

DESIGN & ACCESS STATEMENT

Planning Permission Submission

BEECHDENE - HAMBLETON

CHANGE OF USE FROM HOT FOOD TAKEAWAY (SUI GENERIS) TO TWO GROUND FLOOR COMMERCIAL UNITS (USE CLASS E) AND A HMO ON THE FIRST, SECOND AND THIRD FLOORS (USE CLASS C4). [Company address]

DESIGN & ACCESS STATEMENT

INTRODUCTION

3 Church Street Clitheroe ,

SITE DESCRIPTION

The site located at 3 Church Street, Clitheroe, Lancashire, BB7 2DD is situated within the heart of Clitheroe town centre, a historic market town renowned for its rich heritage and vibrant community. The property sits on Church Street, a prominent thoroughfare that is home to a mix of retail, commercial, and residential buildings. The surrounding area is characterized by traditional stone-built architecture, contributing to the distinct character of the town.

Clitheroe itself is a key settlement in the Ribble Valley, known for its historic landmarks such as Clitheroe Castle and St. Mary Magdalene Church, which is situated in close proximity to the site. The town has a strong connection to the local countryside, offering scenic views of the nearby hills and green spaces, and is well-served by public transport links, including bus and rail services.

The immediate context of the site is predominantly composed of traditional terraced and semi-detached buildings, many of which are of local historical and architectural significance. Church Street, in particular, has a vibrant retail presence, with a mix of independent shops, cafes, and businesses that contribute to the lively character of the area.

The site itself comprises a modest building with frontage onto Church Street, featuring a traditional stone facade with architectural detailing typical of the period. The surrounding streetscape is pedestrian-friendly, with paved walkways and a compact urban layout that encourages a high level of footfall.

The location benefits from a mix of residential, commercial, and leisure uses within walking distance, making it a highly accessible and sustainable site. The proximity to local amenities, public transport, and key town centre features makes it an ideal location for any new development or refurbishment.

The site is within the Clitheroe Conservation Area, and any development will need to respect the local architectural vernacular, ensuring that any proposed changes harmonize with the established character of the area. The area is also subject to local planning policies designed to protect its historic character and maintain its unique townscape.

This site provides an opportunity to contribute to the ongoing regeneration of Clitheroe town centre while preserving the historical significance and enhancing the local character.

SITE LOCATION

3 CHURCH STREET CLITHEROE LANCASHIRE BB7 2DD

WIDER CONTEXT

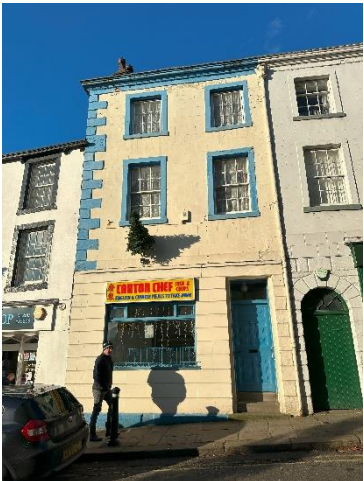
Clitheroe, Lancashire , United Kingdom,



Appendix A- Site Location



Appendix B-Rear of the Property



BUILDING USAGE & HISTORY

Historic Usage

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.

CURRENT USAGE

The current usage of the building is currently vacant as the Chinese takeaway stopped trading a 12-18months ago. The building is currently undergoing refurbishment works

PLANNING HISTORY

No 3 Church Street Clitheroe has a history of commercial use and has been subject to various planning applications over the years.

Application 3/2024/0586

Alter or Extend a Listed Building

Replacement timber framed windows to front and rear elevations and internal alterations. – **Approved with Conditions**

Application 3/2024/0585

Applications for full consent

Change of use from hot food takeaway (sui generis) to two ground-floor commercial units (Use Class E) and a HMO on the first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include

partial demolition and infill extensions, conversion of garage to rear and roof alteration, insertion of rooflights and new door to main building. Replacement timber windows to front. – **Refused**

Application 3/2025/0076

Discharge of Conditions- Approval of details reserved by conditions 3 (render) and 5 (elevations and sectional details of replacement shop window) of listed building consent 3/2024/0586.

DESIGN APPROACH & PLANNING POLICY

The Proposal for the Application is as follows

Change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building.

DESIGN

The layout has been designed to make the most efficient use of the site, to meet end user requirements and to provide a legible and inclusive scheme for all users of the site.

As aforementioned the material will be mainly brickwork which suits the locality and context of the surroundings.

The design draws on the traditional forms and detailing of allowing the building to maintain as much of its historical character as possible by retaining and rebuilding existing openings.

The proposed dwelling will not be an obvious addition to the street scene. They are not considered to be harmful to the character of the street scene. It is consistent with the character of the surrounding dwelling as the Building itself has always been these and will continue to

Sustainability

The site had reasonable access to local schools, by bus, and community facilities thereby reducing the need to travel by private car. The proposed application therefore achieves the main aims for sustainability criteria and overall has a positive impact in this regard.

POLICIES REVIEWED

PROPOSALS

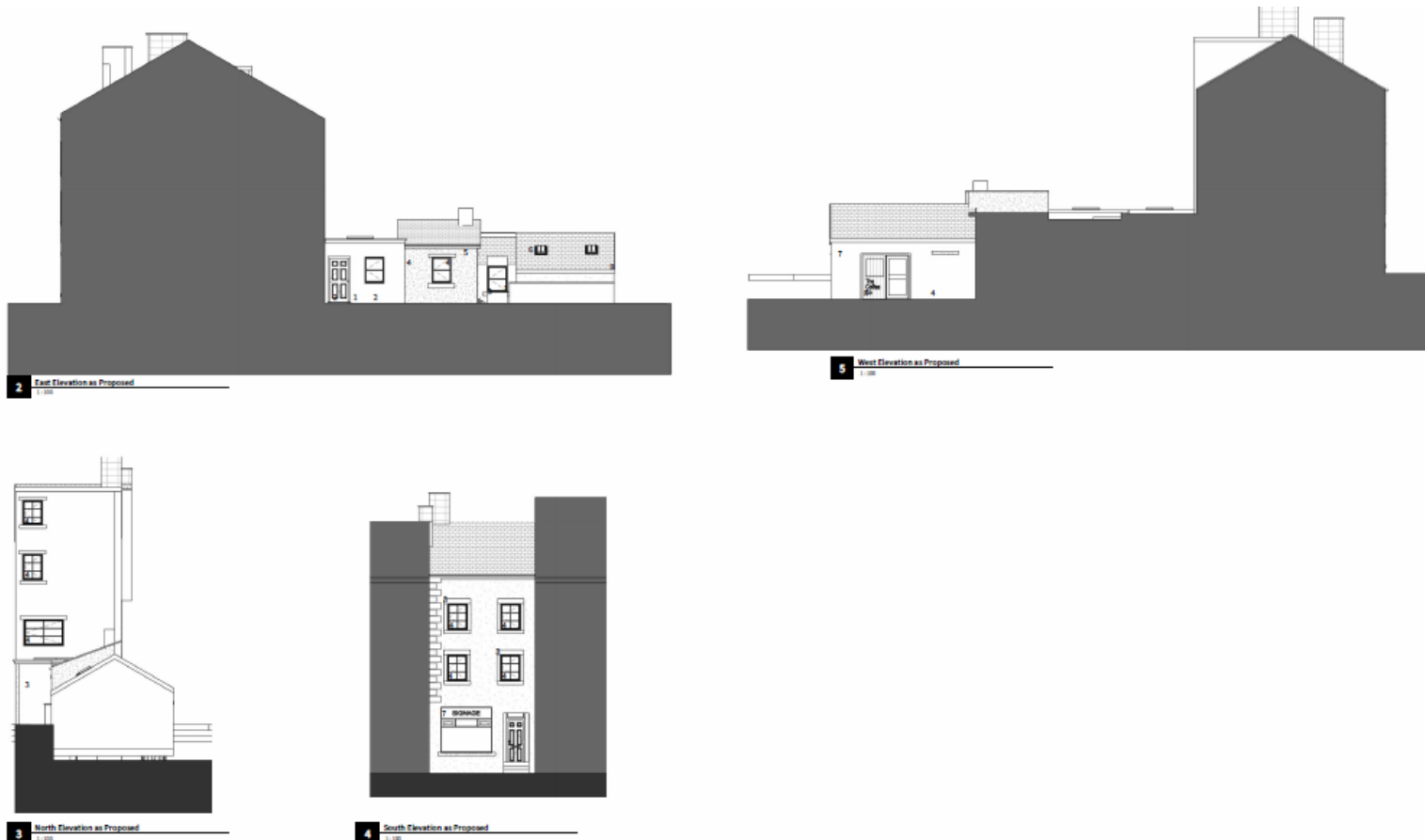
Change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building.

See the Floor plans below which show each floor layout.



The layout and design of has tried to maximise the use of space whilst maintaining the existing footprint of the building. Utilising existing openings within the existing fabric and repairing any of the existing areas to create the new layouts. It comprises of the Ground floor remaining mainly commercial, with the small addition of a HMO unit within the existing lean too element. The later existing addition of the Flat roof extension will be demolished and rebuilt more robustly to create a separate entrance for the HMO units.

This provides clear separation between both the commercial and HMO Units.



The proposed main elevations to 3 Church Street will remain in keeping with the original vernacular of the area due to it being within a conservation area sympathetic materials will be used for example timber sash windows to replace the existing original elements. The flat roof element will be more of a modern addition to define the age and construction date of the building but still giving a nod to the buildings rich history.

The overall form shape and scale of the dwelling is as per the existing with the addition of a small number of additional openings. To allow for extra light into the property.

ACCESABILITY

The proposal would cause little or not effect to the existing traffic or access to the site.

MATERIALITY

The proposed materials are

White wash render to match the existing

Stone roof tiles to match the existing and surrounding residential dwellings

Timber sash Windows and Doors – Black to Contrast the existing

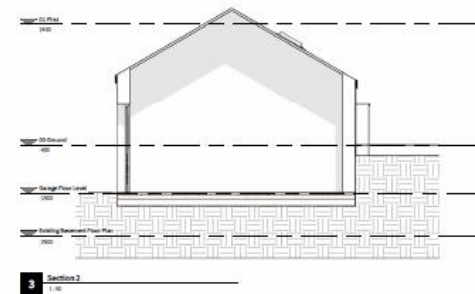
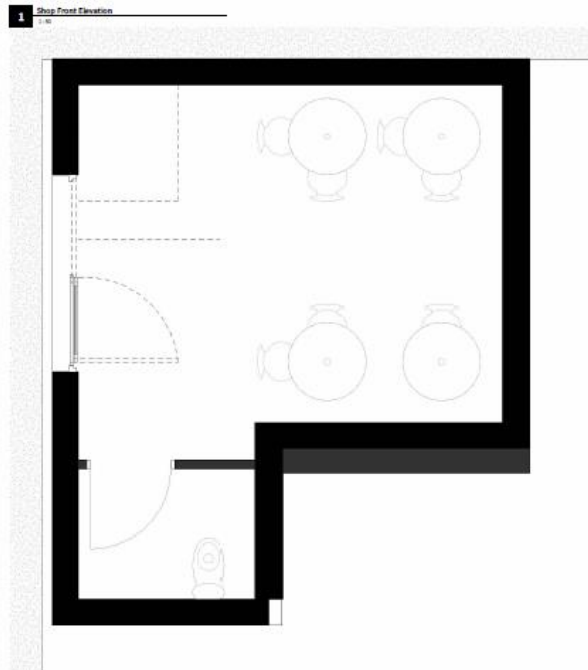
Timber Fascias and Soffits

Case Stone Heads and Cills retained – Existing / reclaimed

The materiality has been chosen to provide a softness that matches in with its surroundings

And also gives a nod to the previous uses of the building.

Finally, the existing lower storage / garage will be converted into a small commercial premises to allow for another commercial unit to provide economic benefit to Clitheroe's high street. This will be converted whilst maintaining the and reusing the existing apertures that were in the former garage. See the attached plans and some of the precedent ideas for this unit.



Precedent Ideas for small commercial Unit



The scale massing and design of the existing garage element is to stay exactly the same in terms of size and scale but will be changing in the existing openings in terms of the aesthetics. Repairs will be undertaken using traditional materials and construction techniques. As it is in a conservation area. The building will maintain its character.

CONCLUSION

Overall, this is a very basic Design and Access statement it can provide reasoning behind the decisions that have been made for the proposals. As it has considered the surrounding area and how the building would be used due to the fact it is rebuilding it as per the existing and changing the use to residential, this should have minimal impact on the surrounding area as it already exists.

We have tried where possible to maintain the existing form and structure as well as using the existing openings externally so elevational it looks just the same as it did previously. Some elements of the building are currently not being used to their full potential and the redevelopment of this building could provide two main factors to consider

- Affordable Town Centre Housing
- Commercial Rental Units for Town Centre Business to use which would benefit the footfall and economy of the Town Centre.

When reviewing the above proposals, it should be noted that there is very little significant change to any of the existing footprints or elevations of 3 Church Street this has been carefully thought about during the design stage. That 3 Church Street keeps its integral aesthetic appearance and doesn't lose any of its historic appeal.

Heritage Statement

The property at 3 Church Street, Clitheroe, Lancashire, BB7 2DD is located within the heart of Clitheroe, a historic market town with a rich architectural and cultural heritage. The building is situated in close proximity to key landmarks such as Clitheroe Castle and the parish church, both of which contribute to the area's significance within the Clitheroe Conservation Area.

The property is within an area of historic interest, where the streetscape is defined by traditional stone-built terraced houses and commercial buildings, reflecting the town's historic development. Many of these buildings, including the one at 3 Church Street, feature classic architectural details that contribute to the character and aesthetic value of the area. Church Street itself is a vital part of the town's historic core, serving as both a thoroughfare and a focal point for local businesses and residential life.

Given the building's location within a conservation area, any proposed development or alteration will be sensitive to the architectural and historical context. The design of the proposal aims to preserve and enhance the distinctive character of Church Street, respecting the scale, materials, and design features that define the area's streetscape. The building's existing façade, including traditional stonework and architectural detailing, will be maintained, with any necessary modifications carefully designed to blend harmoniously with its surroundings.

Additionally, the proposal takes into account the town's conservation guidelines and will adhere to relevant planning policies to ensure that the integrity and significance of the historic environment are preserved. The development will respect the historic fabric of the building, ensuring that any interventions are minimal, reversible, and sympathetic to the overall character of the Clitheroe Conservation Area.

In summary, the proposal for 3 Church Street will contribute positively to the area's historic character by ensuring that any new development or alterations are sympathetic to the building's historic context, while also meeting the modern needs of the site's future use. The careful balance between preservation and enhancement will ensure that the heritage value of the site is respected and maintained.

