

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street,

Sabden, Lancs, BB7 9ED

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DESIGN AND ACCESS STATEMENT
FOR WORKS TO GARAGES/ STORES
OFF BACK BRENNAND STREET
CLITHEROE
BB7 2HB

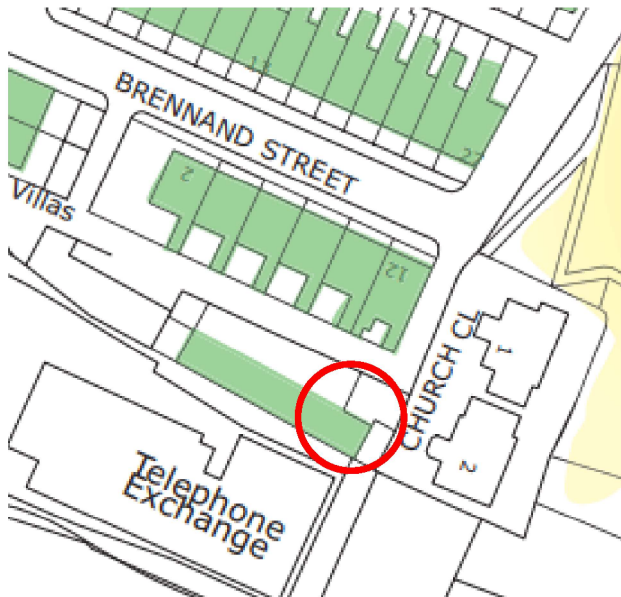
FOR MR HALL AND MISS REECE

REF:- 152

Date:- 8th March 2023

SITE DESCRIPTION

The site is located to the south of Back Brennand street, within the Clitheroe conservation area. The site is accessed from Railway View Avenue to the west of the site. The original part of the building which is two storeys with brick/ render walls is identified within the conservation area appraisal as a building of townscape merit. The more recent lean-to outriggers to the north east and south east are not included within the appraisal as buildings of townscape merit.



Extract from CCA Townscape Appraisal Map, the site is shown circled in red.

The plot is made up of a two-storey building with single storey lean-to outriggers. To the north and east of the site are residential houses and to the south is the modern telephone exchange building.

The site currently has planning permission for the creation of 2 no 1 bedroom apartments, planning reference number is 3/2022/0136. This current permission relates to limited demolition, extension and re-modelling of the existing building to create the 2 no apartments.

Since the current planning approval was granted, my clients have acquired the site. However, in January 2023, whilst an internal wall was being removed, there was a partial collapse of the wall and roof above. The wall and roof will be reinstated over the next few months.

THE PROPOSAL

This application seeks to convert and remodel the existing building to form 1 new residential unit, instead of the 2 no apartments currently approved.

AMOUNT, SCALE AND LAYOUT

The proposals involve the demolition of the existing lean-to outrigger to the south east, this will be replaced by a smaller extension which was a condition of my clients

purchase of the site. This smaller extension will have a flat roof over which will create a terrace for the first floor bedroom.

The lean-to outrigger to the north east will be retained, but the walls rebuilt in stonework and the two-storey stairwell with flat roof will be created. The single storey lean-to will have a new slate roof which will match the surrounding properties. The existing two-storey building will be re-modelled to suit the proposed residential unit.

USE

The building when complete will form a residential unit.

APPEARANCE

The new walls will be finished in a mixture of natural stone and render. The roofs will be finished in either natural slate or grey EPDM.

ACCESS

The access to the site will remain as existing and 2 no car parking spaces will be retained.

CONCLUSION

The proposed creation of a single residential unit rather than the 2 no apartments currently approved will not harm the residential amenity or character of the conservation area. The conversion and re-model of the building will benefit the area as the appearance of the building will be improved and consequently the character of the conservation area.

Louise Read
MRICS