



Ribble Valley Borough Council  
Planning Department

21<sup>st</sup> September 2023

Dear Sir / Madam,

**Proposal:** Proposed change of use of former printworks into three dwellings including the demolition and rebuild of existing brick extension

**Location:** The Old Printworks, Black York Street, Clitheroe, BB7 1LT

### **Introduction**

Following the validation of application 3/2023/0488 in August 2023, the Planning Officer has requested further information in support of the proposed development. This supporting statement has been prepared by DPA Planning Ltd on behalf of the applicant in order to address the points raised. The applicant has separately provided a demolition plan and methodology statement.

### **Design Justification**

Following the structural survey by Taylor Partington Design, it was concluded that due to the extensive amount of brickwork required to be removed and rebuilt, along with concerns regarding the structural stability of the building during these works, a demolition and rebuild was required. With the new floors tied into the new wall enhancing the overall stability the proposed design has been submitted. Additionally, to the findings of the structural survey, the applicant looked at the financial viability of the site, that being the overall costs of bringing the development forward versus the number of dwellings created and the following income generated. Whilst two dwellings were not found to be a workable option to

carry forward into planning, providing three dwellings will bring enough revenue to make the development a viable investment. There are therefore both structural and financial reasons for the proposed scale and design of the development.

### Impact on Heritage Assets

The current building (brick extension to east) to be demolished is in a very poor structural state. The development will enhance the appearance of the immediate and wider area with a redevelopment to bring the vacant building into use. The design and choice of external materials is to complement the existing building and in keeping with the wider area. The listed assets along York Street are unharmed by the proposed development which does not detract from any views or cause harm due to its set back position along Back York Street. The marginal increase in ridge height of the proposed rebuilt eastern block of the development would be subordinate to the overall ridge height of the western block and only marginally change views from the north or south.

As the below image (Figure 1.1) demonstrates the overall level of glazing proposed is minimal with only minor additions to the north and south elevations, the addition of a door to the eastern elevation and no changes proposed to the western elevation. The proposed development will secure the long-term use of the currently vacant building and complies with the NPPF at paragraph 208.



Figure 1.1: Comparison of existing and proposed elevations

### **Impact on Adjacent Properties**

There are no elements of the proposed development which will harm the amenity of existing properties. The minimal increase in overall height will be offset by the enhanced appearance of the building which has fallen into a poor state following the vacancy of the site. The investment to repurpose the use of the building which has fallen into disrepair will bring a visible enhancement to the area. Whilst an additional storey is proposed following the demolition of the eastern section of the building, the overall ridge line will remain subordinate to the surrounding buildings.

### **Conclusion**

The proposed development will see a significant investment into the conversion and rebuilding of the vacant building into dwellings. Where it has been possible original features have been retained, replacement doors and windows are not disproportionate and are in keeping with the original design of the building. There is no harm to this building of merit as the proposed development enhances the unsightly building which had fallen into disrepair and will secure its long-term use. Additionally former light industrial components of the building are to be removed, most notably the metal flue pipe to the southern elevation and external signage. The majority of changes proposed are internal to facilitate living spaces.

Yours sincerely,

Mr Matthew Dowley

Planning Manager

DPA Planning Ltd