

**DESIGN AND ACCESS STATEMENT
TO SUPPORT WORKS WITHIN THE PADIHAM TOWN CENTRE CONSERVATION AREA**

For

Proposed Shopfront Replacement



at

**10 Burnley Road,
Padiham,
Burnley,
BB12 8BX**

1.0 Introduction

The following Design and Access Statement has been prepared to accompany a Planning Application at 8 Burnley Road, Padiham, Burnley, BB12 8BX.

Reference should be made to drawings and supporting documentation that accompany the Application.

2.0 The Property

The property is situated to the south side of Burnley Road, within Padiham Town Centre. The property is located within Padiham Town Centre Conservation Area, and is in a key location within the townscape.

The property comprises a commercial premise at ground floor, with first floor flat above.

The property is constructed in coursed sandstone with sandstone trough gutter to the front elevation. The property has a pitched roof with stone slate roof covering.

3.0 Proposal

It is proposed to replace the existing shopfront. Other external works including stone cleaning and pointing, replacement gutter lining, reroofing, etc.

4.0 Design

Shopfront Replacement

Access & Scale

Access to the property is to remain the same. Regarding the scale, the design incorporates taller glazing without transom bars. The size of the opening will remain the same.

Appearance

The proposal is to replace the existing timber frame with new hardwood profiled jambs, mullions, corner posts etc. The design is quite simple in nature, with strong head cornice. Glazing is to be single laminated toughened panes, 10mm thick.

Replacement door are proposed and will be constructed in hardwood.

The colour scheme is to be confirmed. Hand painted signage is proposed.

5.0 CONCLUSION

The application seeks Planning Consent for the replacement shopfront.

The proposed works have been designed, and are to be, constructed to be sympathetic to the surrounding Conservation Area.

The proposals are deemed to be essential to reinstating the character and value of the Padiham Town Centre Conservation Area. The scale, height, and proportion of the proposed shopfront has been carefully considered, and this will ensure the property sits comfortably within the wider streetscape.