

**DETAILED PLANNING APPLICATION FOR A
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT**

SWIFTS HARDWARE, LONGRIDGE

DESIGN & ACCESS STATEMENT

OCTOBER 2021



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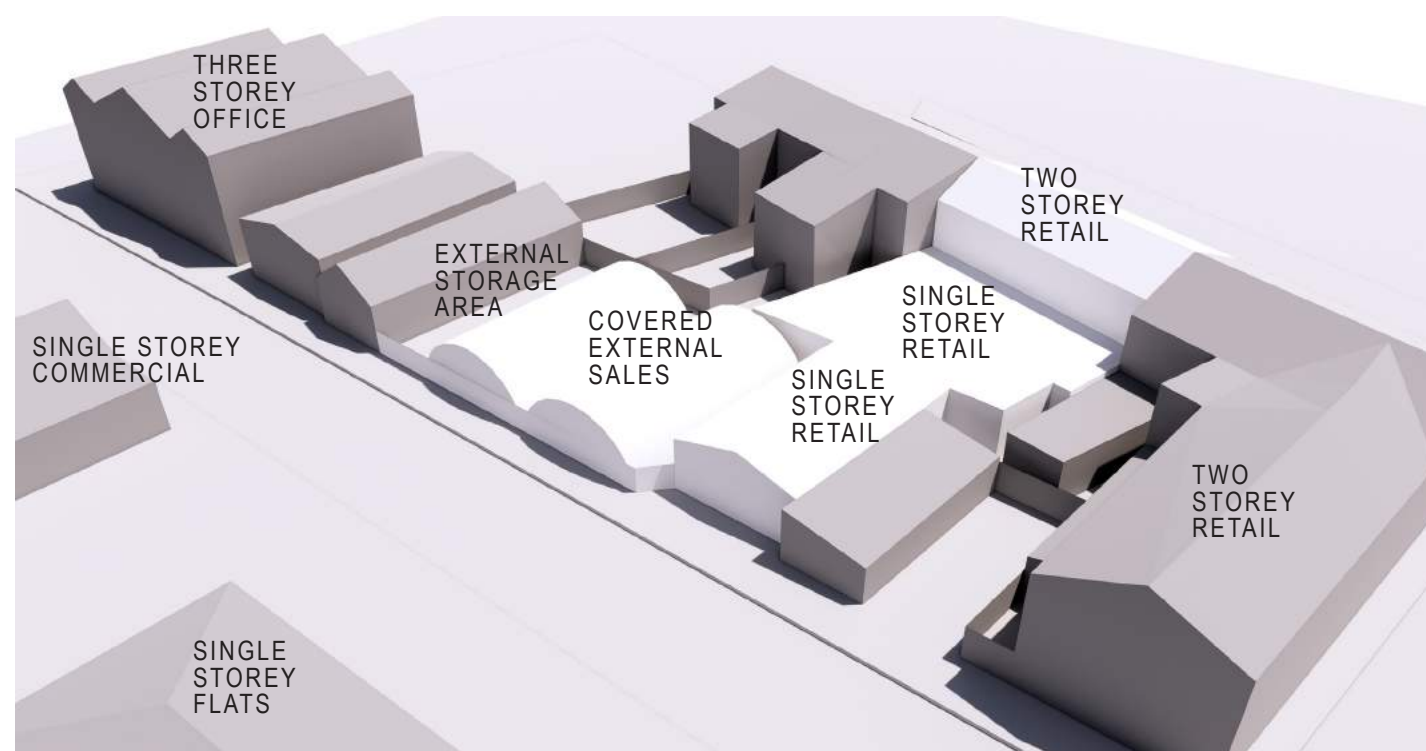
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INTRODUCTION



EXISTING SITE

This statement has been prepared to accompany a full detailed planning application for the redevelopment of the site formally occupied by Swift's Hardware, Longridge.

The site is currently a mixture of retail uses fronting onto Berry Lane and external storage and display space to the rear facing Warwick Street. The external storage and display areas bring little to the vibrancy of Warwick Street and the site edge is currently fenced off with a palisade type fence bringing little in the way of active frontage.

The site is bounded to the west by a 3 storey warehouse building, to the north and east by 2 storey retail premises and to the south by a mixture of single storey residential accommodation and commercial premises.

This statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 for planning applications and explains the design principles that have been applied to the development and how issues relating to use, amount, scale, appearance and layout have been addressed.

It has been prepared by AW+A Architects in conjunction with the wider consultant team.

The design team have worked together to consider the context of the site and identify constraints and opportunities that this presents. The proposal is a consolidated response to this analysis.

SCHEME OVERVIEW

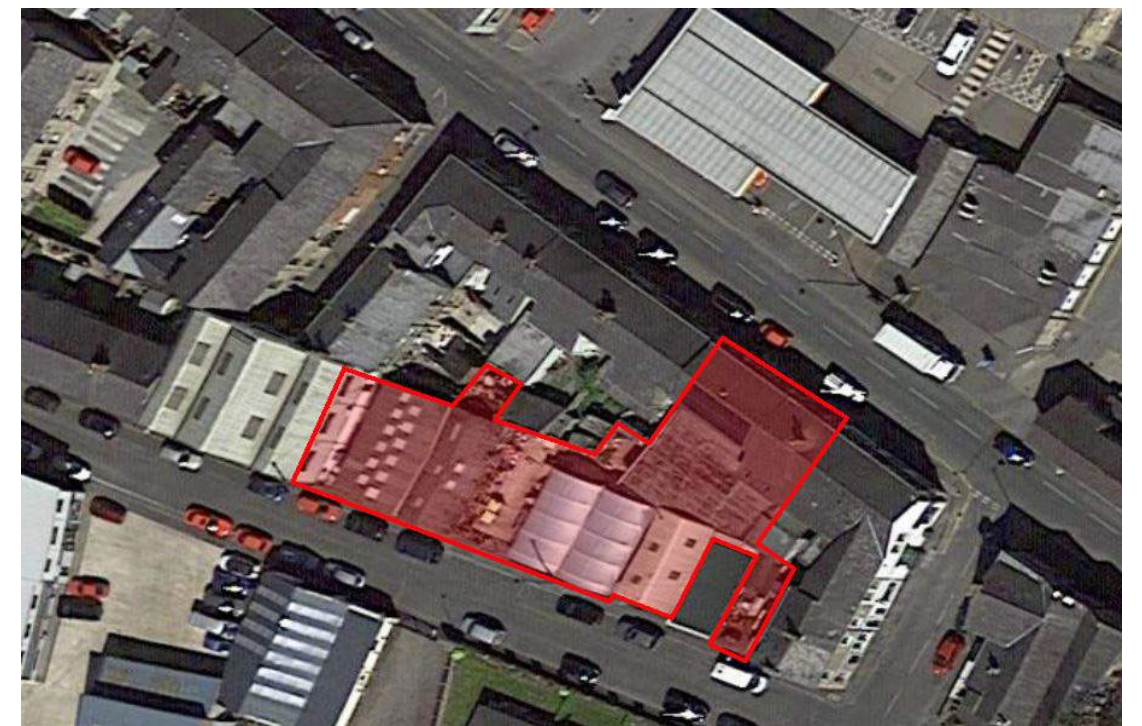
The site is located to the north western end of Berry Lane with existing access to Swift's Hardware fronting onto the roadside. The proposed development site extends to the rear of the shop where an existing external sales and storage area adjoins Warwick Street in the form of an existing warehouse and poly tunnels.

The old warehouse building and poly tunnels are proposed to be replaced with a building of more suitable scale and appearance to help rejuvenate Warwick Street and encourage visitors to the western end of Longridge town centre.

The proposal is for a new 2.5 high storey building that will be more in keeping with the scale of the buildings to the north, east and west of the site. The sawtooth style roof of the warehouse to the west provides a visual reference and driver for an extended undulating roof scape which is a feature of the development. This not only allows additional accommodation with the roof space without the building massing becoming overbearing but also adds interest and variety when viewed from street level.



SKETCH OF AERIAL VIEW FROM SOUTH



SITE LOCATION

SITE ANALYSIS AND BACKGROUND

The site has an area of 0.095 hectares, is surrounded by 1, 2 and 3 storey buildings housing a number of existing uses including, retail, residential, office and light industrial premises.

The following sections explain the constraints relating to the site and existing building and identify the opportunities that have informed the design.



SKETCH OF AERIAL VIEW FROM WEST



SITE PHOTOS

SITE ANALYSIS AND BACKGROUND

CONSTRAINTS

- Physical constraints such as overhead telephone lines;
- Proximity of neighbouring buildings make it a challenge to avoid overlooking;
- Rights of light;
- Access to rear of existing properties needs to be maintained;
- Heights of existing neighbouring buildings;
- Sloping site requires differing floorlevels to be considered;
- Proximity to Conservation Area;
- Access for delivery vehicles

OPPORTUNITIES

- Creation of an improved active frontage to Warwick Street;
- Creation of a development that has a more appropriate scale, providing the street edge with more presence and removing the unremarkable single storey buildings currently backing onto Warwick Street;
- Removal of the fence fronting onto Warwick Street;
- Sawtooth style roof to existing warehouse building to the west of the site provides a visual reference and driver for an extended undulating roof scape. This in turn allows the use of the roof to avoid direct overlooking at second floor level;
- Opportunity to reinterpret the existing warehouse buildings on the street and use this aesthetic in a contemporary way to add character and interest to the development when viewed from street level;
- Potential to extend the retail centre particularly to the Western end of Berry Lane. The development could act as a catalyst for future development and investment in the centre;
- To achieve a good level of sustainability;
- To improve natural surveillance of the street during both the day and at night, improving security and discouraging anti-social behaviour.

CONSULTATION

A brief outline document was submitted to the Director of Planning at RVBC in September 2021 as introduction to this scheme

LAYOUT

The layout comprises 4 retail units, the larger retail units located off Berry Lane with smaller retail units accessed off Warwick Street.

At first floor there are 2, 1 bed apartments above the existing shop and 5 apartments above the retail space along Warwick Street. All the apartments are accessed from Warwick Street. The entrance to the apartments above the shop is at the rear of the existing bakery to the east of the site with the other apartments accessed via shared lobbies spread along Warwick Street.

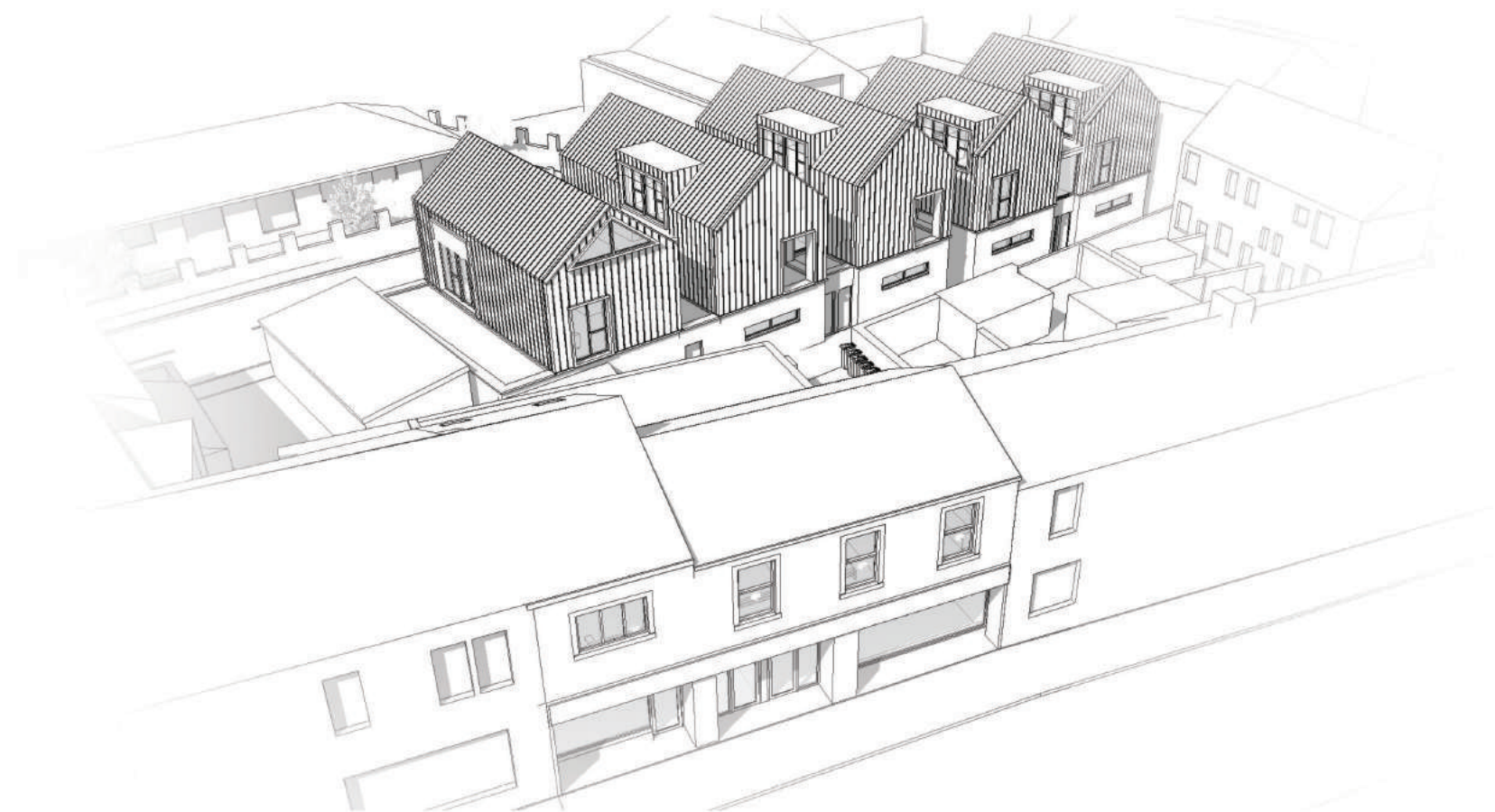
There are 3 refuse stores, the commercial store is within the service accessway to the rear of the site. The residential stores are located at the rear of the bakery and in the accessway between the two blocks on Warwick Street to ensure residents do not have to travel too far to dispose of rubbish.

The layout of the first floor apartments is carefully considered to avoid undue overlooking of the surrounding properties. A high level window on Warwick Street to apartment 5 avoids overlooking to the single storey residential development opposite. Furthermore this apartment is set back from the eastern boundary to provide a privacy distance of 13.5m. to the back of the shops along Towneley Road.

Apartments 1 and 2 are set back from the street edge to allow a 13.5m distance to the single storey garage opposite. Apartments 3 and 4 sit in between the group and the windows have been positioned so that they face the gaps between the buildings opposite.

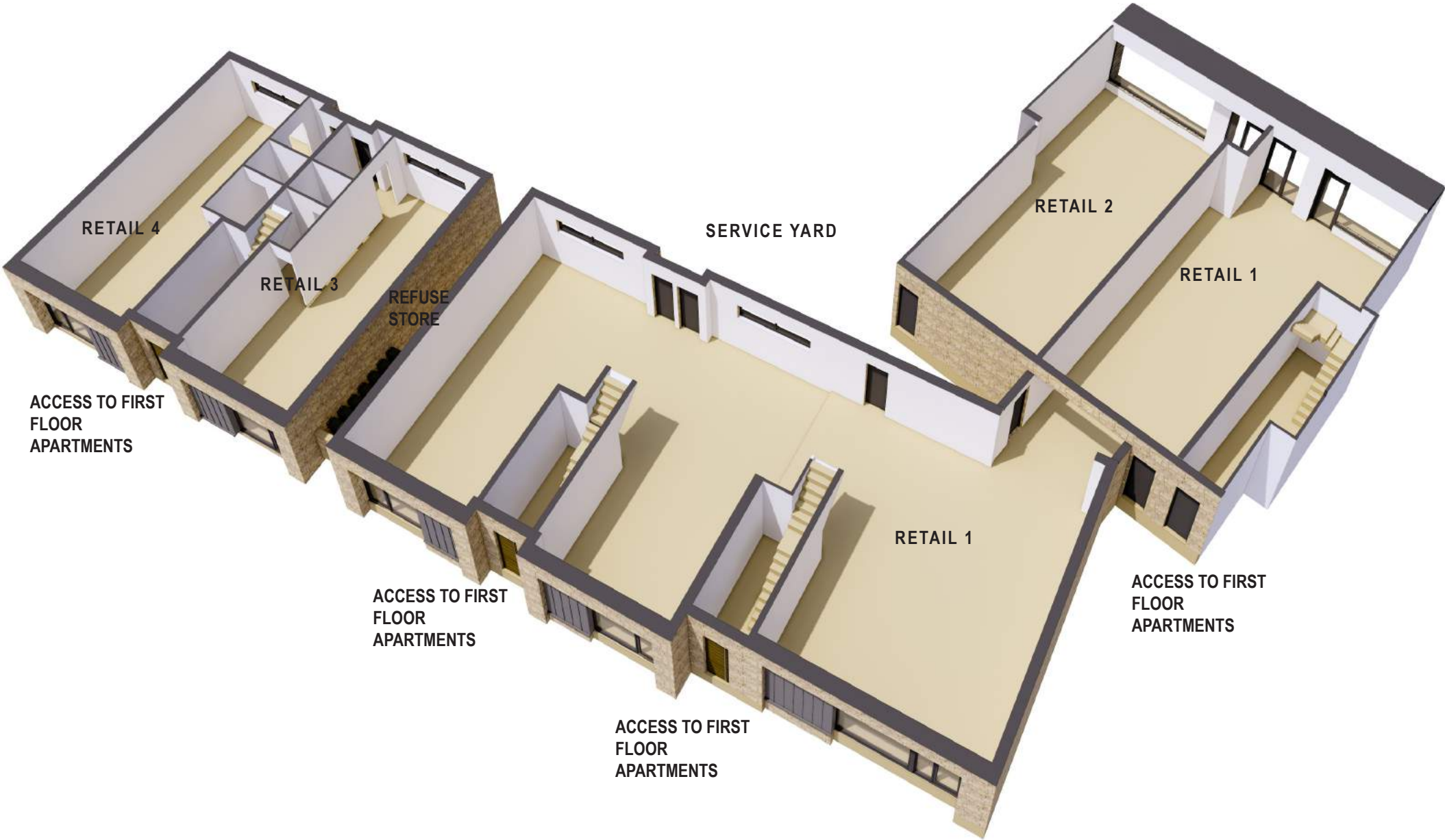
To the rear of the apartments along Warwick Street are the circulation spaces providing access to the second floor. These spaces provide a buffer to the backs of the properties facing the new development at the rear of Berry Lane. Apartments 3 and 4 have external terraces that could be screened if required. The apartments above the existing shop to Berry Lane are single aspect looking away from the development.

At second floor the windows where possible face east/west along the roof scape. The undulating roof allows a view out over the roof tops but avoids direct overlooking into neighbouring buildings.



SKETCH OF AERIAL VIEW FROM NORTH

USE AND AMOUNT



Ground Floor Accommodation

Retail 1	329 SQ.M
Retail 2	93 SQ.M
Retail 3	66 SQ.M
Retail 4	66 SQ.M

Total Retail Floor Area - 554 SQ.M

USE AND AMOUNT

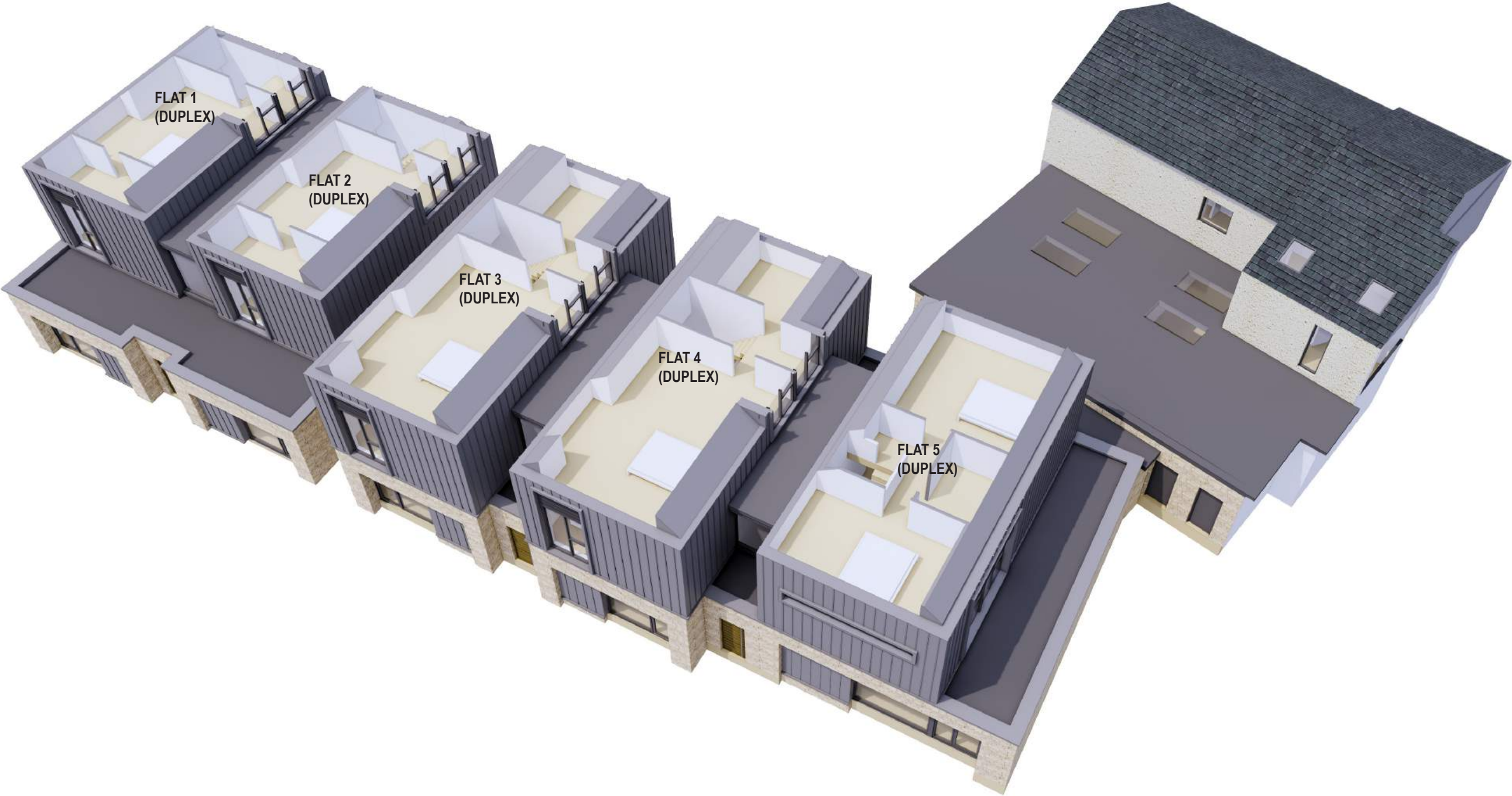


First/Second Floor Accommodation

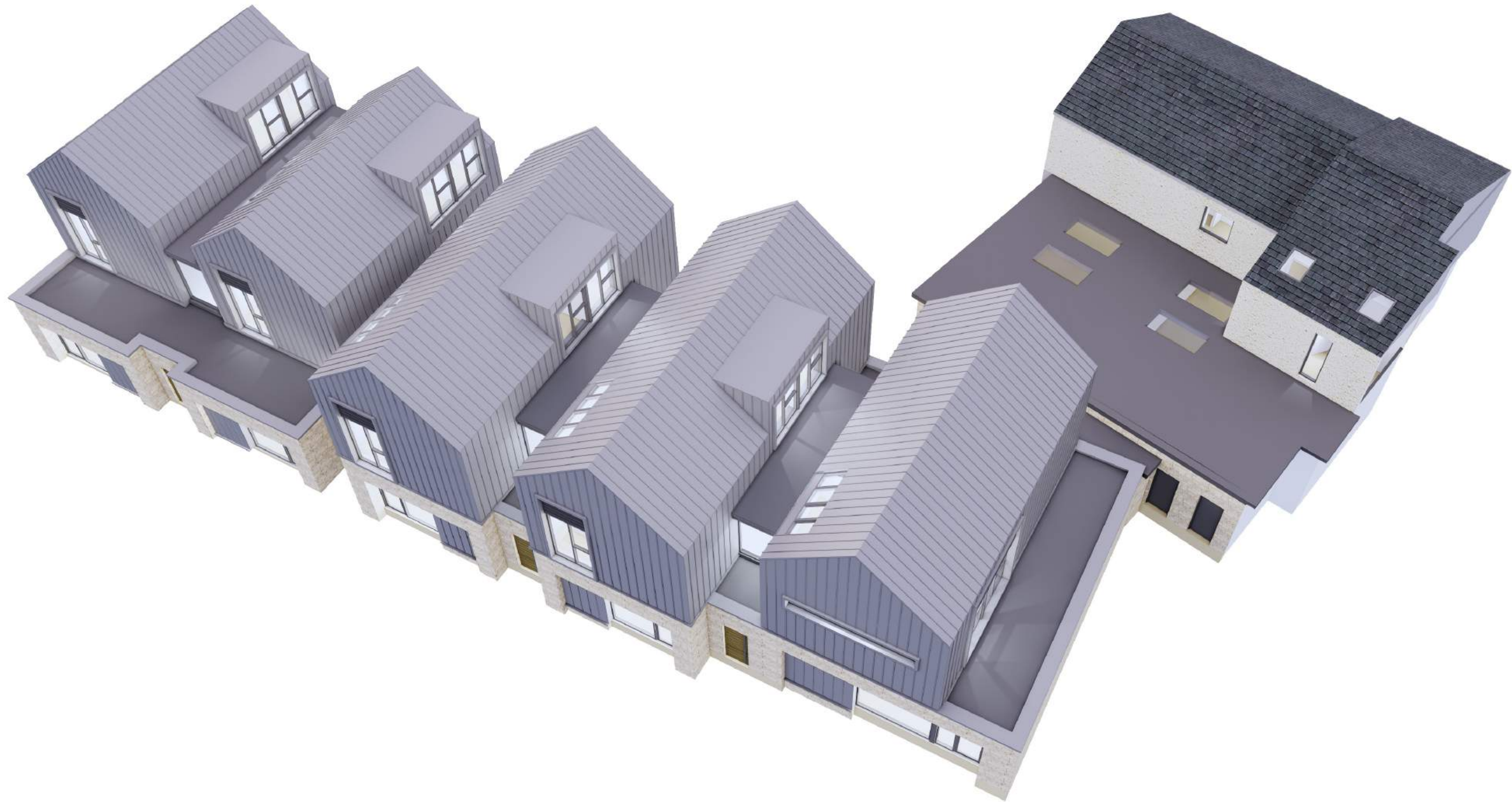
Flat 1 (1 bed duplex)	78 SQ.M
Flat 2 (1 bed duplex)	78 SQ.M
Flat 3 (1 bed duplex)	85 SQ.M excl. balcony
Flat 4 (1 bed duplex)	85 SQ.M excl. balcony
Flat 5 (2 bed duplex)	98 SQ.M
Flat 6 (1 bed)	38 SQ.M
Flat 7 (1 bed)	45 SQ.M

**Total First/Second Floor
Flats Area** **507 SQ.M**

USE AND AMOUNT



USE AND AMOUNT



SCALE AND APPEARANCE



The existing single storey buildings occupying the site along Warwick Street bring little in the way of enclosure, nor do they define the street edge particularly well.

The proposal is for a new 2.5 high storey building that will be more in keeping with the scale of the buildings to the north, east and west of the site. The additional height helps enclose the street and define the street edge. The sawtooth style roof of the warehouse to the west provides a visual reference and driver for an extended undulating roof scape which is a feature of the development. Continuing this existing rhythm adds variety and interest when viewing the development from the street.

The zinc clad blocks are broken up by glazed circulation wells whilst the horizontal stone plinth helps reduce the apparent height. The random stonework at low level provides a more human scale and tactile feel at street level.

The building is proposed to be constructed of high quality materials. A contrast of natural local stone with more modern standing seam zinc cladding again is a visual reference to other warehouse buildings along Warwick Street. This helps sit the building comfortably within its immediate context. The ground and upper level floors are deliberately contrasting in material choice to give a contemporary appearance to the development.

Large window and door openings are proposed along Warwick street to encourage interaction with the users of the street whilst first and second floor windows are carefully considered to avoid undue overlooking of existing buildings. The informal arrangement of the windows adds to the sculptural form of the lightweight zinc boxes floating above the sturdy looking stonework plinth.

ACCESS STATEMENT



In compliance with the requirements of the Equalities Act and Part M of the Building Regulations, disabled access across the site and within properties will be maximised where possible. Key criteria include the following:

- Level thresholds to all entrance points:
 - Ambulant staircase design;
 - Disabled wc provision at ground floor

Access Statement Overview

The layout of the building has been designed with a view to creating an inclusive and accessible environment.

The design team have taken care to ensure that the site as a whole takes full account of the needs of the disabled. Reference has been made to all relevant statutory regulations as set out in:

Building Regulations Part M
British Standards 8300
Equalities Act 2010

