

# Peter Hitchen Architects

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## **PROPOSED CHANGE OF USE FROM CLASS E TO SUIS GENERIS (GIN LAB) & APPLICATION FOR LISTED BUILDING CONSENT 35B KING STREET, WHALLEY, LANCASHIRE**

### **INTRODUCTION**

This report is in support of the formal application and is in the same format following the approval for both planning and listed building consent dated 14 February 2024 (change of use to class E-app ref 3/2023/0883 & 3/2023/0884) and should be read in conjunction with the supporting information which includes all the necessary plans/elevations and visuals.

This work has been undertaken by Peter Hitchen Architects on behalf of Mr & Mrs Brunt.

The application has been prepared to obtain consent for the new use of the building for the business as described in the proposal section below and supported by all the necessary documentation.

### **LOCATION**

The proposed site is located on Back king street within the commercial centre of Whalley. The site is approx. 70m<sup>2</sup> in area. It is visible from Whalley's main through road (king street). Parking will not be provided but located on the other side of the road is a large communal car park. The development is approx. 150m from the main bus stops and approx. 170m to Whalley abbey a popular tourist attraction. The structure is attached to a listed building (List entry NO: 1317638) as an extension to a previous rear extension.

### **PROPOSAL**

The proposal is to bring back into use an existing single-storey structure for improved Suis Generis use (Gin lab).

The building occupier has confirmed a business statement as follows :- :-

*The business, called the "Nab Lab", will be a "Gin Experience" where customers will learn about Gin, the botanicals used to flavour the different Gins, before going on to create a bottle of their own which they will take away with them.*

*The Nab Lab will provide bookable 2/2.5 hour Gin making experiences for groups of up to 12 people, in a unique and traditional setting, in Whalley Village. You can sample our Spirit of the Nab Gin whilst creating and distilling your bespoke recipe in one of our beautiful miniature copper stills (from Porto in Portugal), before taking your very own 70cl bottle home with you, and you get to name it ! You will also learn more about the Nab Lab and my journey, the history of Gin and which botanicals will best suit your bespoke Gin.*

*I will supply my own gins at each session x 3 gin and tonics on each session.*

*You can book the sessions across several days of the week, with up to 3 sessions a day being run, mainly on thurs/fri/sat and sun and no later than 9pm. All sessions are booked in advance, there may be the odd customer who is a walk in, but it is unlikely*

*the sessions won't be booked up, as there will only be 4 a week until the business and demand builds. Corporate events may be run in the day on mon/tues/weds - meeting and gin making for small teams of 12 or less.*

*We will also retail gin and other gin related products on site - these can be purchased when the sessions are running and at any point when I am in the shop working, this will again be a few days/hours a week.*

Works summary :-

Alterations made to the structure are predominantly aimed at securing the long term future of the structure, enhancing natural light and creating a refurbished internal environment.

This amended scheme proposes to partially demolish, repair and restore the existing external stone wall which will predominantly be the view from the main road. The main repair works will be around the area of the entrance. The roof will be replaced and will have flat roof windows and external windows as shown. Details of the installations have been submitted with this application.

Again careful consideration has been given to the delegated report from the previous application and this application still maintains and addresses the key concerns of the impact on the heritage value of the stone wall and the highway safety matters for the pedestrians.

We acknowledge that the existing building is single storey and attached to a listed building but itself is not listed. The building has a boundary wall alongside the shared access which services other businesses within Back King Street. There are party wall conditions with no 35 King Street (an existing hairdressing business and apartment dwelling). The proposed development will have minimum impact to the conservation area,

To re-iterate, the proposal demonstrates work which include utilising the existing entrance location from the existing footpath through the wall, a replacement flat roof and general restoration of the external fabric and internal areas. The works involve a new flat roof structure with lantern lights. Improvement to the daylight provision within the building whilst maintaining privacy for 35 King Street.

The building has had a historic commercial use (former sun bed centre prior to the most recent approvals in 2023 and 2024).

The proposal maintains the integrity of the wall adjacent to the shared access and to significantly improve the overall condition which adjoins no 35 as well as replacing the flat roof structure. The building is in very poor condition and this proposal demonstrates a wholesale refurbishment and regeneration of the structure.

It is apparent that the existing structure is falling into disrepair having had no maintenance carried out over recent years. A structural report is submitted with the resubmission.

This proposal is to repurpose the building, improving the building condition as well as providing new commercial space in the heart of Whalley.

#### **ACCESS**

Access will be via the existing footpath from King street which addresses the highway safety matter as the existing situation and will not impact the highway in any way and ensure safe access. Deliveries to the site will be made through this entrance and parking for the staff and any members of the public will not be an issue due to the local availability.

#### **HERITAGE**

Refer to the amended heritage appraisal produced by the consultant which supports this resubmission and the re-design which has been carried out.