



Tang & Associates Ltd


Design and Access Statement

Produced specifically for the proposal at

1 Whittingham Road,
Longridge,
Preston
PR3 2AA

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Contents

1.0	Introduction	1
1.1	Purpose of the Report	1
2.0	Context.....	2
2.1	Planning History (Digitally Accessible).....	3
3.0	The Proposal.....	4
3.1	Scale and Massing.....	4
3.2	Access.....	5
3.3	Materials.....	5
3.4	Waste Management.....	6
4.0	Conclusion	6

1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *Erection of a 1-storey rear extension to create additional storage of the existing shop (Class E(a))* at 1 Whittingham Road, Longridge, Preston PR3 2AA, hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the Full Planning Application.

Full Planning Application Drawings:

- 9916/001B – Location Plan
- 9916/102C – Existing and Proposed Site Plans
- 9916/111C – Existing and Proposed Floor Plans
- 9916/121C – Existing and Proposed Elevations

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Full Planning Application.

2.0 Context



Figure 1. 9916/001B - Site Location Plan

The site lies within the town Longdridge within the jurisdiction of Ribble Valley Borough Council, located within the Longdridge Conservation Area. The neighbourhood of the site is predominantly comprised of residential dwellings, shops, retail, dining, healthcare and recreational facilities, serving the residents.

2.1 Planning History (Digitally Accessible)

Application Ref	Description	Decision / Date
3/2012/0801	Existing East elevation fascia sign board re-sited to the North elevation and new fascia sign board to East elevation, existing window graphic removed and new polycarbonate window graphic installed into the existing window to East elevation, re-instate the poster frame to the North elevation (2 x fascias signs and 8 x other signs).	Refused, 5 th November 2012
3/2012/0362	Six illuminated sign boards to the East elevation.	Withdrawn, 7 th September 2012
3/2012/0245	Existing rear storage demolition, proposed single storey to rear and two-storey to side, existing side gate repositioned and internal alterations to the property. Re-submission of application 3/2011/0864P.	Approved with conditions, 17 th May 2012
3/2011/0864	Existing rear storage to be demolished. Proposed single storey to rear and two-storey to side, existing side gate repositioned and internal alteration to the property.	Approved with conditions, 15 th February 2012
3/2012/0218	Raising of ridge and two-storey extension to rear (Resubmission).	Invalid, 2 nd March 2012

3.0 The Proposal

3.1 Scale and Massing

Consideration has been made to keep the scale of the development in keeping with the wider context so as not to appear overbearing.

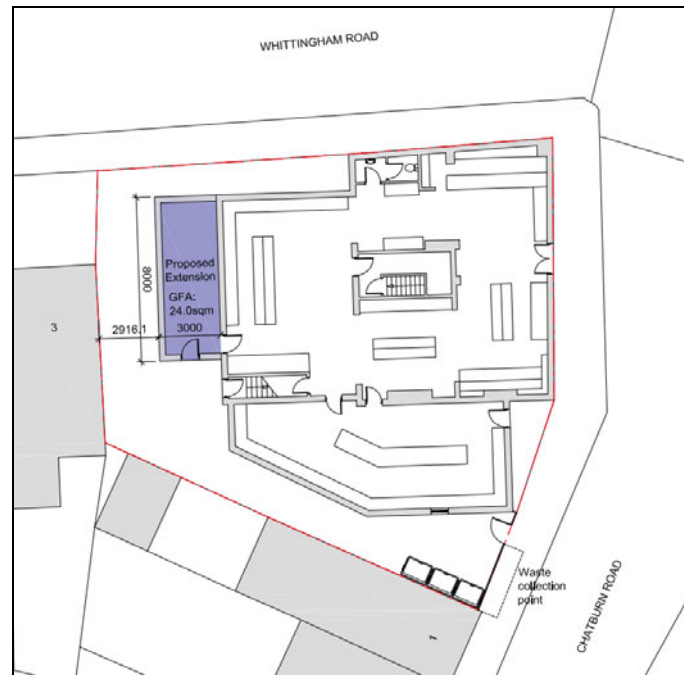


Figure 2. 9916/102C – Proposed Site Plan

The site lies within a Conservation Area, and as such, the proposal has been carefully designed to comply with Class A of the Town and Country Planning (General Permitted Development) (England) Order, which allows limited extensions to commercial properties (Use Class E) in such areas.

In accordance with the Class A permitted development rights:

- The proposed extension is located entirely at ground floor level.
- The gross floor area of the proposed extension is 24 sqm, which is well within the 50 sqm or 25% limitation applicable in Conservation Areas (whichever is less).
- The extension is proposed to the rear of the property, in accordance with Class A restrictions (extensions to the front are not permitted).
- The proposed extension will have a maximum height of 4 metres, which is within the allowable height limit.
- The extension is set back 2.9 metres from the boundary with adjacent residential properties, exceeding the 2-metre minimum required separation.

3.2 Access

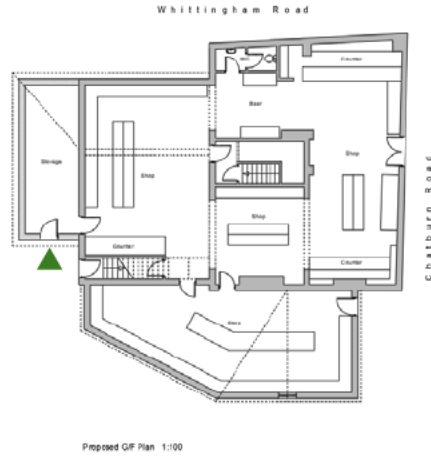


Figure 3. 9916/111C – Proposed G/F Plan

A new door is proposed on the South Elevation to provide private access to the proposed extension and will only be used for the existing shop owner.

3.3 Materials



Figure 4. 9916/121C – Existing & Proposed Elevations

The proposed external materials and door will match the existing.

3.4 Waste Management

The proposed waste storage capacity for the shop is as follows:

- 1 x 1,100L General Bin
- 2 x 1,100L Recycling Bin

All the proposed waste collection points are located on Chatburn Road for private refuse collection services.

- The commercial bins will be wheeled out by shop owner to the collection point.
- Once emptied, shop owner will return the bins to their designated storage locations.
- The commercial bins will be managed by the shop owner through a private refuse collection company

4.0 Conclusion

The design team have carefully prepared the Full Planning Application and designed a shop extension which is sensitive to the character of the immediate context and the wider area.

