

# Peter Hitchen Architects

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## **DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE APPRAISAL**

**for**  
**Regularisation of use of building for public bar and music venue (Sui Generis)**  
**At**  
**Abbot Works**  
**Back King Street**  
**Whalley**  
**Lancashire**



## **Introduction**

This design and access report has been prepared by Peter Hitchen Architects as a supporting document to accompany the application and supporting information for the formal planning application for the regularisation of the current use of the premises as a bar and restaurant.

This statement incorporates a brief heritage appraisal and is accompanied by the floor plan and the noise assessment report produced by Martin Environmental in accordance with the request from the planning authority.

## **Site Location and description**

The Site comprises of an existing single storey unit typical of other buildings in the immediate vicinity of the mid to late twentieth century, located at the rear of King street which is occupied by a number of other businesses within the conservation area. For further information relating to the site description, the immediate area, it's history and relevance within the conservation area of Whalley please refer to the accompanying heritage statement. The salvage house is bordered by the church grounds immediately to the east and faces other similar buildings to the south and west with an open parking and garaging area to the north.

## **Existing Use**

The existing building dates back to the 1960's and was built as general purpose, large span building which over a period has been used for a variety of purposes. Presently the building is used as a bar and live music venue which also incorporates a pop up food outlet for in-house dining. The building is adjoined to a gym and bar adjacent.

## **Applicant statement**

Upon our initial occupation of the building we had assumed the building was class D as it had been used as an educational space, but that was prior to 2010 so we used the now obsolete temporary change of use to retail for 2 years but extended to 3 years within this period. When the class E changes came into effect, we assumed we fell under that, as the previous use of the building seems to have been retailers and a kitchen going back 10 years. We have taken professional advice from the agent who has been in consultation with the planning department in order to ensure we proceed in line with planning policy

## **Proposed Use**

The application is to regularise the existing use only which is as described previously. There are no material changes to the external appearance of the building. The use is for Thursday to Sunday opening hours only.

## **Servicing**

The proposed development will maintain connections into the main sewer. The proposed development will maintain the mains water, electricity and gas connections.

## Access

As existing the vehicular access is via back of King street and shall remain existing

## Heritage appraisal

The building is one of a group of similar twentieth century utilitarian structures of no architectural or historical significance which as a whole create a small light industrial/business enclave set within the heart of the Whalley Conservation Area, whose special interest arises from (among other things) its location on the River Calder, surrounded by hills; the ruins of the Cistercian abbey, together with St Mary's and All Saints' Church; and the linear focus of King Street, which contains numerous individual buildings of merit. Green spaces in a number of locations also contribute to character and appearance.

As the application is related to the existing use and there are no external modifications proposed there is no impact on the character and appearance of the conservation area.

