

# **GENERAL DESIGN STATEMENT**

## **PROPOSED ALTERATIONS**

**27 BAWDLANDS**

**CLITHEROE**

**LANCS**

**BB7 2LA**

**for**

**BOUTIQUE HOMES LTD.**

**APRIL 2024**

***PD Construction Consultants***



## INTRODUCTION

27-29 Bawdlands, Clitheroe is a disused commercial property located at the eastern end of a terraced row of domestic properties at the corner of Bawdlands and Corporation Street. Ordnance Survey grid reference SD 73868 41586.

The rear of no.27 Bawdlands, known as "The Workshop" was sold in January 2019, and is now in separate ownership.

The existing property is in planning use class E / class C3.

The property is located in Flood Zone 1 and is 78m above Ordnance Survey datum.

The proposed works relate to change of use from use class E at ground floor level and use class C3 private dwelling unit at first floor level to an 8no room House in Multiple Occupation, which is a Sui Generis use class.

Please refer to the drawing numbers listed below:

1569 – 01	Existing Ground Floor Plan.
1569 – 02	Existing First Floor Plan.
1569 – 03	Existing Front Elevation.
1569 – 04	Existing Side Elevation.
1569 – 05	Existing Rear Elevation.
1569 – 06	Existing Section no.27.
1569 – 07	Existing Section no.29.
1569 – 08	Proposed Ground Floor Plan.
1569 – 09	Proposed First Floor Plan.
1569 – 10	Proposed Front Elevation.
1569 – 11	Proposed Side Elevation.
1569 – 12	Proposed Rear Elevation.
1569 – 13	Proposed Section no.27.
1569 – 14	Proposed Section no.29.

## PLANNING HISTORY

### Planning Decisions:

3/2013/0199	Change of use of ground floor from commercial to residential	Withdrawn
3/2013/0481	Change of use of ground floor from commercial to residential	Approved

A historical Building Regulations application for the property (3/2013/1307/B), show that the works for the change of use application was approved in 2013, but it is evident that this work has not been carried out.

## RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following Key Statement policies are considered to be applicable to the property:

DMG1	General Considerations
DMG2	Strategic Considerations
DMI2	Transport Considerations

## PROPERTY DESCRIPTION

The premises have been vacant and un-used since December of 2021. During this period the building has deteriorated, and is in need of some minor cosmetic repairs, to prevent any further decay.

The property is a two storey, double width terrace premises, with commercial / office space at ground floor level and a self-contained, two-bedroom flat. The flat is accessed by the door on the front elevation of no.29 Bawdlands.

Ordnance Survey mapping historical records indicate that the property was constructed in the period between 1844 – 1884. This information also indicates that the property has always been a double width premises. The building is taller than the adjoining houses on the terraced row, and it appears to have been purpose built as a shop / warehouse with adjacent living accommodation.

## TRANSPORT CONSIDERATIONS

When assessing the transport & travel implications, and accessibility of the premises the following points were noted.

The premises are located 250m from the nearest supermarket.

The Bus and Railway Interchange is located 550m from the property.

There is a bus stop located 25m from the premises. The C2, Low Moor Circular bus operates every 30 minutes from 07.00 – 18.15hrs, Monday - Saturday providing easy access into Clitheroe Town Centre and the Bus and Railway Interchange, allowing travel on to destinations further afield.

The property is readily accessible on foot without the need for use of a private car, although there is a long stay, public car park located on Mitchell Street, 150m from the site.

## PROPOSED WORKS

The proposed works are to convert the vacant commercial unit and private flat unit into 8no self-contained en-suite rooms, to bring the empty building back into full use. These rooms are designed as double rooms, but it is envisaged that all will be single occupancy. Reference has been made to the Ribble Valley Borough Council document *“HOUSES IN MULTIPLE OCCUPATION GUIDANCE AND AMENITY STANDARDS”*

The proposed works, primarily to satisfy Building Regulations requirements, will involve the following:

- Replacement windows and doors.
- Upgrading fire resistance of the existing structure.
- Upgrading the thermal insulation of the building.
- Provision of acoustic insulation to floors.
- Provision of mechanical ventilation.
- Installation of new communal kitchen and kitchenettes to each room.
- Installation of new sanitary fittings.
- Installation of new electrical wiring circuits, including fire detection and warning systems.
- Installation of new electrical heating system.
- External decoration of the premises.

## CONSTRUCTION METHOD STATEMENT

The proposed alterations will have minimal impact on the existing fabric of the building.

The new partitions are to be softwood timber studs screw fixed to the existing structure with plasterboard and lightweight plaster skim finishes.

The thermal insulation is to be IWI thermal insulation batts secured by SWIP extruded polystyrene studs at max. 600mm centres screw fixed to existing walls using 150 x 6mm screws and plugs. 1no layer SWIP vapour control layer. 1no layer 9.5mm plasterboard and lightweight plaster skim finish.

The acoustic upgrade and fire protection of the existing floors will consist of additional plasterboards screw fixed to the underside of existing ceiling finishes.

The new windows are to be u.p.v.c. casement windows with double glazed units. The frames are to be RAL 7032 pale grey/green finish.

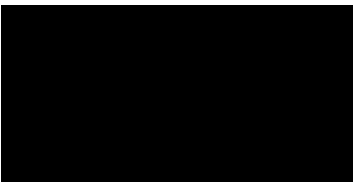
The new entrance door is to be a "secured by design" high performance, composite door with Georgian pattern panels. The door and frame are to be RAL 7032 pale grey/green finish.

The front, side and rear elevations are to be finished with RAL 9010 off white coloured masonry paint.

## SUMMARY

The proposed refurbishment works will have minimal impact on the original fabric of the building. The external appearance of the building remains relatively unchanged, bar the addition of windows at ground floor level of no.27 to match those of no. 29. A more sympathetic, neutral colour scheme and suitably designed windows reflect the location of the building, and the adjoining domestic properties on Bawdlands. The proposed works bring, the currently empty, building back into use and will enhance the street scene and neighbouring community, with minimal impact on either, visual or residential amenity.

Signed:



Paul Derbyshire *Dip.Surv.*

Dated: 3<sup>rd</sup> April 2024