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SUNDERLAND PEACOCK ARCHITECTS

**DESIGN AND ACCESS STATEMENT
FOR THE PROPOSED CONVERSION OF
THE OLD POST HOUSE
KING STREET CLITHEROE
TO FORM RETAIL UNIT & 10No APARTMENTS
FOR R E DAWSON LTD**



Date: 6th October 2017
Our Ref. 5282 - DAS
Version: 1.01

1 INTRODUCTION

This Design and Access Statement provides supplementary and explanatory information in support of a planning application. It should be read in conjunction with the Heritage Statement Dated: 6th Oct 2017 Ref: 5282 - HS Version: 2.01

2 SITE LOCATION

The Old Post House
44-48 King Street
Clitheroe
Lancashire

3 SITE DESCRIPTION

3.1 The Site

The application site comprises a footprint of approx 0.057ha and features the main building and a rear yard area incorporating an out-building, car parking spaces and provision for service vehicles.

To the front of the building runs King Street and to the rear, between Railway View Road to the west and Railway View Avenue to the east, runs a surfaced back street which provides vehicle access to the car park / service yard and pedestrian, including ramped disabled access, to the rear of the hotel.

3.2 Existing Building Form & Use

The Old Post House Hotel, 44-48 King Street is contained within part of a detached structure (42 – 48 King Street) of primarily 2 storeys over a basement with an additional third storey contained within the existing roof void and latter day dormers front and rear, there is also a single storey lean-to extension to the rear elevation of the main building. To the rear yard is a single storey outbuilding. The main building is a hotel with restaurant and bedrooms. The rear outbuilding is a disused garage used for ancillary hotel storage.

4 THE PROPOSAL

A comprehensive assessment of the existing Hotel and Restaurant business has concluded that it is financial unsustainable, therefore, we have been commissioned by the owner R E Dawson Ltd, to put forward a proposal for change of use of the existing building.

It is proposed that the ground floor and basement storey form retail outlet to supplement and enhance the existing business of R E Dawson Ltd Department Store, one of the major employers within the Ribble Valley whose main Clitheroe store is located to the west of the application site on the corner of King Street and Railway View Road.

The first and second floors of the main building and the rear out-building would be converted into self-contained apartments.

5 PLANNING HISTORY

A full index of relative planning applications dating back to 1975 is provided in the Heritage Statement, however, with particular reference to the design concept of this proposal is Planning Application Ref 3/03/0511/P:

"Conversion of Single Storey Out-Building into 2 Storey Holiday Let and Managers Accommodation, Single Storey Kitchen Extension. Decision Approved"

The significance of this is that the single storey Kitchen extension was constructed under this approval and also foundations commenced inside the outbuilding, RVBC have written to confirm a material start has previously been made, therefore the conversion of the single storey outbuilding element of that approval is extant.

Details of this extant approval are incorporated within the Heritage Statement.

6 DESIGN CONCEPT

6.1 The scheme has been designed following a survey and analysis of the site, its constraints its surroundings and also with consideration to an extant planning approval, previous planning approvals, associated planning officer reports and consultees responses.

6.2 Retail Outlet: It is proposed that the retail element of the proposal be encompassed within part of the ground and part basement storeys of the main building. As the existing ground floor space is relative "open" to provide hotel Lounge Bar and Restaurant facilities, suitable retail floor space be achieved with minimal internal structural alterations. There is no proposal to form new or alter existing openings in the external walls, which is in line with the views of the Victorian Society's consultee's response to a previous application.

6.3 Apartments (Main Building): As the existing ground and first floor layouts of the main building contain Hotel en-suite bedroom accommodation and a self-contained flat, conversion to form self-contained apartments can be simply achieved with minor internal structural alterations and repositioning of stud partition lines. As with the retail unit there is no necessity to form new or alter existing openings in the external walls.

6.4 Apartments (Outbuilding): The apartments within the Outbuilding have been designed with the consideration of the existing extant approval previously mentioned.

Although the main body of the outbuilding currently contains one storey, the eaves height is relatively high and reflects a "storey and half" height, this limits the requirement for extending the roof height to provided adequate internal headroom on a first floor. With regard to this, consideration has been given to the existing extant approval in that the proposed eaves and ridge height of the extended roof do not exceed those proposed within that approval (Ref Attached Drg - Section 11)

With regard to scale of the proposal, the apartment layouts have been planned with the living accommodation at first level, this allows for the greater usable floor area to be provided where most needed and necessitates the need for the 1200mm overhanging section of extension previously proposed under the extant approval.

With regard to new openings in the external walls, these have been kept to the minimum required to provide and accord with access, daylight and ventilation requirements.

It was considered important to build into the design a means of distinguishing between the old and new structures and this has been achieved by introducing a natural stone horizontal string course at the transition.

Also considered to be worthy retention is the original garage door opening to the rear gable. Although partly built up internally the opening externally has been retained and a false vertically boarded door and glazed panel incorporated within the opening.

7

MATERIALS

7.1 There will be no new materials to the principle King Street and rear elevations of the main building.

7.2 The materials used in the extension and conversion of the outbuilding will be sympathetic to the existing building; the roof will be finished in natural blue slate, the string course defining the transition between existing and new structures will be natural sawn stone as will be the heads and sills to the new openings, new walls above the string course will be blockwork faced with a dark grey coloured metal cladding material, doors and frames will be dark grey painted timber with windows of dark grey painted timber and / or dark grey powder coated aluminium.

In accordance with conditions 4, 5 & 6 of the extant approval Ref 3/03/0511/P; rain water goods will be cast aluminium, rooflights will be conservation type recessed with a flush fitting and the windows to the east elevation will be obscure glazed.

8

SUSTAINABLE DEVELOPMENT

8.1 These proposals represent wholly sustainable development from an economic perspective in Clitheroe Town Centre providing additional retail space which will enable R E Dawson Ltd to occupy.

With regard to employment there are currently 4 employment places associated with the hotel and 4 placements associated with the retail unit so the scheme will secure the current employment generating numbers of the site.

8.2 The formation of self-contained apartments in the main building above the retail unit will make use of floor space which in similar circumstances in the town centre all too often is left unoccupied and laid to waste. The formation of apartments in the outbuilding will help regenerate and revitalise this part of Clitheroe and improve the mix of live and work units. The location presents an ideal opportunity to provide living accommodation within the town centre, with shops, bus and train services and health facilities etc on the door step, negating the requirement to travel by car and therefore limiting emissions.

8.3 Secure bicycle storage space has been incorporated as part of the scheme to promote and facilitate sustainable forms of transport.

9**ACCESS**

9.1 Pedestrian access to the retail outlet will be via the current King Street access, with ramped access for disabled customers via the existing ramp in the rear courtyard.

9.2 Access to the apartments, both within the main building and the out-building will be via the rear courtyard.

9.3 With regard to transport, there are currently daily vehicle movements associated with foodstuff deliveries, laundry facilities, cleaners, refuse and guests and it has been assessed that the change of use as proposed would significantly reduce the number of vehicle movements to site.

Delivers to the new retail outlet will continue to be via the back street and the rear private yard which is an established operation operating without issues.

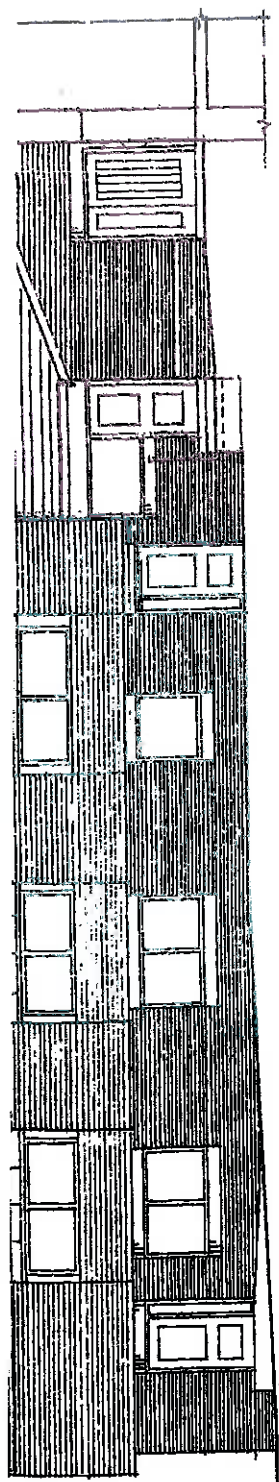
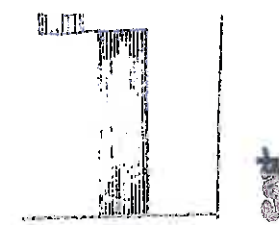
9.4 Car Parking: With regard to the retail outlet public parking is available in town centre public pay and display car parks off Railway View Avenue and Chester Avenue, which are within convenient walking distance of the site.

As explained in Section 8, the formation of apartments in the town centre represents an ideal opportunity to provide accommodation at the heart of all amenities, with extremely easy access to means of travel other than by the car, however, the 5 car parking spaces provided under the extant approval are to be retained. 6 cycle spaces are also incorporated within the existing building.

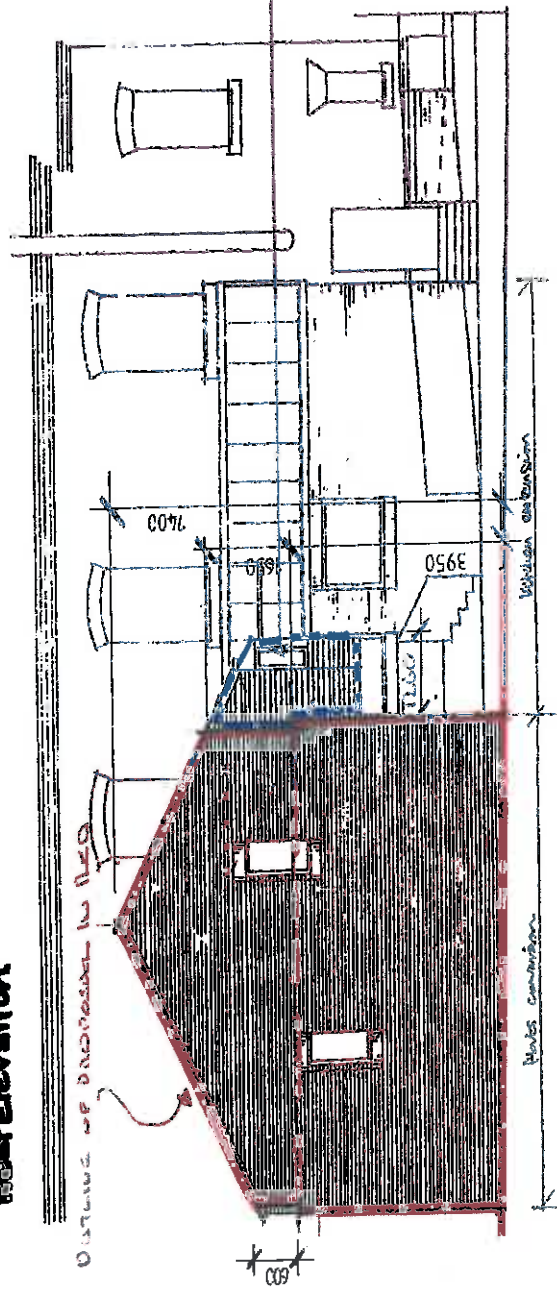
10**REFUSE**

Provision will be incorporated in the rear yard for refuse storage from both the retail outlet and the apartments.

11 Comparison of Proposed Roof Extension to Extant Approval N.T.S



west elevation



DISTANCE OF PROPOSED NEW ROAD

7600

1589

3950

11500

Notes comparison

Notes comparison

North

PROPOSED NEW ROAD LINE FORMER
THAT OF THE EXISTING ELEVATION PROPOSAL

ELEVATION FROM EXIST APPROVED ELEVATIONS 11000



location 1/12

LOW TOLERANCE
SECTION OF EXISTING
WALL (BLUE EDED) CONTAINS
FROM THIS APPLICATION
SAME