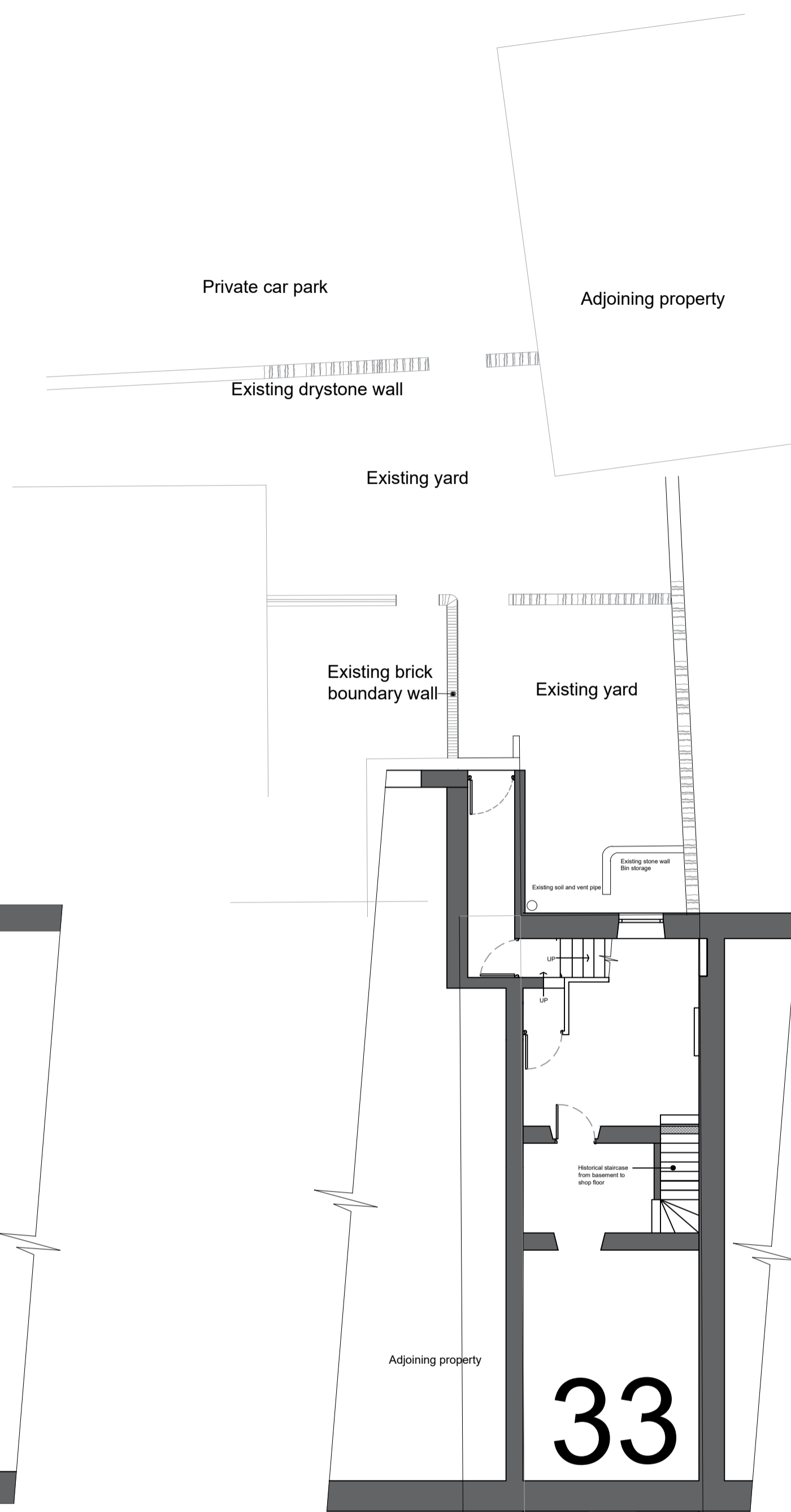


Existing rear elevation



Existing front elevation



General Notes:

Existing building use.

The existing vacant shop premises consists of a ground floor shop over two levels with a rear communal area which leads down steps to the basement areas and external access door. A second staircase from the communal area leads to the first and second floors of the building which has had historical residential use. The first floor currently has toilet / kitchen facilities for shop use and the remainder of the first and second floor are vacant but in good condition.

Proposals.

The use of the shop alone is not viable therefore the proposal is to separate the ground and basement floor areas to be used as the retail and the upper floors as a residential apartment. The existing rear access staircase to the building would be retained for use with the apartment and a historical staircase that has been sealed over will be re-used for access from the shop to the basement areas. An existing window would be altered to form a new external door opening, new W.C and kitchen area formed for shop use. No historical fabric would be lost in forming the door opening but huge public benefit would be created by bringing back to use the historical stone steps, retention of the remaining historical features of this building and bringing this property back into use.

Windows and doors.

It is proposed to repair and retain all existing external window frames but with some replacement glazed units as noted. The existing shop front and door will be repaired and painted. The existing rear access door to lean-to extension would be repaired and painted. The proposed new door leading to the basement area would be a hardwood timber door and frame with vertical plank design to maintain a traditional look in this setting. Internal doors to apartment to be FD30 doors with intumescent heat /smoke strips installed to comply with fire regulations

Guttering and rain water down pipes.

All existing guttering and rain water down pipes would be repaired and painted.

Front wall of building treatments.

The rendering to the front wall facing castle street is defective and allowing water ingress. The proposal is to stabilize and repair the render and repaint the wall.

Roof.

The roof covering appears in good condition however damp is evident internally to the chimney walls therefore the lead flashing's and soakers need to be checked, repaired and re-pointed.

Electrical.

Electrical contractor to inspect and confirm loading for existing shop and apartment. Sub meter to be provided for new apartment and electrical services to be separated so that shop and apartment operate totally independent

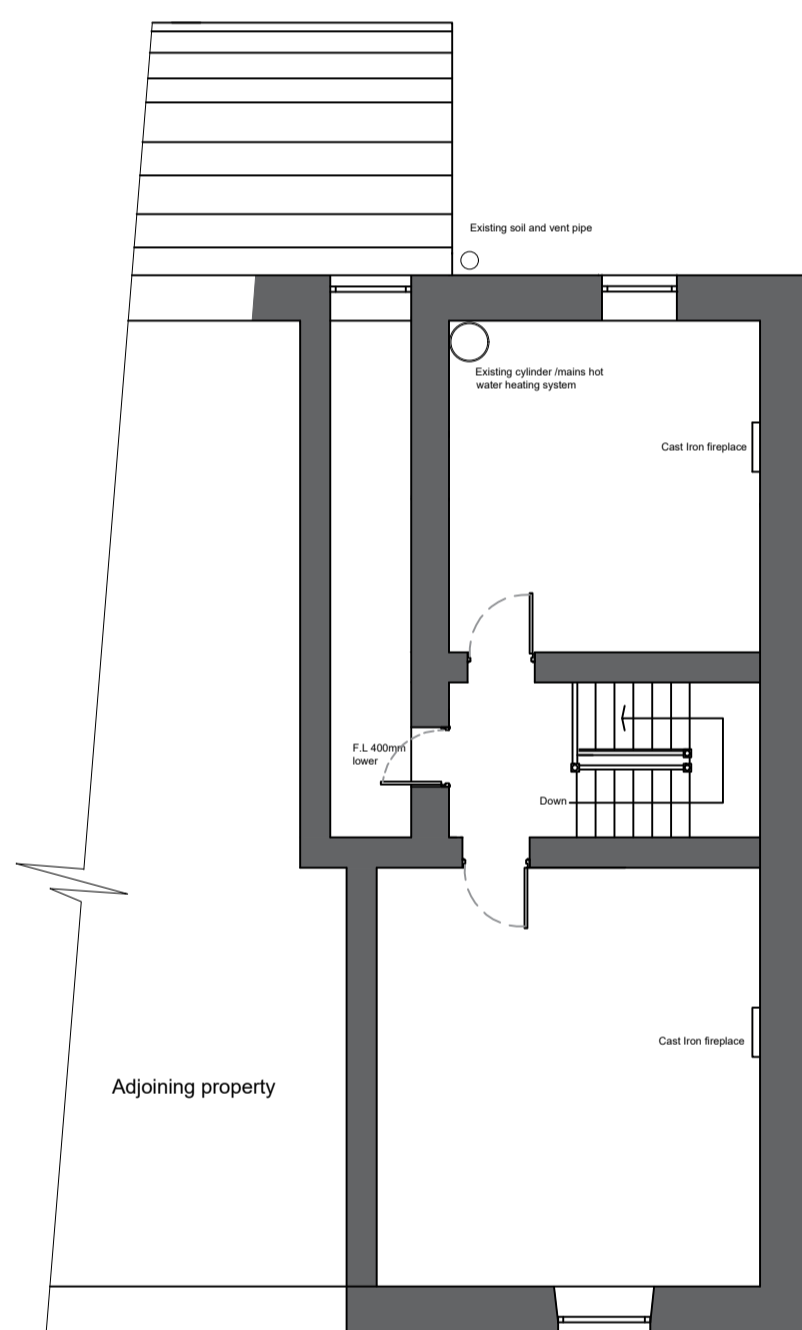
Existing intruder and fire alarm to shop to be reconfigured to the new altered areas and all areas to be covered by emergency lighting.

A new fire/smoke alarm is to be installed to upper apartment with emergency lighting installed to corridor and step area.

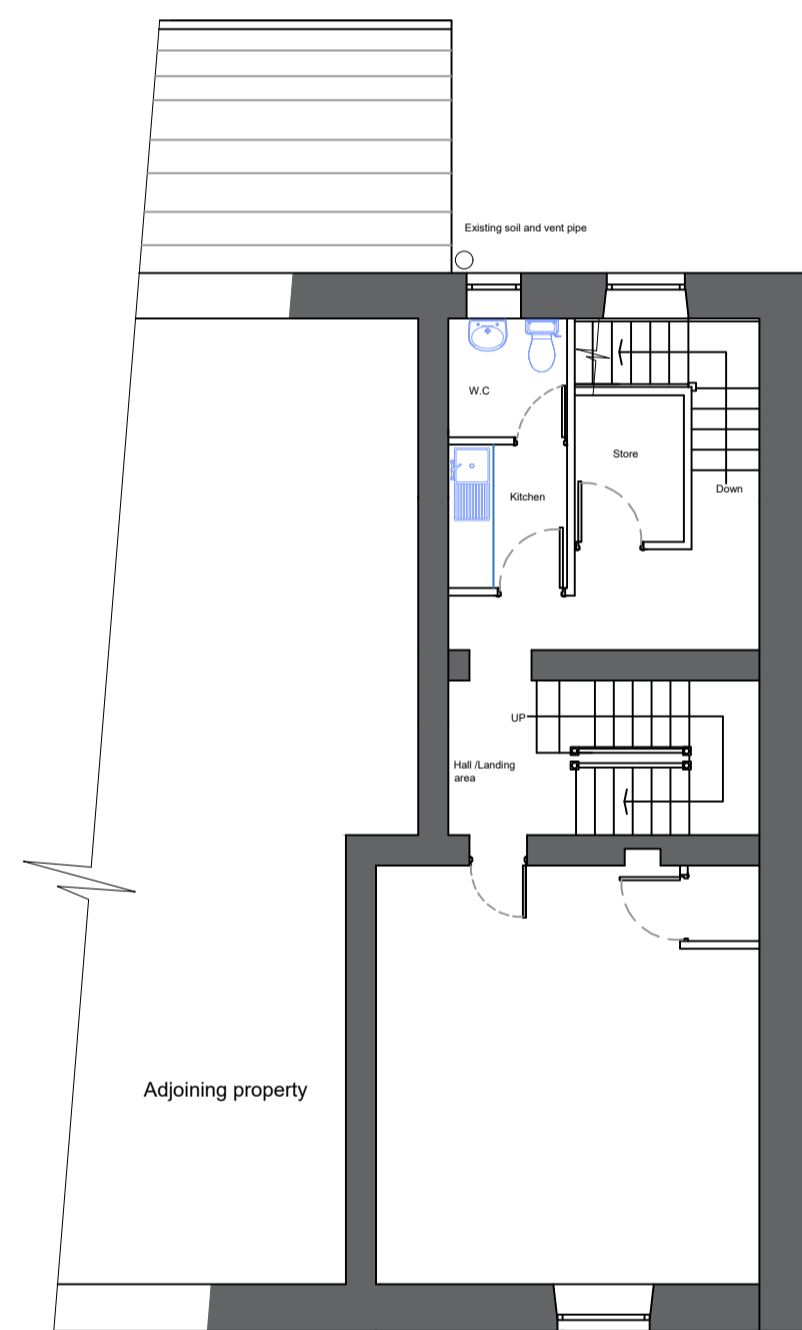
Extractor fans to be installed to bathrooms and W.Cs (Vented externally)

Parking.

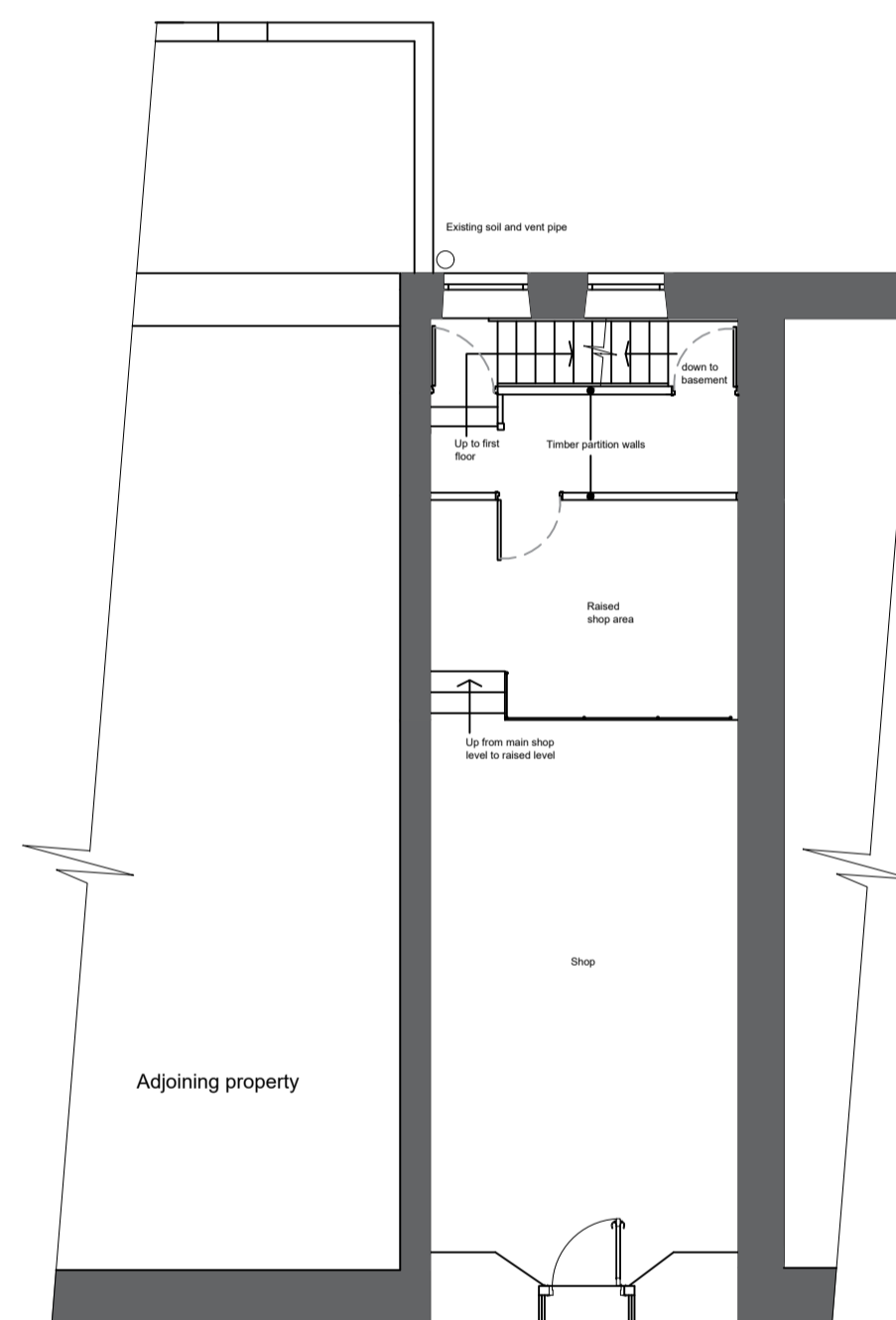
The existing shop relies on on street parking and use of the many local car parks. The apartment will have one designated parking space in the rear yard of the property which is illustrated on the site and boundary layout drawing.00153V2



Existing second floor plan



Existing first floor plan



Existing ground floor plan

Existing basement plan

This drawing is for planning discussion and design purposes and the content can change so must not be relied on for accurate details of this project.

Application No:	25/0701
Local area council:	Ribble Valley B C
Previous application No:	
Drawing Number:	Amended Dwg 00155V2a
Drawn:	PCD
Scale:	1:100
Size:	A1
Subject:	Existing elevations and plans

Site Address:	33 Castle street Clitheroe BB7 2BT
Client:	Mr A Fairclough
project:	Proposed shop on ground floor and apartment to upper floors.
Date:	29/09/2025

Durkin Architectural Design

Contact: Durkin Architectural. 07484 510433
email: durkinarchitectural@gmail.com

Website: www.durkinarchitectural.com

Address: Heritage Exchange, South Lane Mills
Elland. HX5 0HG West Yorkshire

Durkin Architectural Design

- Planning & Development
- Building Regulations
- Project Management
- Domestic
- Commercial