

3 Church Street Clitheroe

DESIGN & ACCESS STATEMENT

INTRODUCTION

CHURCH STREET 1. 5295 (West Side) Nos 3 and 5 SD 7441 1/133 II GV

No 3 Church Street Clitheroe is currently operating as a Chinese takeaway located on Church Street, Clitheroe, BB7 2DD. The site is mainly made up of a ground floor commercial unit (Chinese Takeaway) with associated rear out building which is currently used as a store.

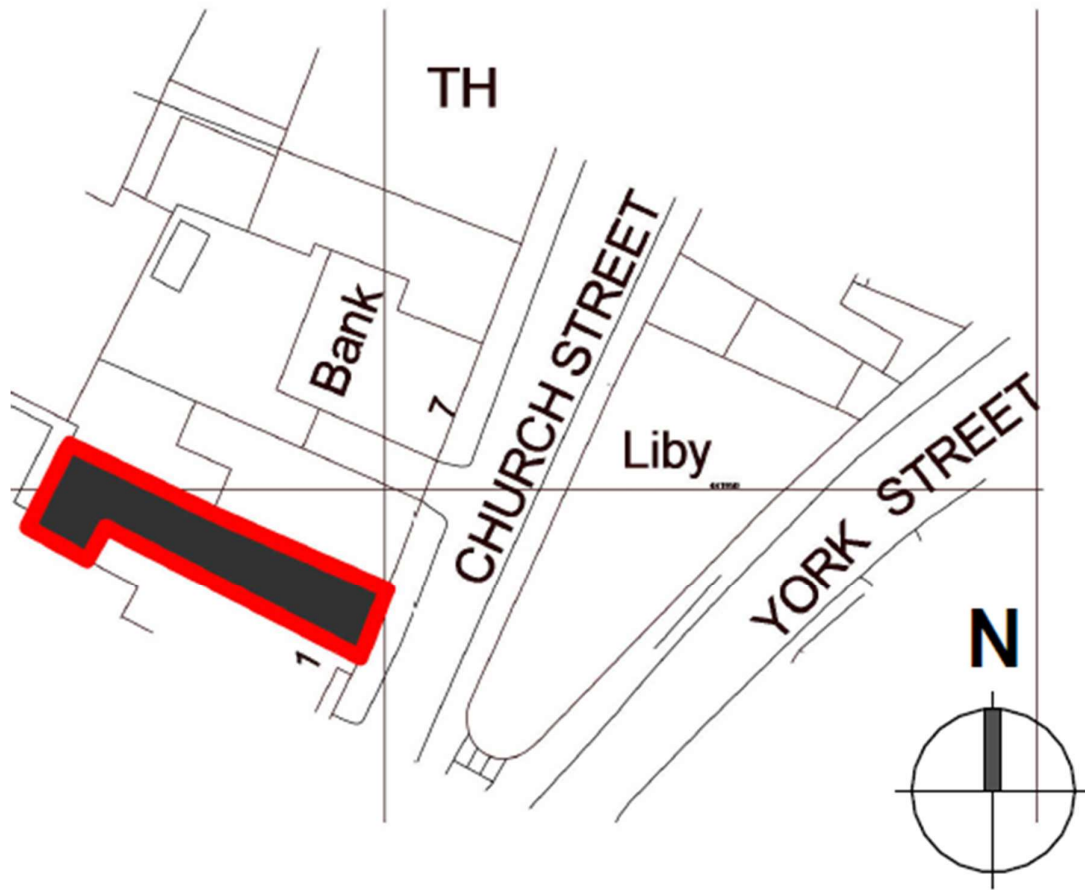
No 3 Church Street is a Grade II Listed Building and sits within the conservation area. The building itself over the years has been extended to the rear and had new elements added over the years which are clearly a later addition. On the upper floors this has been used as living accommodation for the owners of the Chinese.

The Statement summarizes the proposals and explores the viability of re-developing the site and buildings to maintain commercial use on the ground floor and converting the garage at the back to a more usable commercial space. The upper floors will remain as residential space in the form of a HMO, It goes on to summarize the planning policies which are material to the proposal, together with other guidance and evidence which have been taken into account. The analysis addresses all of the issues which are considered to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.

This planning statement is submitted in conjunction with several documents that will provide more in-depth evidence on individual sections of this document.

The application is also submitted alongside several plans and illustrative drawings that can be viewed within the application pack submitted. The aim is to ensure that the proposed works are in keeping with the local character and enhance the usability of the property while respecting its historical context.

Site Location Plan



Appendix A – Site Location Plan

2. Site Context and Analysis

Location and Context:

3 Church Street is situated in the historic centre of Clitheroe, a market town with a rich architectural heritage. The property is within the local conservation areas and is Grade II listed.

Existing Site Conditions:

The existing site is densely covered and location within the centre of Clitheroe just off the main high street; The buildings on the site are a mixture of historical buildings and later additions which changes.

2. Site and Existing Conditions

The property at 3 Church Street is a multi-storey building with a basement, ground floor, and multiple upper levels. The current use includes a mixture of residential and commercial spaces. The building features traditional materials and construction methods typical of the area.

Existing Materials and Structure:

- **Walls:** Whitewashed stone and blockwork.
- **Windows:** Timber windows painted black on the rear elevation and blue on the front elevation.
- **Doors:** Existing timber doors.
- **Roof:** Stone tile finish on external roofs.

Existing Layout:

- **Basement:** Used primarily for commercial storage associated with the unit above.
- **Ground Floor:** Contains a kitchen, commercial Takeaway space and Storage.
- **Upper Floors:** Include additional residential spaces, such as bedrooms and bathrooms.

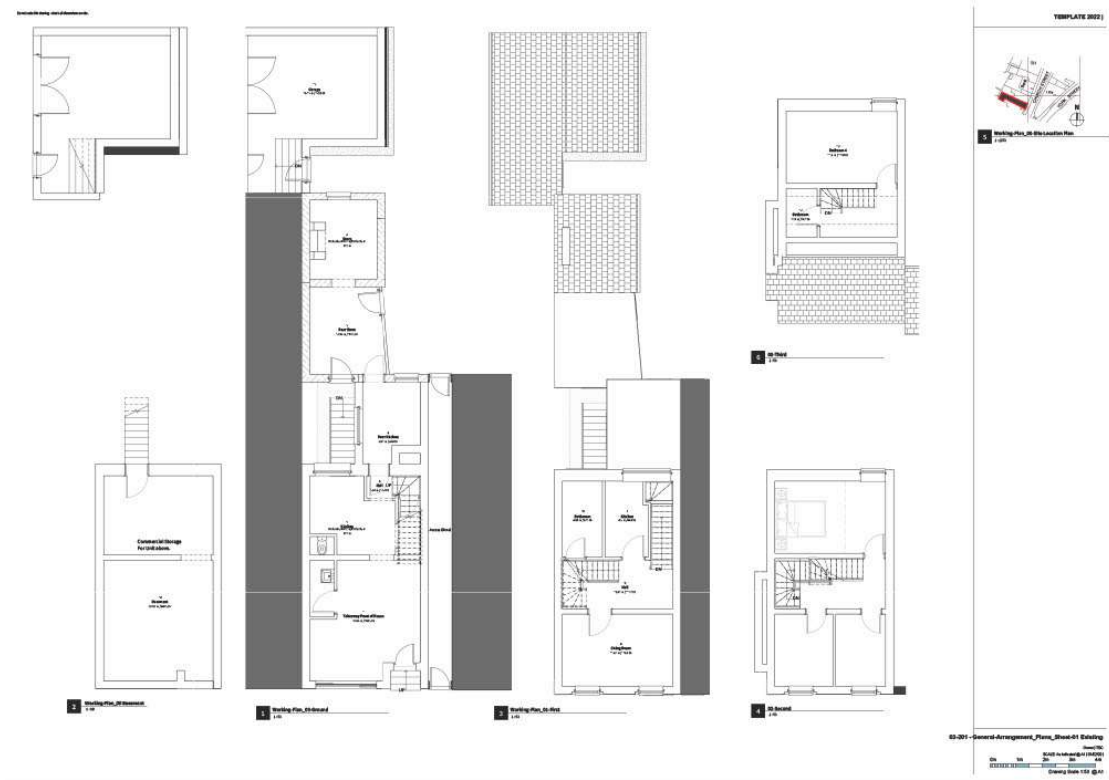


Figure A -Existing Plans

3. Proposed Works

The proposed development seeks to enhance both the functionality and aesthetic appeal of the property. The key elements of the proposal include:

External Changes:

- **Façade Improvements:** Repainting and repairing the external walls to maintain the building's character while ensuring longevity.
- **Window Replacement:** Upgrading existing windows with new timber units that match the original style but provide improved thermal performance. UPVC Units to new elements (See elevation Drawings)
- **Door Replacement:** Installing new timber doors that enhance security and aesthetic appeal while remaining in line with the historical character of the property.
- **Roof Renovation:** Repairing and replacing the stone tile roof where necessary to prevent leaks and improve insulation.

Internal Changes:

- **Basement** The Basement will be retained as is.
- **Ground Floor Reconfiguration:** Creating an open-plan layout to improve the flow between the Buildings and making the commercial space more usable.
- **Upper Floors Redesign:** Optimizing the layout of the bedrooms and bathrooms to enhance comfort and functionality for residents to be Converted into a HMO.



Figure B -Proposed Plans



Figure C -Proposed Elevations

4. Design Rationale

The design philosophy behind the proposed works is to blend modern functionality with the building's historic charm. Key considerations include:

- **Historical Integrity:** Ensuring all new additions and alterations are sympathetic to the building's original architectural style.
- **Sustainability:** Using materials and construction methods that enhance the building's energy efficiency without compromising its historical character.
- **Usability:** Reconfiguring internal spaces to better serve the needs of modern occupants while maintaining the building's traditional layout.

5. Access Considerations

The proposed works aim to improve access to and within the property:

- **Entrances:** Enhancing the main entrance with improved lighting and a level threshold to accommodate all users.

- **Internal Circulation:** Ensuring that corridors and doorways are sufficiently wide to allow easy movement throughout the property.
- **External Access:** Maintaining and improving access routes around the property, including the ginnel, to ensure safe and convenient entry and exit.

6. Conclusion

The proposed alterations and extensions to 3 Church Street, Clitheroe, are designed to enhance the property's usability and aesthetic appeal while respecting its historical context. The works will ensure that the building remains a valuable asset to the community, providing high-quality living and commercial spaces.

3 Church Street Clitheroe

PRELIMINARY PLANNING + HERITAGE STATEMENT

8th August 2024

This statement has been prepared to support the planning application and listed building consent for the refurbishment and alterations proposed on the Grade II Listed (**1072377**), No 3 former Canton House Takeaway, Church Street, Clitheroe, BB7 2DD

The current use of the building is Commercial Space (Former Takeaway) and associated Storage with attached residential dwelling to the upper floor which has since become surplus to requirement hence the proposed conversion into high quality, HMO unit to the upper floor and commercial unit to the ground floor comprising of a Beauty salon to the rear and commercial unit to the front facing Church Street. The repurposing of the existing Takeaway will revitalise this historically significant building in an area of the city which holds precedent of similar conversions.

The proposal seeks to preserve the architectural integrity and heritage of the building while adapting its use to meet the demand of modern city short stay visits in a unique fashion. The conversion strategy includes the following key elements:

Preservation of Historic Features: Predominantly internal renovation works will be carried out retaining and restoring the building's distinctive architectural features. Any external works required to its façade, windows, and any other historically significant elements will be carried out with the same principles. Through careful restoration and conservation efforts, the conversion looks to maintain the building's character and contribute positively to the immediate and town wide heritage environment.

Conversion to HMO Units: The conversion will repurpose the existing upper floors space into 4 bed high end HMO unit. This adaptive reuse approach will breathe new life into the building, offering flexible accommodation options for visitors while respecting the building's historical significance.

Sympathetic Design and Materials: The design approach emphasises sensitivity to the building's heritage while incorporating contemporary elements to ensure the apartments meet modern standards of comfort and convenience. High-quality materials and finishes will complement the existing architectural style and contribute to the overall aesthetic appeal of the development.

Benefits of the Proposal: The proposed conversion of the former Takeaway into two commercial units offers significant benefits to the local community and the wider area such as:

Heritage Preservation: By repurposing the listed building, the proposal contributes to the preservation of local heritage and the built environment. The restoration of will enhance the character, charm, and draw, enriching the cultural fabric of the surrounding area.

Economic Regeneration: The conversion will stimulate economic activity through increased footfall in the vicinity. The provision of two new business in the area supports the local economy and increases business within the area. The introduction of the HMO to the upper floors provides affordable accommodation within the Town Centre to Locals. This adds further accommodation options to the area and supports the area's appeal to continue to add to the high street and provide employment opportunities to the local community.

Conclusion: The proposed conversion of this Grade II Listed building into a two commercial units (one new unit which is currently a redundant buildings) represents a compelling opportunity to breathe new life into a historically significant building while meeting the evolving needs of the town in terms of providing housing and local business.

The project aligns with the objectives of sustainable development, heritage preservation, and economic regeneration. Committed working, closely with the Local Planning Authority will ensure its successful realisation.

A favourable consideration of the proposal by the LPA would provide opportunity to contribute positively to the future of Church Street, its surrounding area, and the Town of Clitheroe. I would benefit the local community.



Appendix – A - <https://historicengland.org.uk/listing/the-list/list-entry/1072377>