

PLANNING, DESIGN AND ACCESS STATEMENT TO SUPPORT A FULL PLANNING APPLICATION

For

**Change of Use Application and Carpark
Alterations**

At

**St. Michaels Lodge,
Northcote Rd
Blackburn
BB6 8BG**

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed change of use at St Michaels Lodge, Northcote Road, Langho, Blackburn, BB6 8BG.

The application seeks permission for the change of use of the existing premises from Use Class C2 – Residential Institutions to Use Class E(b) – sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises.

The proposal relates to the continued use and occupation of an existing building and does not involve the construction of a new building or any significant external alterations to the premises.

The purpose of this Statement is to explain the nature of the proposal, the design approach and the arrangements for access. It should be read in conjunction with the accompanying application drawings and supporting information.

The proposal has been designed to make effective use of an existing building while ensuring that the resulting use is compatible with the character of the site and surrounding area.

2. The Site

St Michaels Lodge is an established premises located on Northcote Road in Langho, within the Blackburn with Darwen administrative area.

The site comprises an existing building with established vehicular and pedestrian access arrangements. The proposal makes use of the existing building and site infrastructure rather than requiring a new building or a significant alteration to the established form of development.

3. Planning History and Existing Use

The existing premises are understood to operate under **Use Class C2**, relating to residential institutions.

The current application seeks to establish part of the premises as a food and drink use falling within **Use Class E(b)**.

The proposed E(b) use is intended to provide food and drink for consumption predominantly on the premises. The proposal does not seek permission for a hot food takeaway use. The Proposed use would be for weekend use only on a Saturday and Sunday. During the week it would continue its operation as a café for the police officers.

No substantial redevelopment of the site is proposed.

4. Description of the Proposed Development

The proposal is for:

“Change of use of St Michaels Lodge from Use Class C2 to Use Class E(b) – sale of food and drink principally to visiting members of the public where consumption is mostly undertaken on the premises.”

We also intend to amend the existing parking layout to accommodate additional parking spaces.

The proposed use would utilise the existing building and its established internal accommodation.

The proposal does not require:

- demolition of the existing building;
- an extension to the building;
- significant alterations to the external elevations;
- a new vehicular access;
- a new pedestrian access;
- significant changes to the existing site layout; or
- significant engineering works.

Any internal alterations required to facilitate the proposed use would be undertaken in accordance with relevant Building Regulations and other statutory requirements.

The proposed use would operate as a conventional food and drink (non alcoholic) premises, with customers visiting the site and consuming food and drink predominantly within the premises.

The use would not include a hot food takeaway as its principal use. Any takeaway element, if proposed in the future, would be subject to consideration against the relevant planning requirements.

5.0 Design Considerations

5.1 Existing Building

The proposal seeks to retain and reuse the existing building.

As there are no substantive external alterations proposed, the architectural character, scale, massing and appearance of the building would remain unchanged.

The application therefore represents an efficient and sustainable approach to the reuse of an existing building.

5.2 External Appearance

No material change to the external appearance of St Michaels Lodge is proposed as part of this application.

Any signage associated with the proposed business would be subject to any necessary planning controls and would be designed to be appropriate to the building and surrounding area.

No illuminated signage or other visually intrusive features are proposed unless separately applied for and approved.

5.3 Internal Layout

The existing building provides an appropriate envelope within which the proposed use can operate.

The internal arrangement would provide appropriate areas for customers, staff, food preparation, storage, circulation and ancillary facilities.

The detailed internal fit-out would be undertaken having regard to:

- Building Regulations;
- food hygiene requirements;
- fire safety requirements;
- means of escape;
- accessible facilities; and
- the health and safety of customers and staff.

5.4 Waste and Servicing

The proposed use would generate normal commercial food and general waste.

Waste would be stored within suitable dedicated containers in an appropriate location and collected by an appropriately licensed commercial waste contractor.

Waste storage and collection arrangements would be managed so as to avoid unnecessary obstruction of pedestrian or vehicular routes and to minimise any potential impact upon neighbouring properties.

Food waste and other waste associated with the operation of the premises would be managed in accordance with relevant environmental health and waste management requirements.

6. Access

6.1 Existing Access

The proposal will make use of the existing access arrangements serving St Michaels Lodge.

No new vehicular access onto the public highway is proposed.

The existing pedestrian access will also be retained and utilised by customers, staff and visitors.

6.2 Inclusive Access

The proposed use will be designed to provide safe and convenient access for all users, including people with disabilities and those with limited mobility.

Where reasonably practicable within the constraints of the existing building, access arrangements will provide:

- a clear and safe route from the site entrance to the building;
- appropriate pedestrian circulation;
- level or suitably graded access where existing site conditions permit;
- accessible customer facilities where required; and
- appropriate means of escape in an emergency.

Any necessary internal alterations will have regard to the requirements of Part M of the Building Regulations and relevant accessibility guidance.

The proposal does not seek to remove or compromise any existing accessible routes.

6.3 Vehicular Access and Parking

The proposed use will utilise the existing vehicular access arrangements and any existing parking provision serving the premises. The change of use does not involve the creation of a new access or a significant alteration to the existing highway arrangement. Parking demand will be managed through the existing provision at the site and also making amendments to the existing layout to create additional parking spaces.

The proposal is not expected to result in a material impact upon highway safety.

6.4 Servicing and Deliveries

Deliveries associated with the proposed food and drink use will be undertaken using the existing site access and servicing arrangements.

Deliveries will be managed to avoid obstruction of the public highway and to minimise conflict between delivery vehicles, customers and pedestrians.

7. Landscape and External Areas

No significant changes to the existing landscaping or external areas are proposed.

Existing boundary treatments, planting and hardstanding will be retained wherever practicable.

The proposal does not involve the loss of significant landscaping or the creation of a new built form.

As a result, there would be no significant adverse landscape or visual impact arising from the proposed change of use.

8. Highway Safety

The proposed development will utilise the existing access arrangements.

There is no proposal to introduce a new access onto the highway or to materially alter the existing highway layout.

The proposed use is expected to generate normal customer, staff and servicing movements associated with an E(b) food and drink premises.

Vehicle movements will be managed through the existing access and parking arrangements.

The proposal is therefore considered unlikely to result in a severe or unacceptable impact upon highway safety.

9. Conclusion

The proposed change of use of St Michaels Lodge from Use Class C2 to Use Class E(b) represents an appropriate and sustainable reuse of an existing building.

The proposal does not require significant physical alterations to the building or site and will utilise the existing access and infrastructure.

The proposed E(b) use will provide a food and drink facility primarily serving customers who consume food and drink on the premises. It is not proposed as a hot food takeaway use.

The proposal will maintain the established appearance of the building, retain existing access arrangements and provide for safe and inclusive access for customers and staff.

Subject to compliance with relevant environmental health, building control, fire safety and other statutory requirements, the proposed development is considered capable of operating without unacceptable effects upon highway safety, neighbouring amenity or the character and appearance of the area.

For these reasons, the proposed change of use is considered to represent an appropriate form of development and planning permission is respectfully requested.