

GENERAL DESIGN STATEMENT – REVISION B

PROPOSED ALTERATIONS

27-29 BAWDLANDS

CLITHEROE

LANCS

BB7 2LA

for

BOUTIQUE HOMES LTD.

JULY 2025

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs., BB7 2LL

Paul Derbyshire Dip.Surv.



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 existing property is in planning use class E, at ground floor level, and class C3, at first floor level.

The property is located in Flood Zone 1 and is 78m above Ordnance Survey datum.

The proposed works relate to change of use from use class E at ground floor level and use class C3 private dwelling unit at first floor level to an 6no person House in Multiple Occupation, which is planning use class C4.

Planning Change of Use class C3 to class C4 is permitted development under the legislation of ‘The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class L(b)

Please refer to the drawing numbers listed below:

1749 – 01A	Existing Ground Floor Plan.
1749 – 02	Existing First Floor Plan.
1749 – 03	Existing Front Elevation.
1749 – 04	Existing Side Elevation.
1749 – 05	Existing Rear Elevation.
1749 – 06D	Proposed Ground Floor Plan.
1749 – 07	Proposed First Floor Plan.
1749 – 08	Proposed Front Elevation.
1749 – 09A	Proposed Side Elevation.
1749 – 10	Proposed Rear Elevation.
1749 – 12E	Proposed Side Access Detail.
1749 – 13	Proposed Cycle Storage.

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3/2013/0199	Change of use of ground floor from commercial to residential	Withdrawn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3/2024/0269	Change of use from Class E / C3 to Sui Generis HMO	Withdrawn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
3/2024/0879	Removal of shopfront and new replacement windows	Approved

Planning Appeal Decisions:

APP/T2350/W/24/3354200	Change of use from Class E / C3 to Sui Generis HMO	Refused
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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 the property:

DMG1	General Considerations
DMG2	Strategic Considerations
DMI2	Transport Considerations

PROPERTY DESCRIPTION

The property is a two storey, double width terrace premises and has been vacant and un-used since December of 2021. During this period the building became deteriorated. Internal refitting of the premises has been undertaken during 2024, including installation of improved thermal insulation to the external walls and roof void.

The removal of the dilapidated shopfront and installation of 2no new windows and wall at ground floor level was undertaken in early 2025, which was approved under planning application no. 3/2024/0879.

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.

TRANSPORT CONSIDERATIONS

When assessing the transport & travel implications, and accessibility of the premises the following points were noted.

The premises are located 250m from the nearest supermarket.

The Bus and Railway Interchange is located 550m from the property.

There is a bus stop located 25m from the premises. The C2, Low Moor Circular bus operates every 30 minutes from 07.00 – 18.15hrs, Monday - Saturday providing easy access into Clitheroe Town Centre and the Bus and Railway Interchange, allowing travel on to destinations further afield.

The property is readily accessible on foot without the need for use of a private car, although there is a long stay, public car park located on Mitchell Street, 150m from the site.

Wall mounted cycle storage racks for 6no bicycles are to be fitted in the cycle storage / laundry room at ground floor level.

PROPOSED WORKS

The proposed works are to convert the premises into 6no self-contained en-suite rooms, to bring the empty building back into full use. These rooms will all be single occupancy. Reference has been made to the Ribble Valley Borough Council document "*HOUSES IN MULTIPLE OCCUPATION GUIDANCE AND AMENITY STANDARDS*".

The proposed single rooms exceed the minimum acceptable space standards referred to in the Amenity Standards document. This allows for living space to be included within each room to accommodate, for example, an armchair, coffee table or desk. This improves the quality of life for the occupants. The room sizes are also governed by the existing structural layout of the premises.

As the property is for 6no persons the premises will be required to be licensed for occupation by Ribble Valley Borough Council. This, strictly regulated, license stipulates that the occupancy level will be restricted to 6no persons and is renewable every 5 years.

The refurbishment works, primarily to satisfy Building Regulations and Environmental Health requirements, included the following:

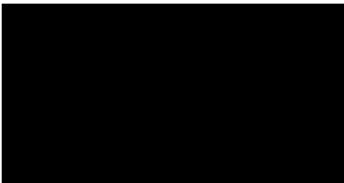
- Replacement windows and doors.
- Upgrading fire resistance of the existing structure.
- Upgrading the thermal insulation of the building.
- Provision of acoustic insulation to floors.
- Provision of mechanical ventilation to kitchen and bin store.
- Installation of new communal kitchen.
- Provision of clothes washing machine and dryer.
- Installation of new sanitary fittings.
- Installation of new electrical wiring circuits, including fire detection and warning systems.
- Installation of new electrical heating system.
- External decoration of the premises.
- Provision of a bin store for 4no 240L wheelie bins with ramp access and natural ventilation.

This work is subject to an ongoing Building Regulations Full Plans application no. 3/2024/0368/B.

SUMMARY

The proposed works will have minimal impact on the original fabric of the building. 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 redaction box covering the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv.*

Dated: 9th July 2025