

DESIGN AND JUSTIFICATION STATEMENT



Planning - Application for the
Proposed change of use of Carr Hall (former Garden centre) to B2 use
Retaining the existing B1 and B8 use.
Carr Hall
Whalley road
Wilpshire
Lancashire



Date: July 2021
Job ref: 6436

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our clients Mr and Mrs Donelan as part of a planning application for the proposed change of use of Carr Hall to B2 use whilst retaining the existing B1 and B8 use.

It is to be read in conjunction with planning drawing No's:

- 6436- 1 - Existing Plans and Elevations
- 6436-2 - Proposed Plans and Elevations
- Site Plan

2.0 SITE

The building is located at Carr Hall off Whalley road, Wilpshire. 750m southwest of Langho and approx 1km north east of Wilpshire.

The site is served by the A666 Whalley road with a dedicated access road between Wilpshire and Langho. The nearest bus stop is immediately adjacent to the access road on Whalley Road. Langho railway station is 1.5km from the site.

The site consists of circa 41,000 of accommodation, 350 car parking spaces and a large area of concrete hard standing associated with the current B 8 use.

Site History

2005 - Permission approved for " Redevelopment of ex site/ buildings to form Garden/ crafts Centre.

2015 - Permission approved for "Change of use from Garden centre to (Office) B1 with the retention of the (storage) B8."

3.0 SCALE

The Scale of the building will remain unchanged as will the associated outside car park / storage area.

4.0 APPEARANCE

The appearance of the Building's front (Whalley road) elevation will remain as existing, the side (west and east) elevations however will be altered slightly.

West Elevation - Reinstate in existing built up openings 2no roller shutter doors (original in the 2005 planning approval). The first floor glazing between the doors will be replaced with cladding to match the existing, 1no bay of glazing to the front corner will be retained.

East elevation - Reinstate in existing built up openings 2no roller shutter doors (original in the 2005 planning approval). 1 no existing roller shutter door opening to be widened to its original width and new door fitted.

The external site will remain unchanged.

LAYOUT

The interior of the building is to be adapted by the removal of the ground floor and side mezzanine office and meeting room accommodation, thus providing appropriate floor space for industrial use. An existing ground floor utility/ tank room is to be retained in its existing location as are the existing ladies wc's. A shower room, Disabled wc's and Gents wc's are formed in the area between which are accessed off a central corridor with access to each end.

The mezzanine floor adjacent to the front elevation is retained and accessed via existing repositioned decorative stairs together with the existing escape stair.

The first floor to the rear of the building is retained virtually as existing with the exception of the removal of two doors which accessed the side mezzanines.

The first floor central core was retained as existing with the exception of the repositioning of a door in a store room.

All the major means of escape from the building remain in situ hence the compliance with building regulations should not be compromised.

All the existing walls have 1 hour fire resistance any built up openings between the use Class will be 1 hour fire resisting. The wall separating the first floor from the industrial section is compliant with separating wall fire requirements.

The total area of existing floor space to be changed to B2 (general industrial) use is 2196 m²

CONCLUSION

The recent office use of the building generated a substantial amount of vehicular activity from the large number of employees attending the site.

The number of employees within the industrial section will be approx 6, this number may possibly increase in the future but this represents a significant reduction in traffic numbers to the site.

The proposed change of use will not negatively impact on the building , the site or the locality.

