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11TH OCTOBER 2018

RIBBLE VALLEY BOROUGH COUNCIL
(PLANNING DEPARTMENT)
CHURCH WALK
CLITHEROE
BB7 2RA

PLANNING	10 FAIRSNAP AVENUE LONGRIDGE PRESTON PR3 3TL
16 OCT 2018	
FOR VAL ATTENTION 03	

HERITAGE STATEMENT FOR 83 BERRY LANE, LONGRIDGE PR3 3WH
CHANGE OF USE FROM A1 RETAIL TO A4 DRINKING ESTABLISHMENT

83 BERRY LANE, LONGRIDGE IS A STONE FRONTED TERRACE PROPERTY AND IS OVER 150 YEARS OF AGE. IT IS CURRENTLY A GREENGROCER'S SHOP WITHIN THE LONGRIDGE CONSERVATION AREA AND IS SITUATED BETWEEN AND ACCROSS FROM A WIDE VARIETY OF OTHER SIMILAR SIZED RETAIL BUSINESSES AT THE NORTHERN END OF THE STREET. THE FORREST ARMS PUBLIC HOUSE IS 50 METRES TO THE NORTHWEST AND THE TOWNELEY ARMS PUBLIC HOUSE IS 200 METRES TO THE SOUTH WEST. THE PROPOSED APPLICATION IS FOR A CHANGE OF BUSINESS USE AND NO EXTERNAL STRUCTURAL MODIFICATIONS TO THE APPEARANCE OF THE PROPERTY ARE REQUIRED EITHER FRONT OR REAR.

VISUAL IMPACT THE PROPOSED CHANGE OF USE INVOLVES ONLY THE INSIDE OF THE PREMISES. THERE WOULD THEREFORE BE NO CHANGE TO THE VISUAL IMPACT ON THE AREA.

ACCESS THIS IS SIMILAR TO ALL THOSE PROPERTIES IN THE IMMEDIATE VICINITY AND IS PEDESTRIAN ONLY. NEITHER WOULD THERE BE ANY CHANGE OF ACCESS TO THE PROPERTY.

WASTE MANAGEMENT A SIMPLE SYSTEM OF RECYCLING WASTE FROM THE GREENGROCERY BUSINESS EXISTS. IT IS CONSIDERED THAT THERE WOULD BE LESS NEGATIVE WASTE PRODUCT AND A HIGHER PERCENTAGE OF WASTE BEING RECYCLED UPON THIS CHANGE OF USE.

DRAINAGE THE PROPERTY IS LOCATED WITHIN A LOW FLOOD RISK AREA. EXISTING FOUL WATER IS DISCHARGED INTO THE MAIN SEWER. WATER USE EFFICIENCY TARGETS WILL BE MET BY USE OF EFFICIENTLY PLUMBED CONTROL FITTINGS.

SAFETY CONSIDERATIONS EXTERNALLY, PEDESTRIAN ROUTES TO THE PROPERTY BENEFIT FROM 'PASSIVE SURVEILLANCE' OF THE SURROUNDING NEIGHBOURING PROPERTIES. EXTERNAL CCTV IS TO BE CONSIDERED AROUND THE REAR AND OVER THE ENTRANCES OF THE BUILDING IF THIS IS CONSIDERED NECESSARY. SOFT NOCTURNAL LIGHTING AT THE REAR OF THE PREMISES ALREADY GIVES ADEQUATE COVER TO THE EXISTING FIRE ESCAPE ROUTES. TOUGHENED ANTI-SHATTER GLASS IS FITTED THROUGHOUT TO COMPLY.

QUALITY & INTEREST THE EMERGENCE OF SMALLER 'MICRO BARS' IN LONGRIDGE, WHICH HAVE REPLACED THE PUBLIC HOUSES CLOSED DOWN BY THE LARGER BREWERIES, IS CONSIDERED AN IMPROVEMENT BY MANY LOCAL PEOPLE. I HOPE TO BE THE FIRST 'MICRO BAR' PROPRIETOR IN LONGRIDGE TO BOTH OWN THE PROPERTY AND RUN FROM IT A BUSINESS WHICH FURTHER ENHANCES THE CHARACTER AND HISTORICAL HERITAGE OF THE TOWN.

TOM JACKSON

320180900P

26TH SEPTEMBER 2018

10 FAIRSNAP AVENUE
LONGRIDGE
PRESTON
PR3 3TL

RIBBLE VALLEY BOROUGH COUNCIL
(PLANNING DEPARTMENT)
CHURCH WALK
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RE-DEVELOPMENT STATEMENT FOR 83 BERRY LANE, LONGRIDGE PR3 3WH
CHANGE OF USE FROM A1 RETAIL TO A4 DRINKING ESTABLISHMENT

DEAR SIR /MADAM,

I HAVE WORKED FROM 83 BERRY LANE, FOR APPROXIMATELY 24 YEARS AND LIVED IN LONGRIDGE SINCE 1999. DURING THIS TIME 'APPLEJACKS' GREENGROCER'S HAS BEEN MY TRADE. SITUATED BETWEEN GROUPS OF NON-RESIDENTIAL PROPERTIES, AT THE LOWER END OF BERRY LANE, THE BUILDING IS IN AN AREA OF MAINLY SHOPS, CAFES, RETAIL UNITS AND TAKEAWAYS. THE FORREST ARMS PUBLIC HOUSE IS 50 METRES N.W. DOWN BERRY LANE, THE TOWNELEY ARMS PUBLIC HOUSE IS 200 METRES S.E. UP BERRY LANE. OVER THE PAST FEW YEARS, MY TRADE HAS DIMINISHED PRIMARILY DUE TO THE DIFFICULTIES ENCOUNTERED TRYING TO COMPETE WITH MUCH LARGER COMPANIES, SUCH AS BOOTH'S AND SAINSBURY'S WHO HAVE OPENED PREMISES ACROSS THE ROAD AND ONLY A SHORT DISTANCE FROM MY OWN. WHILST THERE IS CURRENTLY A LOT OF DOMESTIC HOUSING BEING BUILT AROUND THE AREA, I DO NOT ENVISAGE ANY INCREASE IN MY TRADE AS A GREENGROCER. I AM SURE THAT THE IMMINENT OPENING OF ALDI THIS NOVEMBER, YET ANOTHER LARGE STORE, WILL REDUCE MY TURNOVER FURTHER. AWARE THAT THERE ARE CURRENTLY THREE OTHER 'MICRO PUBS' IN THE AREA, I BELIEVE THAT MY PLANS TO SECURE CHANGE OF USE FOR 'APPLEJACKS' IS UNIQUE BECAUSE IT WOULD BE THE ONLY PROPERTY BOTH OWNED AND RUN BY IT'S LICENSED PROPRIETOR. TO THIS END I HAVE A VESTED INTEREST TO CONTINUE RUNNING MY BUSINESS SUCCESSFULLY AND IN A SOMBRE MANNER. ONLY MINOR ALTERATIONS, TO INSTALL STAIRS INTERNALLY, WOULD BE REQUIRED, TOGETHER WITH SHOP-FITTING WORK TO ACCOMMODATE THE BAR / KEG STORAGE AND SOME NEW SEATING FURNITURE. THE EXISTING METAL STAIRCASE WHICH SERVICES THE FIRST FLOOR LEVEL WOULD BE RETAINED AS AN ADDITIONAL FIRE ESCAPE ROUTE. IT IS ANTICIPATED THAT THE PROPERTY WOULD ACCOMMODATE A MAXIMUM OF SIXTY PEOPLE, WITH NO LOUD MUSIC AND A PLEASANT ATMOSPHERE ENCOURAGING CONVERSATION. MY HOURS OF WORK WOULD BE CONSIDERABLY SHORTER AS I CURRENTLY HAVE TO RECEIVE DELIVERIES VERY EARLY IN THE MORNING. HOWEVER, I ENVISAGE THE OPPORTUNITY TO TAKE ON EXTRA STAFF TO COPE WITH PROMPT CUSTOMER SERVICE.

YOURS SINCERELY,

TOM JACKSON

