

DESIGN AND ACCESS STATEMENT

FOR

PART CHANGE OF USE APPLICATION – RE-SUBMISSION

AT

**UNIT 26 MITTON ROAD BUSINESS PARK
WHALLEY
BB7 9YE**

OCTOBER 2023

JOB NUMBER: 6926

VERSION: 1.00

from concept to creation...



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1.0 DESCRIPTION

- 1.1** This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of The Old Coach House Antiques as part of a change of use application. It follows the re-submission of application ref: 3/2023/0541 with a reduced area of change of use to retail.
- 1.2** This report is in support of the application and should be read in conjunction with the supporting information for the positive expansion of the company within the village.

2.0 EXISTING

- 2.1** The existing building is located at Mitton Business Park where there are multiple businesses and types in operation with associated parking. The existing building currently has an industrial class use to which this application seeks to alter a small part of the building.
- 2.2** The business deals in antiques and involves a number of different elements with large quantities of furniture which is varying in size and nature to be sold, from large wardrobes to lamps. It is argued that a significant part of this is industrial given the storage and size of furniture. This requires significant space to sort, process and ship associated stock.

The business was formerly located in Clitheroe, however the space required as well as transport access to drop and collect items was simply not sustainable for the company who were forced to relocate to a more commercially suited premises.

Some of the services include:

- House Clearance Service – involving large quantity collections at one time.
- Antiques sales and buying.
- E-commerce- online established shop.
- Restoration/ Re-purposed/ Upcycling.
- Small face to face retail sales.

Below are existing photographs which illustrate the volume and scale of stock which the business deals with. As illustrated the size of stock is simply not conducive with a high street unit to carry out the company work. A significant amount of stock is sold online and therefore part of the space is used for commercial photography for e-commerce and packaging of the goods awaiting collection.



2.3 The existing building provides an ideal solution to the sorting, repairing, packaging and coordination of the business. It provides good access for associated large vehicles to stop and delivery furniture which would not be viable on the high street. It is argued that significant highways concerns would be raised

2.4 The business is similar to comparable businesses as listed below who require commercial spaces in order to operate and can simply not operate on the traditional high street:

- Driscolls Antiques (6500 sq feet), Link 59,6 Deanfield Drive, Clitheroe
- Antiques and Collectables, Huntlys A59 Whalley Road, Clitheroe
- Paul Case Furniture, Unit 1 Fairfield Farm, Longsight Road, Clayton-le-Dale, Clitheroe.
- Red Moon Concepts (furniture), Unit 5, Whalley Industrial Estate, Clitheroe.
- Art Deco Art Gallery, 6 The Arches, The Sidings, Whalley, Clitheroe.
- Loom Loft, Barrow Brook, Clitheroe.
- Statley Secrets , Stoney Gate Lane, Stydd Gardens, Ribchester, Clitheroe.

3.0 PROPOSAL

3.1 The proposal seeks the change of use of part of the building for retail use. This involves a small part of the building which will be open to the public for viewing selected pieces as well as a pick up and drop off area. The proposed area equates to 26m² and 14% of the gross internal area total of 185m². This is a reflection of the businesses requirement for a shop and that the significant amount of space is required for the processing of furniture within the rest of the unit.

The proposed building is fit for purpose and provides adequate parking, access, and facility for the local business that employs two full time staff, one part time member along with associated trades to successfully function. Mitton Business Park also consists of similar businesses providing products and services for collection and purchasing which provides precedent for this small change of use application.

3.2 Furthermore the access allows for sufficient parking and access to service the business and required access. It will not have any negative impact on the highways network and will be self-contained.

4.0 CONCLUSION

- 4.1 This application seeks approval for a small section of change of use from industrial to retail. The application provides a positive enhancements and local economic benefits as well as supporting a local business which requires the associated spaces to function.