

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

For

Proposed Shopfront Replacement



at

**123–125 St James Street,
Burnley,
BB11 1PP,**

1.0 Introduction

The following Design, Access, and Heritage Statement has been prepared to accompany a Planning Application at 123–125 St James Street, Burnley, BB11 1PP.

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

2.0 The Property

The property is situated to the north side of St James Street with the Heritage Action Zone. The property is currently undergoing extensive refurbishment works.

The property is commercial. Ground floor was formerly a retail outlet, which extends over two further floors. The property was formerly two properties which was likely adapted in the 1980's.

The building is constructed from stone masonry to the upper floors. The rear elevation is of brick masonry. Crittal windows exist to the front and rear. The roof is flat with felt covering, and there is a patent glazed roof to the rear.

There is an aluminium framed shop frontage installed to ground floor with one double entrance door. The fascia is of plywood, with metal trim. At low level there is a granite stall riser.

3.0 Proposal

It is proposed to replace the existing shopfront to the front elevation, remove non-original pillars, to closely imitate the original design.

4.0 Design

Shopfront Replacement

Access & Scale

Access to the property is to be adapted, with two entrances reinstated. It is proposed to form a ramped access to no.123, but this will likely not meet Building Regulations in terms of gradients. Regarding the scale, the design incorporates taller glazing, and doors. The size of the structural opening will remain the same.

Appearance

The proposal is to replace the existing timber frame with new hardwood profiled jambs and mullions. Glazing is proposed to be single glazed, toughened laminated.

A granite stall riser is proposed to match the existing original columns. Shutters will be removed. Openable overlights are proposed to the doors.

Replacement doors are proposed with recessed panels. The doors will be hardwood with single glazed vision panels.

The colour scheme is to be confirmed.

Hand painted traditional signage is proposed to the fascia.

5.0 CONCLUSION

The application seeks Planning Consent for the replacement.

The proposed works have been designed, and are to be, constructed to be sympathetic to the surrounding Conservation Area. The proposed works are deemed to have a positive impact on the property's historical nature and reflect what was originally constructed.

The proposals are deemed to be essential to reinstating the character and value of the Burnley 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.

Appendix A – Supporting Photographs



Historical Design of St James Street (possible conception design)