

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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DESIGN AND ACCESS STATEMENT FACTORY EXTENSION AND CAR PARKING AT CLITHEROE LIGHT ENGINEERING, UPBROOKS, CLITHEROE (UNIT A-C)



The Site

Clitheroe Light Engineering are a well established engineering business occupying a 2 acre site on the periphery of Clitheroe Town Centre within the Upbrooks industrial zone. The premises is a portal framed metal clad building with associated yard and car parking area. The building was extended in 2010 (planning reference 3/2010/0263) and a new unit within the site was approved in 2017 (planning reference 3/2017/1020).

The Proposal

This formal application follows a pre-application enquiry concluded on 9 April 2019. The response is included with the submission documents. The proposal demonstrates a new extension to the same height and width as the extension approved in 2017 covering an area of 690 sqm to the south eastern side of the premises where the existing yard and car parking area is located. A new car parking area is shown on the land to the north west of the building where the new building was approved in 2017.

The proposed extension will create approximately 15 new full time permanent jobs for the town. With the extension there is scope for creating further jobs 24-36 months after the build as the business grows. The intended use is for light manufacturing only as with the rest of the site. No heavy Engineering is undertaken on site at all.

The largest delivery wagon we receive goods on is 7.5t and there will be no extra traffic for the proposed build. Refer to the Highways report which supports the application.

The external material will replicate the existing building and the existing access will remain unaffected.

Refer to the site location plan and the proposed plans and elevations detailing the extension area and the car parking as proposed accompanying this formal application.

