

# Heritage & Design Statement

**Property:** 21 Berry Lane, Longridge, PR3 3JA

## BRIEF HISTORY

19 Berry Lane is a two-storey property with an additional storey in the roof, situated within the Longridge Conservation Area. It features natural stone facing with matching colour render on both sides. The property fronts directly onto Berry Lane with no front-facing outdoor space or garden. The pitched roof is covered in slate.

## PROPOSED CHANGES

### 1. Exterior Changes to Fenestration:

The existing windows will be enlarged and redistributed across the frontage to create a more aesthetically balanced appearance, reflecting the style of neighbouring properties such as the 'Fell Bistro' opposite. The external door providing access to the flats above will be repositioned to the opposite side of the property, offering a more practical and visually harmonious entrance.

### 2. Internal Rearrangements and Flat Modifications:

The internal layout will be altered to split the existing single flat spanning the first and second floors into two separate flats. Each flat will have its own 'downstairs' area on the first floor and an 'upstairs' section within the second floor/roof space. These changes allow for better use of space and increased residential accommodation, while maintaining privacy and access arrangements appropriate to the building's historic character. The basement will be filled in to address dampness and reduce maintenance concerns.

### 3. Ground Floor Modernisation:

The ground floor will be modernised to create an improved, more open and functional commercial space that complements the changes above and contributes positively to the street frontage.

## IMPACT OF PROPOSALS

The proposals aim to enhance the visual appeal and practical usability of the property, striking a balance between modern living and business needs, whilst respecting the heritage character of the Longridge Conservation Area. By updating the flats and ground floor space, the development intends to reinvigorate this part of Berry Lane and support the ongoing vitality of the local community.

## BUILDING REGULATIONS

Building Regulations have been carefully considered during the design process to ensure compliance with standards relating to fire safety, thermal performance, sound insulation, and safe means of escape.

## CONCLUSION

In summary, the proposed alterations at 19 Berry Lane will sensitively modernise both the residential and commercial elements of the property. By splitting the upper floors into two flats and enhancing the ground floor, the scheme contributes positively to the architectural heritage and community character of the Longridge Conservation Area. We trust that the planning authorities will

view these considered changes favourably in supporting local regeneration and heritage preservation efforts.

Kind Regards,  
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