

**PROPOSED CHANGE OF USE
FROM RETAIL UNIT TO RESTAURANT AND BAR
3A SWAN COURTYARD
CLITHEROE
BB7 2DQ**

**DESIGN AND ACCESS STATEMENT
INCORPORATING
HERITAGE STATEMENT**

Introduction

The property subject to this application is in a basement location accessed down a flight of steps off the Swan Courtyard. The property is currently vacant and its former use was retail supplying personalised clothing and other merchandise. The property can also be accessed from a car park off Lowergate to the east.

The basement entrance is accessed off a covered walkway which links the car park off Lowergate to the Swan Courtyard. The basement itself is partly vaulted and below ground on 3 sides with the only access into the building off the covered walkway. Above the basement is a restaurant accessed from the Swan Courtyard.

Proposals

The applicant is the owner of the Swan & Royal Hotel and is seeking planning approval to change the use from retail to a restaurant and bar which will be run in conjunction with the Swan & Royal Hotel and to become known as 'Churchill's' forming a link with Sir Winston Churchill's association with the Swan & Royal Hotel.

The premises will provide food that will be prepared at the Swan & Royal, a short distance across the Swan Courtyard together with licenced drinks.

Internal refurbishments are proposed which include the installation of seating areas, bar and WC's. The only external alteration proposed is the replacement of the entrance doors and forming security shutters over these doors which will all be formed in timber with a painted finish.

Access

There are two pedestrian routes to access the building, the first via the Swan & Royal Courtyard down a flight of steps to the basement level and the second route is from a public car park to the east off Lowergate. The second access is also via a flight of external stairs from the car park. The access to the covered external area of the basement from the car park will have doors, partially glazed to provide shelter to seating in the external covered area.

Economic Benefits

The change of use of the basement premises to a restaurant and bar will provide a further income source for the Swan & Royal. The owners who have recently purchased the premises are looking for other revenue streams from the buildings they own at the Swan & Royal. This is to ensure that the business remains secure and profitable in the future.

Churchill's will provide an additional 6 full time positions and a further 6 part time positions for the Swan & Royal business. The business sources all food locally and the new restaurant will increase the need for supplies from other local businesses.

Heritage

The property is located within the Clitheroe Conservation area within the Swan Courtyard that is accessed from Castle Street. On the opposite north side in the Swan Courtyard is the Swan & Royal Hotel which is Grade II listed.

The property subject to the application is within a basement under buildings fronting the Swan Courtyard which were subject to major redevelopment in the 1980's. The Swan Courtyard would have incorporated stables for the hotel which have now been converted to retail units and restaurants.

Access into the basement is via a covered walkway on the eastern side; above this walkway is a retail unit which was also redeveloped in the 1980's.

The only external alterations proposed are to the entrance which includes replacing the entrance doors and forming security shutters over the same doors and external doors to the pedestrian access from the Lowergate car park. The entrance doors into the basement require recessing deep into the opening as they will open outwards into the walkway, the recessing of the doors will avoid any clash with people using the walkway. These doors will be timber framed with full height glazed panels and a glazed fan light above, all set within the existing opening which has painted stone surrounds. The timber doors and frame will have a paint finish. Externally it is proposed to form timber vertically boarded doors to form security shutters which will be held open back against the wall when the premises are open and when closed will be shut over the glazed entrance doors. These doors will have a paint finish to match the entrance doors.

The doors from the Lowergate car park side will be formed in timber having a paint finish with glazed vision panels.

A glazed screen is proposed to the existing door opening adjacent to the bottom of the access steps from the Swan Courtyard set within a painted timber frame.

The existing basement is formed with a vaulted ceiling in uniform spacing with central columns to support each springing, all walls are exposed stone with all these features to remain. WC's will be formed in the entrance area prior to the commencement of the vaulted ceiling arrangement.

Conclusion

These proposals will form another outlet for the business at the Swan & Royal to enable it to maintain economic viability. At present the hospitality business is very difficult and uncertain and all avenues of expanding the business are being assessed by the owners. The basement which has recently become vacant provides an opportunity to expand the business and provide a facility that is different from what is offered in the Swan & Royal in particular the type of food offered for sale. Churchill's will be open to the general public and guests in the hotel.

External alterations to form the bar are minimal and do not impact on the Conservation Area or the Swan & Royal listed building.



Access from Swan Courtyard



Proposed covered Seating Area



Access to the covered seating area from Lowergate car park



Swan Courtyard with the proposed bar and restaurant in the basement under these buildings



Existing vaulted ceiling, exposed stone walls and columns within the basement to be retained

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July 2026