

**Design and Access and Heritage Statement
Replacement Timber Store on land opposite Orchard House,
Back Lane, Grindleton, BB7 4RZ**



Replacement Timber Store, As Built Photo

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Introduction

The existing timber store building was replaced on the land off back lane Grindleton with a building of equal size. This was followed up by a letter to the Client from Planning Enforcement and a subsequent site visit, where it was suggested the Client would need to submit a Planning Application with as built drawings of the timber storage building.

We have since been appointed to carry out a measured survey on the as built timber store and submit a planning application.

Location

The land and timber store is located within the Grindleton Conservation Area.

The land and agricultural storage buildings are located within the small village of Grindleton within the administrative boundary of the Ribble Valley. The village is approximately 4km north of the town of Clitheroe and approximately 1.6km North West of the village of Chatburn. The Village is also contained within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty. The land directly off Back Lane is approximately positioned halfway up the road. Located within the defined boundaries of the Grindleton Conservation Area.

Access



Existing gate access

Use



Replacement building is located on the previous position directly adjacent to an existing dilapidated timber building.



Existing dilapidated timber building in need of repair



View from Back Lane, of Entrance Gate and replacement timber building in background.

CONCLUSION

The streetscape will remain unaffected along Back Lane Area, with the timber store being a direct replacement and set back from the road. Therefore, the timber store positioned directly next to the adjacent dilapidated timber store will not have a harmful impact on the character and appearance of the Conservation Area.

In summary, this statement finds that the replacement store, minimal in size would preserve the conservation areas' characters and appearances, and due to the distance, orientation and natural boundaries would not affect the setting or appearance of local dwellings. Therefore no harm to significance of heritage assets would arise from the replacement works.