

CAUK - Longridge

Date of Issue:

15th January 2026

Job Number:

E7817

Revision Record:

P01



HUB No.:

0233

Site Address:

19-21 Berry Lane,
Longridge,
PR3 3JA

INTRODUCTION

This Design, Access and Heritage Statement has been prepared to accompany a planning application for proposed upgrade works to the former Tan-N-Go premises, located at 19-21 Berry Lane, Longridge, PR3 3JA. The building is not designated as listed and lies within the Longridge Conservation Area. The property is situated on the corner of Dundersdale Street and there are no listed buildings in close proximity with the closest being the Grade II Listed St Pauls Church set back from Berry Lane to the north east and Sharley Fold farmhouse further west.

This statement aims to assess the significance of the heritage asset (Longridge Conservation Area) and demonstrate how the proposed works have been designed to preserve, and where possible, enhance its historic character, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), and local conservation policies. This assessment is based on a visual inspection of the Heritage Asset which is supported by supplementary research into the easily accessible documentary evidence.

The proposal is to keep the same use class and turn the vacant unit at ground floor in a Cash Access UK community Banking Hub.

LOCATION

Address

19-21 Berry Lane Longridge, PR3 3JA

District

Ribble Valley

Parish

Longridge



CONSERVATION AREA APPRAISAL

The Longridge Conservation Area Appraisal describes how the area is a good example of a Lancashire industrial town. Key streets include Berry Lane which dates from the 19th Century. Berry Lane buildings are typically 2-3 stories built tight up to the pavement edge.

Berry Lane is notable for its straightness and gently undulating levels, providing excellent views along the road in each direction. The street contains the principal buildings of the town, mostly dating to the 19th century, of which St Paul's Church is the most important. The appraisal notes- 'there are some notable long views along each, especially southwards along Berry Lane to The Dog Inn'

DESCRIPTION OF SITE

The property probably dates from the mid- late 19th C and forms the corner of Dundersdale Street and Berry Lane. The building comprises a single retail unit to the ground floor and two flats to the first floor above. Access to these flats is via a side door on Dundersdale Street. To the rear of the property is a separate dwelling with small garden area extending along Dundersdale Street.

The property is built in local sandstone with slate roof.

The property was recently subject to alterations and improvements under approved application ref 3/2025/0394 which included a new shopfront and doors.

SIGNIFICANCE ASSESSMENT

The property forms a continuation of the terraced streetscape along Berry Lane.

The significance of the site lies in:

- **Architectural Interest:** Well-preserved original design with the use of traditional, local materials, and craftsmanship.
- **Group Value:** Contribution to the surrounding historic streetscape and Conservation Area.

PROPOSED WORKS

The proposed alterations include:

- Internal accessibility improvements including internal alterations (as noted on the submitted drawings) to allow wheelchair access to all areas.
- Installation of improved M&E systems.
- New internal lighting and data infrastructure to meet modern standards.
- Proposed illuminated heritage signage (as noted on the submitted drawings).
- New condenser units for the new heating & ventilation system.

All proposed works have been carefully designed to minimise harm to the Conservation Area where possible.

IMPACT ASSESSMENT

The proposals have been developed with a conservation-led approach, aiming to preserve the building's significance while ensuring its continued use as a viable commercial property. The interventions are sympathetic in material, scale, and design, with minimal intrusion to original features.

There will be no adverse impact on the character or appearance of the Conservation Area or the Listed Building some distance away.

DESIGN, SCALE, APPEARANCE

The property has been vacant for some time and has previously been stripped of furniture and fittings from its past use as a tanning salon.

The proposed works will include re-organising the internal layout to meet Cash Access UK standards and redecoration internally and externally with new external signage to match the branding of the proposed Banking Hub. The shopfront will be retained as existing,

The upgrade also includes the addition of a new heating and ventilation system which requires the use of two new condenser units. The siting of two new condenser units has had to be carefully considered as the property does not have a rear elevation. An appropriate solution has been achieved by the design of a new internal plant room with louvred doors to the Market Street elevation. This has also been positioned away from the most prominent views to the corner of the building and the furthest away from the Grade II Listed former Union Bank of Manchester opposite.

ACCESS

Careful consideration has been made for this application to ensure both staff and customers have equal access to facilities within the building.

New staff wc and kitchen will be fully accessible to comply with DDA requirements.

The site is in the heart of the town centre within walking distance of public car parks and numerous bus routes.

SUSTAINABLE DESIGN

The proposals will utilise modern, energy efficient light fittings, heating systems and water saving devices whilst working within the constraints of the historic fabric.

CONCLUSION

The proposed upgrades represent a sensitive and justified intervention to ensure the ongoing use and preservation of this building in the Conservation area. The works will support the building's future without compromising its architectural or historical significance, aligning with national and local heritage policies.