

## **GENERAL DESIGN STATEMENT**



**PROPOSED ALTERATIONS, 27 BAWDLANDS, CLITHEROE, LANCs., BB7 2LA**

**for**

**BOUTIQUE HOMES LTD.**

**PD Construction Consultants**

7 Beech Street, Clitheroe, Lancs., BB7 2LL  
Paul Derbyshire Dip.Surv.

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Apartments, Co-living & Vacation Living

**Hello**

Members of the RVBC Council  
& Residents of Clitheroe

**I'd like to share with you our vision** of revitalising derelict properties  
within the Ribble Valley.



BH Boutique  
Homes

Mark Byrne  
Barrow, Clitheroe



### HQ: Clitheroe, England (Employee 50 people)

- Helsinki, Finland 
- Stockholm, Sweden 
- Oslo, Norway 
- Aarhus, Denmark 
- Munich, Germany 
- Halifax, Canada 
- Auckland, New Zealand 
- Sydney, Australia 
- **Over 350 team members worldwide**





## Mark Byrne

Co-Founder | Boutique Homes

With over two decades of immersive experience in the dynamic realms of creative design and marketing, I've had the privilege of co-founding and leading a global agency that grew from Clitheroe to encompass 350 talented individuals worldwide. Together, we achieved remarkable milestones, yet I always attribute our successes to the collective dedication and brilliance of our exceptional team. Currently, I serve as a silent investor in this agency, allowing my partner Sara and me to wholeheartedly pursue our true passion: property investment and renovation.

During the 10 years of building our creative agency, I had the privilege of spearheading the design, project management, and renovation of numerous offices worldwide. It was in this realm that I truly thrived, witnessing the transformation of high-end, Google-style offices that not only revitalised buildings but also enhanced our organisational culture and environment.

Breathing new life into spaces and witnessing their transformation brings me immense satisfaction. My journey as a digital entrepreneur has been honored with prestigious titles such as: 'Red Rose Employer of the Year', 'UK Digital Entrepreneur of the Year' and 'National Entrepreneur of the Year' an affirmation of my unwavering commitment to the daily grind of business growth.

When not fully engaged in property ventures, I cherish every moment with Sara and our two wonderful daughters. Whether riding trails on my mountain bike, carving slopes on my snowboard, or releasing pent-up energy on the pitch or in the gym, staying active is essential to my lifestyle.



## Sara Byrne

Co-Founder | Boutique Homes

Sara is known for her creativity in transforming spaces and her role as a co-founder of Boutique Homes. Her passion lies in the ability of a space to evoke emotions and promote connections. This drive led her to embark on a journey to create interiors that not only resonate with her own family but also with others who seek memorable living experiences.

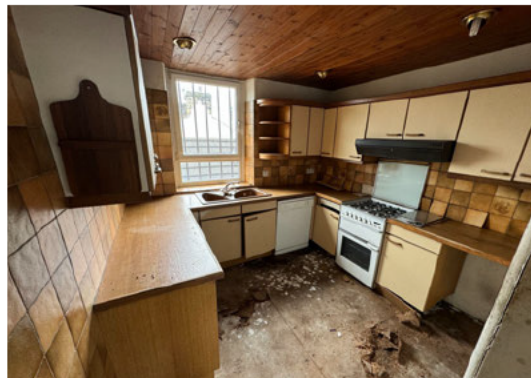
Sara's journey into interior design began with her personal spaces - her family home and holiday retreat. By creating these environments to be inviting and cherished by her loved ones, she discovered her knack for creating atmospheres that people want to spend time in. This desire to share this gift with others became the foundation of Boutique Homes, where Sara aims to provide individuals with not just a place to live but an experience that cultivates lasting memories.

Sara is a dedicated mother to two daughters and the wife of Mark, her co-founder at Boutique Homes. Together, they navigate the challenges and triumphs of their business ventures, constantly learning and evolving as they delve into property development and investment. Sara's diverse background, which includes stints in the building industry, fashion retail, finance, child care, and trained emotional intelligence coach, equips her with a multifaceted skill set that enriches her approach to interior design.

In conclusion, Sara's journey as an interior designer and co-founder of Boutique Homes is shaped by her innate passion for creating spaces that evoke emotions and promote connections.

## Before: The Bawdlands (derelict 3 years)

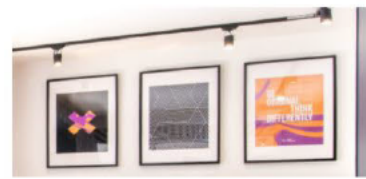
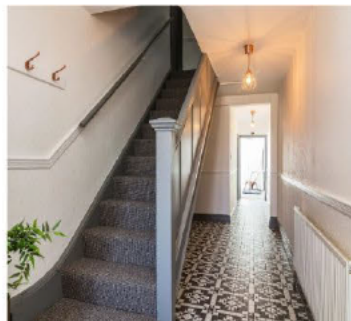
Boutique Homes are committed to the well-being of the Ribble Valley. Our focus is on fostering inclusive environments that enhance the lives of all professional individuals within our properties and the surrounding area by revitalising derelict properties.





## After: The Bawdlands

Boutique Homes are committed to the well-being of the Ribble Valley. Our focus is on fostering inclusive environments that enhance the lives of all professional individuals within our properties and the surrounding area by revitalising derelict properties.



## Cafe Kitchen: The Bawdlands

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## MISSION

“Redefining stylish living by providing boutique style residences that nurture wellbeing, sustainability and community.”

We aim to transform ordinary living areas into **vibrant spaces where individuals can thrive, connect and grow together**, offering more than just a place to reside but a supportive and enriching environment that feels like home. Our purpose is to create spaces that not only impress, but also make you feel right at home with a warm and welcoming atmosphere.

**We aren't just in the business of properties; we're in the business of people.**

## VALUES



### People

**We prioritise people over properties.** Our goal is to create enviable spaces that not only provide comfort, but also enhance the wellbeing and happiness of our residents.



### Environment

**We're committed to making a positive impact on the planet.** Our sustainable designs, eco-homes ensure you live in a healthy and thriving environment.



### Community

**We're passionate about building strong, inclusive communities.** By revitalising our carefully-selected properties, we aim to enrich the lives of those within our developments and in the surrounding areas.

## Resident example 1: **Working professionals**

### **Demographics:** Sarah Thompson

- **Age:** 28-33
- **Occupation:** Young professional working as a marketing executive in a nearby tech firm.
- **Income:** £28K+ per year.
- **Marital Status:** Single, no dependents.
- **Education:** Bachelor's degree in Marketing.
- **Location:** Clitheroe area with good transport links to her workplace and town amenities.

### **Preferences:**

- A furnished and well-designed property that promotes comfort, creativity and ease of living.
- A safe and secure environment with proper safety features, such as smoke detectors and secure entry points.
- Proximity to public transportation, making it convenient for her to commute to work
- Access to local amenities, such as supermarkets, gyms, and recreational facilities.
- Availability of high-speed internet and working stations for her work from home and entertainment needs.
- Opportunities for networking and socializing with like-minded individuals.

## Resident example 2: **Working professionals:**

### **Demographics:** David Roberts

- **Age:** 25-35
- **Occupation:** Young professional, working locally or within commuting distance.
- **Income:** £25,000 - £32,000+ per year.
- **Marital Status:** Single or in a relationship.
- **Education:** Diploma or Bachelor's degree, or vocational training in a specialized field.
- **Location or work:** Clitheroe or nearby towns within the North West region.

### **Challenges:**

- David is looking for a hi-end co-living space similar to Manchester and is struggling to find properties of this nature in the Ribble Valley
- He wants to avoid the high costs of both renting a single flat plus bills on his own.
- Finding a property with the right balance of privacy and social interaction is crucial for his comfort and well-being.
- Proximity to public transportation such as the train station making it convenient for him to commute to work as he is hybrid working.
- He seeks a living arrangement that allows him to balance his social life while maintaining focus on her career.

## All-inclusive benefits:

### What are residents can expect:

- Eco home: Cycle storage area, solar powered smart heating
- All bills inclusive
- High-quality furnishings
- Huge bedrooms all with en-suites
- Dedicated workspace in the bedrooms
- High Business Speed internet, CAT 6 Internet, USB sockets
- Widescreen Smart TV with multi-media package
- Weekly cleaner and maintenance
- Knowledge Library of books to read and share
- SMART lock security management system
- Space saving/smart storage
- Spacious & Modern Cafe Kitchens with double ovens, hobs, fridges, washer/dryers

Think  
Differently

Experience the vibrancy of shared living, where you'll forge lasting, meaningful connections and friendships with like-minded individuals in high-end spaces that feels like more than just a room.





Our mission is to transform  
derelict properties into vibrant  
spaces where individuals can  
thrive, connect and grow together



Mark Byrne

[www.boutique-homes.co.uk](http://www.boutique-homes.co.uk)



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

The proposed works relate to change of use from planning use class E at ground floor level and planning 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 – 1 – 01	Existing Ground Floor Plan.
1569 – 1 – 02	Existing First Floor Plan.
1569 – 1 – 03	Existing Front Elevation.
1569 – 1 – 04	Existing Side Elevation.
1569 – 1 – 05	Existing Rear Elevation.
1569 – 1 – 06	Existing Section no.27.
1569 – 1 – 07	Existing Section no.29.
1569 – 1 – 08	Proposed Ground Floor Plan.
1569 – 1 – 09	Proposed First Floor Plan.
1569 – 1 – 10	Proposed Front Elevation.
1569 – 1 – 11	Proposed Side Elevation.
1569 – 1 – 12	Proposed Rear Elevation.
1569 – 1 – 13	Proposed Section no.27.
1569 – 1 – 14	Proposed Section no.29.

## 2.0 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
3/2024/0269	Change of use from Class E / C3 to Sui Generis HMO	Withdrawn

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.

## 3.0 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
DMS2	Sustainable Development

## 4.0 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.

## 5.0 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.

## 6.0 PROPOSED WORKS

The proposed works are to convert the vacant commercial unit and private flat unit into 8no single occupancy, self-contained rooms with en-suite shower rooms, to bring the empty building back into full use. The proposed 8no person occupancy level is no different to the occupancy level to be expected if the building were repurposed into 2no terraced houses with individual households in each. It should also be noted that the planning approval 3/2013/0481 provided for 2no double bedrooms at ground floor level, in addition to the 2no double bedrooms in the existing first floor flat.

The conversion of the property into 8no single occupancy rooms is not considered over intensive development of the premises

Under the terms of Central Government legislation "*The Housing Act 2004*" the proposed works will require a license for 8no. person occupancy. This will stipulate the maximum occupancy of the premises is restricted to 8no persons.

The rooms are designed as single occupancy units, and each room will be fully furnished.

Reference has been made to the Ribble Valley Borough Council document "*HOUSES IN MULTIPLE OCCUPATION GUIDANCE AND AMENITY STANDARDS*". The room sizes are well in excess of the minimum 6.5m<sup>2</sup> floor area required for a single occupancy room. In addition, the combined communal kitchen and dining area is only suitable for up to 8no persons.

After consultation with Ribble Valley Borough Council Environmental Health Services, refuse bins are to be located at ground floor level in a continually mechanically ventilated services / utilities room. 4no 240L capacity bins are to be provided, 2no for general waste (burgundy) and 2no for recyclable waste (blue).

Cycle storage for 8no cycles is to be provided in the services / utilities room in the form of vertical hanging storage.

To make the building more sustainable and reduce the carbon footprint of the building it is proposed to site solar panels on the rear, south facing roof. A detailed specification has been provided and indicates that solar panels would generate 8,500 kWh of electricity for the building. 24no 1.72 x 1.15m panels are required, projecting 75mm above the existing roof finish.



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 energy efficient electrical heating system.
- Installation of new energy efficient lighting system.
- External decoration of the premises.

## 7.0 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.

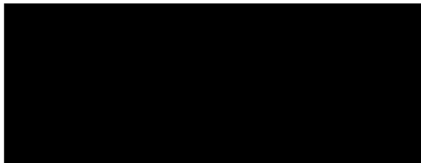
The new entrance door is to be a “secured by design” high performance, composite door with Georgian pattern panels. The door and frame are to be RAL 7032 pale grey/green finish.

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 proposed alterations provide a highly sustainable development of the premises.
- The occupancy levels are not considered over intensive, or at odds with occupancy levels of the considerably smaller terraced houses in the immediate locality.
- The interior finishes and fittings are to be high quality.
- 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:

A solid black rectangular box used to redact the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv.*

Dated: 27th June 2024