking for the proposed development and the existing use of the site would be similar for the dwelling, although a gross floor area increase is expected by changing the living room to retail. Providing the retail is not food related, we would not raise any objection.

Regards

Stewart Gailey  
Lancashire Highway Services Engineer  
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**From:** Stuart Herd [mailto:Stuart.Herd@sunderlandpeacock.com]  
**Sent:** 08 September 2016 16:17  
**To:** Gailey, Stewart <Stewart.Gailey@lancashire.gov.uk>  
**Cc:** 'Alan Nester' <alanjnester@hotmail.com>  
**Subject:** Proposed alterations to No. 17 Eshton Terrace, Clitheroe BB7 1BQ

Good afternoon Mr Gailey,

I tried to call you earlier today to introduce myself and to discuss highway related matters on the above project which I am currently working on, which involves development works to an existing end terrace building in Clitheroe. I have recently spoken to one of your colleagues and I am more than happy to pay a fee for your input, if required to move things along.

I attach copies of the site location plan and drawings showing existing and proposed layouts, which I hope you find helpful?

The existing use of the above premises includes a retail unit at ground floor level with rear workshop/ store. There is a five bedroom apartment dwelling over the retail unit on first and second floors.