



APRIL 25, 2023

AM63 DAS REV A - DESIGN AND ACCESS STATEMENT

ROYAL OAK INN, WATERLOO RD, CLITHEROE, BB7 1NS

ALDROCK
Unit 5 Cunningham Court, Blackburn, BB1 2QX



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Introduction

This Design and Access Statement has been prepared by Aldrock, on behalf of our client. It acts to support a full planning application which proposes the conversion of the Royal Oak Inn, located on Waterloo Road in Clitheroe, in the administrative authority of Ribble Valley Council.

The proposed development seeks to part convert the existing vacant public house. Part of the ground floor noted as Unit 1 will remain as use class Sui Generis, with the remainder of the ground and first floor being converted into office space (use class E (c)). The application also proposes a two-storey side extension to the premises.

This statement provides an overview of the proposed development and details the considerations made to the site, design, access, sustainability, and relevant planning policies.

The Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and the National Planning Practice Guidance.

The applicant has considered the proposals in terms of the existing use, feasibility, and the site's context. The proposals, therefore, are based upon a good understanding of the local, physical, and economic context of the environment, with due consideration to the local context.

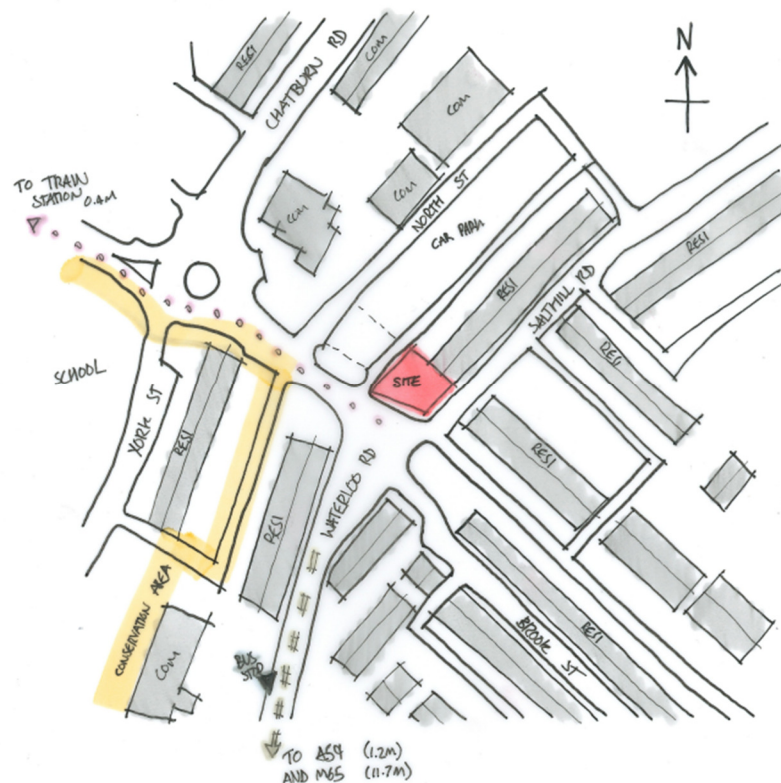


Site Analysis

Location

The Royal Oak Inn is in a prominent location on Waterloo Road in Clitheroe which acts as one of the main highways for the town. Located approximately 300m from the town centre, the site is bordered by residential properties to the south and east, a small industrial estate to the northwest, and a number of commercial properties nearby. The location offers good access to a variety of local amenities, including shops, schools, and healthcare facilities, making it an attractive location for development. Additionally, less than 50m to the east of the site is the boundary of the Character Area 3 Conservation area which is one of three conservation areas in the town centre.

Figure 2 – Initial Site Analysis



Existing Use

The site is currently vacant and was previously used as a public house. Currently, the site falls under use class *Sui Generis*. Situated within a mixed-use area with nearby residential, commercial, and industrial properties; the site has potential for a variety of uses, including commercial development, subject to obtaining the necessary planning permission.

Existing Access

The site's main access is directly from Waterloo Road; however, there is also ancillary access from Salthill Rd and through a rear door accessible via the smoking area. The site has good road connections to the surrounding areas, including the town centre, the A59, and the M65 and M6 motorways. There is also a regular bus service that runs along Waterloo Road, providing access to other parts of Clitheroe and the surrounding area. In addition to the bus service, the local train station is a short walk away (0.4 miles). The existing site can therefore be seen as sustainable in terms of access.

Figure 3 – Existing Front Elevation



Existing Materiality:

It is assumed that the existing building is of stone construction; similar to that of the surrounding architecture. However, the building is actually faced in rough cast render painted in white. Additionally, the building features a number of decorative stone elements such as window and door surrounds, quoins, cornice, and plinth. This stonework has been painted in a dark grey colour which is peeling in some areas revealing the original stone beneath. The existing roof covering consists of pitched natural slate.



Planning History

Aldrock submitted a request for Pre-Application advice application for the site in early December 2022 (Ref: RV/2022/ENQ/00098). On 12th April 2023 we received pre-application comments. Our latest design revision A has incorporated the majority of the points of concern raised by the local authority.

The only other relevant planning application at the property was a consent to display advertisement application in 1989. Ref: 3/1989/0256

Proposed Development

The proposed development seeks to convert the existing space (with the exception of part of the ground floor) and provide a two-storey side extension and single storey side extensions.

The applicant seeks to carry out the proposed development to provide a premises for their growing business located in Clitheroe. It is anticipated that the proposed development will provide them with the opportunity to add up to another 4 members of staff to their team. In addition to this, the smaller ground floor unit along with the first and second floor level are intended to be leased, which will provide premises for another three local businesses (anticipated to provide space for around 16 members of staff).

The proposed extensions include a full height side extension and single storey extensions to the front and rear elevation. The proposed two storey side extension has been altered following pre-application comments to ensure that the existing dwelling is not adversely affected.

The proposed single storey rear extensions make use of the yard area to the rear, further increasing office space whilst maintaining adequate space for anticipated bin storage. A hipped roof has been proposed over the new two storey extension to match the existing.

Figure 4 – Design Development Sketches



Design Considerations

The initial design concept featured in the Pre-Application Ref: RV/2022/ENQ/00098 included a large fully glazed side extension to the client's brief. However, after careful consideration, design development and pre-application comments we have reduced the impact of the new extension and addressed the pre-application comments in summary below:

- Removal of the proposed single storey front extension.
- Removal of the mansard roof.
- Reduction of the two-storey side extension to remove overshadowing impact to the adjacent neighbour.
- Maintained existing details and added in quoins to original portion of the building.
- Reduced the detail and prominence of the extension to ensure the original main entrance remains a focal point.
- Proposed fenestration carries over vertical and horizontal rhythm of the original frontage.
- Existing stone boundary wall to the corner\front of the property will be maintained.

The materiality of the extension will remain the same as the existing building, with a rough-cast render facade and decorative stone features. The proposed roof will match existing roof materials.

Access Considerations

The principal access off Waterloo Road will remain and will be utilised for Unit 1. Secondary access points are proposed for the offices within the new extension to serve the ground and first floor.

As previously mentioned, the site has good road connections to the surrounding areas, including the town centre, the A59, and the M65 and M6 motorways. There is also a regular bus service that runs along Waterloo Road, providing access to other parts of Clitheroe and the surrounding area. In addition to the bus service the local train station is a short walk away (0.4 miles); Providing access to local and regional public transport networks.

The applicant seeks to lease a number of car park spaces from the council-owned car park located to the northwest of the site. The car park spaces will be for use by the office occupants.



Sustainability Considerations

The proposed development has been designed with sustainability in mind, and the following measures have been incorporated to reduce the carbon footprint of the development:

- Use of sustainable materials for construction, reducing the environmental impact of the building process.
- Refurbishment of the existing building to improve energy efficiency, reducing the amount of energy required to operate the building.
- Installation of energy-efficient heating and cooling systems, reducing energy consumption and associated greenhouse gas emissions.
- Provision of bike racks for the office occupants, promoting sustainable modes of transportation and reducing the reliance on cars.
- Use of natural light and ventilation, reducing the need for artificial lighting and mechanical ventilation, which in turn reduces energy consumption.



Relevant Local Planning Policy

The following policies have been sourced from the Ribble Valley Local Plan (Adopted Core Strategy). This seeks to promote sustainable development, protect, and enhance the natural and built environment, and support economic growth.

1. Policy 3.14 - *Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities.*
2. Policy 3.19 - *Contribute to local, regional and wider sustainable development, including addressing and mitigating against the impacts of climate change.*
3. Policy 7.1 - *Employment and a strong economy are important, and the Council will seek to facilitate employment and economic investment where it accords with the Core Strategy policies.*
4. Policy 7.2 - *Ribble Valley's high-quality environment provides an ideal location for many offices, crafts and culturally based businesses.*
5. Policy 7.3 - *To support the expansion of Ribble Valley's economy (in particular in business services) further office accommodation will need to be provided either by new build or converted space including potential uses in redundant farm buildings.*
6. Policy 7.4 - *Broad location of new employment development Employment development will generally be directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas.*
7. Policy 7.5 - *The larger settlements of Clitheroe, Longridge and Whalley would be the preferred locations for new employment development (excluding rural and home-based employment which are district wide).*

The aforementioned policies relate to the proposed development. Firstly, the development will create a number of employment opportunities and provide high quality office space for a number of businesses. In addition to this, the site is in a highly accessible area close to the town centre with links to public transport which reduces the need for car usage. Furthermore, the proposed development will further increase sustainability through the use of sustainable design practices.

Conclusion

In conclusion the proposal seeks to convert a currently vacant public house into office space. Extensions to the building are proposed to provide increased office space whilst being sympathetic to the buildings existing character and local context. The proposal would cause no measurable impact on the site and its neighbouring buildings and would offer the opportunity for employment and provide a high-quality space for local businesses.



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