

**PROPOSED
STRUCTURAL ALTERATIONS
AT
POST OFFICE 1-3 BRIDGE ROAD
CHATBURN**

DESIGN AND ACCESS STATEMENT



22/04/25

ASSESSMENT

The present business is a general food store including perishables (Fruit and Veg) shelf-life products, frozen foods, alcohol and none beverages, news-papers and magazines with supporting Post Office providing a popular service to Chatburn and the surrounding villages, including Downham, Sawley, Holden, Bolton by Bowland, Grindleton, West Bradford with passing trade, all outside Clitheroe.

There is a Hot Food takeaway business on the opposite side of Bridge Road a former Fish and Chip Shop, which presently and for many years serves as a Chinese Takeaway only.

As a consequence, Chatburn and the surrounding villages have been deprived of a trading takeaway in the form of principally Fish and chips (Hot Food Takeaway).

The applicant proposes to vary their present service by providing a Hot Food Takeaway outlet within the present trading complex for a much needed and popular additional product.

BUILDING DESCRIPTION

Formally 3 cottages 1-3 Bridge Road and No 2 Ribble Lane. Post Office and general store ground floor with residential living accommodation to the first floor (Planning Permission for conversion into 2 apartments app no 3/2022/0465)

Principle ground/first floor separation works have been carried out by relocating the access staircase outside forming part of the Planning and Building Control Approval Process.

GROUND FLOOR DESCRIPTION

Dog-leg open plan floor space forming the shop area with post-office section, supported by store enclosures 1,2,3,4 with delivery access to the stores from Ribble Lane, via wagon door passage-yard area.

Former internal staircase enclosure now forming office with safe to Post Office Standards.

Store 1: - Works as an access zone to the staff toilet, retail and stores (3 doors) allow incidental restricted storage to this area.

A black rectangular redaction box covers the signature area. To the right of the box, the name 'Hicks' is handwritten in blue ink.

PROPOSALS

Variation of the ground floor, with the formation of a Hot Food takeaway outlet from the former Ribble Lane entrance, and extension of the retail floor space in lieu of that lost from namely store no 1

PROPOSED CONVERSION WORKS

Store 1: - Remove staff toilet enclosure and separation wall, forming extended retail floor space.

Store 2 and 3: - Remove separation wall between both stores creating improved storage/space layout.

Store 4: - The formation of staff toilet bathroom enclosure. Create improved open plan storage space by removal of walls creating a smaller office enclosure to Post Office Security Standards.

RETAIL (Ribble Lane Section) Form separation wall from Ribble Lane Door (No 2) to store room no 4, creating separate floor space for the hot food takeaway outlet.

The amount of retail space lost, forming the hot food takeaway outlet is not much greater than the reformation of the storage areas. See separate calculations.

Hot Food Takeaway Floor Space

Principle catering equipment will be in the form of a "3 tank deep fat fryer range", with separate preparation table with general table height access to adjacent store space.

A flue extractor system with incorporated duct and flue will be installed in accordance with commercial kitchen extraction regulations to the satisfactions of the Councils Public Health and Building Control Departments.

The extractor fan-duct and flue system will not be visible from the general street scene therefore, will not materially change the external appearance of the property to the public or compromise neighbouring amenity space. (see drawing no 6007 showing flue installation location).

22/04/25

CUSTOMER ACCESS

The buildings west elevation (Ribble Lane) has a 3.50 m width garden strip separated by a stone wall and the footpath of Ribble Lane, with pedestrian gate access from the corner on Bridge Road. (There is a small seating area for customers that purchase coffee from the shop) "The seating area does not form part of this application".

Customer access will be from the existing door within the Ribble Lane Elevation. (see supporting photographs)

SUMMARY

The applicant seeks to provide their loyal customers and the general public a service missed in the village for many years, and hope planning can look at the application favorably.



2/6/25

photograph survey

- P1. FRONT ELEVATION (SOUTH) BRIDGE ROAD, SHOWING ENTRANCE TO THE SHOP. (1-3.)
- P2. SOUTH-WEST CORNER OF THE SHOP, BRIDGE ROAD - RIBBLE LANE
- P3. SOUTH VIEW OF GATE ENTRANCE AND PROPOSED ACCESS TO TAKE-AWAY. ENTRANCE DOOR.
- P4. NO 2 RIBBLE LANE ENTRANCE DOOR AND SIDE WINDOW TO SERVE THE 'TAKE-AWAY.'
- P5. RIBBLE LANE (WEST ELEVATION) SHOWS RESTRICTED VIEW OF ACCESS DOOR AND SIDE WINDOW. BEHIND TIMBER LATTICE SCREEN AND STONE WALL. DELIVERY 'WAGON DOOR.' TO THE LEFT SIDE.
- P6. SHOWS THE PASSAGEWAY CEILING VIA THE WEST ELEVATION WAGON DOOR LEADING TO THE REAR YARD. AND DOOR TO THE STORE ROOMS. DOTTED LINE INDICATES THE LOCATION OF VENTILATION DUCT.
- P7. SHOWS LOCATION OF VENTILATION DUCT FITTED ROUND UPPER SECTION OF WAGON DOOR ARCH LEADING TO HIGHER REAR ELEVATION.
- P8. SHOWS FIXING LOCATION OF VENTILATION DUCT ON HIGHER REAR ELEVATION WALL. SUBJECT TO RE-ALIGNMENT OF RAILWAY WATER DOWNSPOUT.



P1



P2



P3



P4



P5



P6



P8



P7