

GENERAL DESIGN STATEMENT



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

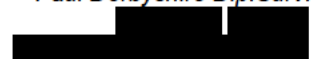
for

BOUTIQUE HOMES LTD.

OCTOBER 2024

PD Construction Consultants

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



CONTENTS:

1.0	Introduction
2.0	Planning History
3.0	Relevant Planning Policy
4.0	Property Description
5.0	Proposed Works
6.0	Construction Method Statement
	Summary

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 – 2 – 01	Existing Ground Floor Plan.
1569 – 2 – 02	Existing Front Elevation.
1569 – 2 – 03	Proposed Ground Floor Plan.
1569 – 2 – 04	Proposed Front Elevation.

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3/2013/0199	Change of use of ground floor from commercial to residential	Withdrawn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3/2024/0269	Change of use from Class E / C3 to Sui Generis HMO	Withdrawn
3/2024/0552	Change of use from Class E / C3 to Sui Generis HMO	Refused

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.

It was noted that the Planning Officer’s report for the refused application 3/2024/0552 that the external alterations would not be harmful to the character of the property.

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 this planning application:

DMG1	General Considerations
DMG2	Strategic Considerations
DS2	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 PROPOSED WORKS

The proposed works are to replace the dilapidated shopfront with 2no windows to match the existing windows on the front elevation, to bring the empty building back into full use.

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.

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.
- 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.

6.0 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.

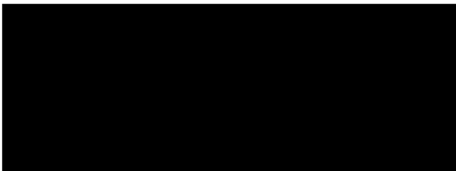
The new windows are to be u.p.v.c. casement windows with double glazed units. The frames are to be RAL 7032 pale grey/green finish.

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.

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 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 large black rectangular box redacting the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv.*

Dated: 21st October 2024