

PLANNING AND DESIGN STATEMENT

This brief planning and design statement is being submitted in support of a full planning application on behalf of The Ronnan Corporation for development at 1-7 George Street, Whalley, BB7 9TH.

This submission follows extensive, lengthy and time consuming dialogue with the council on its form and content and brings together all outstanding issues arising from physical changes on site since full consent was originally granted on 8th April 2022 under reference 3/2021/1004.

Set out below are the specific issues with details and the rationale behind the changes accordingly.

- The extension to the rear ground floor will accommodate secure cycle storage for residents in a secure and practical way with a roller shutter door across its frontage.
- The rear boundary wall has been reinstated on the original footprint.
- The rear stair from ground floor to balcony at first floor is now rendered to be in keeping with the remainder of the rear of the building.

The stair from first floor balcony to the third floor, Apartment 6, is built without the glazing as originally approved.

The decision not to provide external glazing as approved to the face of the rear stairwell was due to both programme cost restraints and ongoing maintenance costs.

Manufacturing and installing the glazing would have delayed work by approximately 10 weeks and at that point costs were considerably over budget.

The decision was taken therefore not to provide the glazing , leaving the stair semi enclosed.

The same materials used for the external cladding were also used to clad the internals.

The stair serves Apartment 6 only at third floor level and will remain semi enclosed.

- Two resident only use, grid load compliant, EV charging points will be provided in the existing rear car park behind resident parking bays.

This proposal follows technical advice from electrical engineering consultants.

This will be in addition to the two existing charging points on the adopted highway in George Street adjacent to the apartments front door with warden controlled parking reserved for electric vehicles only.

Condition 11 of 3/2021/1004 requires a standard 7 kw facility for each dwelling.

The applicants are advised that 7 individual charging points at 32 amp draw capacity each would create a significant maximum draw from the adjacent grid of up to 224 amps, which would cause local electricity supply outage failure and any application would be refused by Electricity North West, the district network operators.

Cables are already installed capable of providing two charging points.

In addition, there is no Development Plan requirement for provisions at this level ie. charging point per dwelling unit.

- New maximum u-value upvc fenestration is in place to replace the previously existing upvc windows.

This is not a new element being introduced to the site but is effectively a like for like replacement to a higher standard.

This change is a major improvement to the visual appearance of the site, the George Street elevation in particular and from other vantage points.

Submitted with this application is a survey of the use of upvc windows and doors in the immediate vicinity of the site and within the Conservation Area, in addition to many others, including for example, the houses directly opposite the site on George Street itself.

The extensive use of UPVC windows and doors in this vicinity includes three of the “local buildings” identified in the Whalley Conservation Area Townscape Appraisal Map ie. The Methodist Church, Whalley Primary School and George Street Apartments.

It is important to note here the Whalley Primary School new classrooms are immediately adjacent to the Whalley Abbey Ancient Monument and Grade I listed Buildings.

- Remaining and no longer required commercial extraction equipment has been removed.

No remaining unit within this block extracts air externally, potentially causing odour nuisance.

The “Tastebuds” restaurant, formerly occupying part of the George Street frontage is no longer in operation.

Deux Amis, the coffee bar in the centre of this frontage, has an entirely enclosed internal filter system therefore no potential for odour nuisance.

(The applicants are content that should the Council consider it necessary an appropriate condition could be imposed that should a new user be contemplated odour treatment specifications should be submitted and approved prior to occupation).

- A new planter at first floor balcony level is provide at 1.5 metres wide and 1.2 metres in height.

The distance this is set back from the balcony edge, together with proposed synthetic greenery to a minimum of 1.5 metres in height will prevent any overlooking of neighbours to the rear.

Similarly, with the second floor terrace no additional measures are considered necessary.

- A small ground floor wheelie bin store, largely enclosed is provided.
- A central cladding cover to third floor dormer fenestration is provided to meet Fire Regulations in terms of the extent of continuous glass.
- Removal of previously approved solar panels.
- Amended roof light specification, a visual improvement in the street scene.
- An external lighting scheme to provide low level lighting on movement sensors to illuminate rear areas to ensure safety and security.

In summary, the applicants believe that this investment, in excess of £2M, has brought this previously tired building back to life in the centre of the village and is a vote of confidence in Whalley as a thriving village and tourist centre and enjoys widespread support.

The creation of seen luxury apartments in this much sought after location and significant improvement this has brought to the visual appearance of the site within the Conservation Area is fully in accord with National and Development Plan policy and should be supported.