

DESIGN AND ACCESS STATEMENT

Proposed Change of Use from Taxi Office to Children's Indoor Role Play Centre

Unit D
29–33 Berry Lane
Longridge
PR3 3JA

1.0 Introduction

This Design and Access Statement has been prepared in support of a planning application seeking permission for the change of use of an existing commercial unit to a children's indoor role play centre, including ancillary refreshment facilities, at Unit D, 29–33 Berry Lane, Longridge.

The statement explains the design principles that have informed the proposal and demonstrates how the development responds appropriately to the character of the surrounding area while ensuring safe and inclusive access for all users.

The application site lies within the Longridge Conservation Area, and the design approach has therefore been carefully considered to ensure that the character and appearance of the conservation area is preserved.

2.0 Site Context

The application site is located on Berry Lane within the centre of Longridge. Berry Lane forms the principal commercial street within the town and contains a mixture of retail, service and leisure uses.

Buildings along Berry Lane are typically arranged in continuous terraces that front directly onto the pavement, creating a strong urban streetscape typical of historic market towns in Lancashire.

The premises form part of this established frontage and was in the past operated as a taxi office. The building comprises a ground floor commercial unit with an internal floor area of approximately 85 square metres.

The surrounding area includes a mix of commercial uses, cafés, restaurants and small businesses with some residential accommodation located above ground floor premises.

3.0 Amount of Development

The proposal involves the change of use of the existing premises to a children's indoor role play centre.

The total internal floor area of the unit is approximately 85m² and no extensions or additional floorspace are proposed.

The development will involve internal alterations to create a number of themed play areas alongside supporting facilities for visitors and staff.

4.0 Layout

The internal layout of the building has been designed to provide a safe and engaging play environment for young children while maintaining clear circulation routes throughout the premises.

The proposed layout includes:

- reception and welcome area
- themed role play zones for children
- seating area for parents and carers
- refreshment preparation space
- toilet facilities

The layout allows staff to supervise the play areas effectively while ensuring that visitors can move comfortably through the building.

Seating areas have been incorporated to allow parents and carers to observe children while they play.



5.0 Scale

The proposal does not involve any extensions or alterations to the external form of the building.

The scale of the building will therefore remain unchanged and the development will retain the existing proportions of the premises within the streetscape.

Given the modest internal floor area of approximately 85m², the proposed use is considered appropriate to the scale of the building and the surrounding town centre environment.

6.0 Appearance

No external alterations to the building are proposed as part of the development.

The existing building frontage along Berry Lane will remain unchanged, ensuring that the architectural character of the building and the wider streetscape is preserved.

Internal alterations will be limited to the introduction of themed play environments designed to encourage imaginative play and early learning for young children.

These internal features will not affect the external appearance of the building.

7.0 Access

The premises will continue to be accessed via the existing entrance from Berry Lane.

The building benefits from a central location within Longridge town centre and is easily accessible on foot from surrounding residential areas and nearby services.

Visitors will also be able to utilise existing public car parks within the town centre, including nearby parking facilities within walking distance of the premises.

The layout of the building has been designed to provide clear internal circulation and safe access throughout the premises.

8.0 Inclusive Access

The proposal seeks to ensure that the facility is accessible and inclusive for a wide range of users.

Access to the premises will remain via the existing entrance and the internal layout will allow comfortable movement throughout the space.

The facility is intended to be welcoming and accessible to families with young children, including those using pushchairs.

It is anticipated that the centre will also host community sessions and activities including parent and toddler groups and sessions suitable for children with sensory needs.

9.0 Design Principles

The design approach for the proposal has been guided by the following key principles:

- retaining the existing character and appearance of the building
- preserving the streetscape of Berry Lane within the conservation area
- ensuring the internal layout supports safe supervision of children
- creating a welcoming and inclusive environment for families

As the development involves internal alterations only, the proposal will have no impact on the visual character of the conservation area.

10.0 Conclusion

The proposed change of use will bring an existing commercial premises back into active use within Longridge town centre while providing a valuable recreational facility for local families.

The development has been designed to ensure that the existing character and appearance of the building are preserved and that the proposal responds appropriately to its location within the Longridge Conservation Area.

The proposal is therefore considered to represent an appropriate and sustainable form of development.