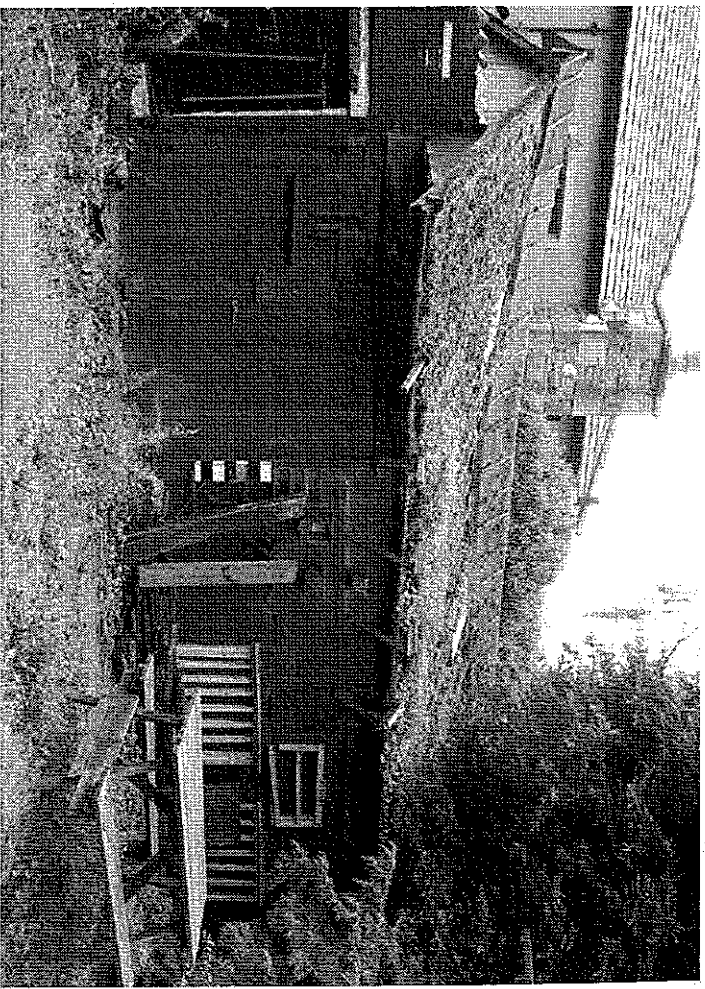




29 Church Street, Ribchester:
External works, car parking and garage proposals
including the proposed demolition of existing
outbuildings.

External Works Proposals at 29 Church Street, Ribchester

June 2011

IWA Architects

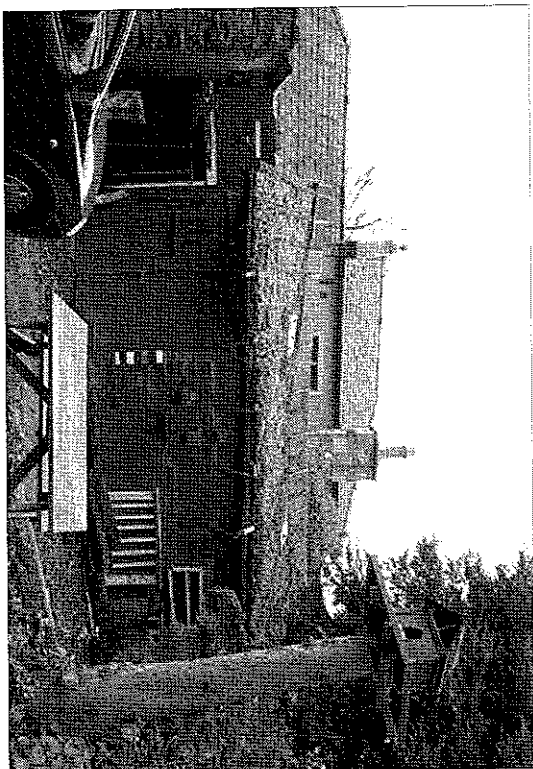
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Structural Report.
Quantity Surveyor's Cost estimates for repair.



Existing Timber garage

Introduction:

In 2010 planning and listed building consent was granted for alterations and extension to 29 Church Street. No 29 shares a narrow access lane off Church Street with No. 30 and 31 to the rear of these properties and to the timber garage, stone outbuilding and garden of No. 29. These three properties have no street parking and Nos. 30 and 31 have no external amenity space whatsoever.

The purpose of this application is to solve both the parking and access problems for all three dwellings and the amenity problems for Nos 30 and 31. The timber garage of No 29 is also in a very poor state and needs to be replaced. The owners of 30 and 31 also wish to have a single garage for their car and for storage. The stone outbuilding in the ownership of No. 29 is also in a very poor and unsafe state.

Brief:

The applicant is the owner of No. 29 and all the land and access lane to the rear. As No 30 and 31 are owned by the applicant's sisters, the family are working together to solve the various problems of the present outbuildings, garaging, car parking and access.

The brief is to solve the following problems:

Create off street car parking for all three dwellings as the street has double yellow lines and cannot be parked on.

Replace the existing timber garage with a new double garage for No. 29 and provide single garages for Nos 30 and 31.

Organise the access and car parking layout to allow private external amenity spaces for bins storage etc for Nos 30 and 31.

Assess the viability of reusing the existing stone outbuilding in relation to the external works proposals as a whole.

Context:

The site is within the Ribchester Village Conservation area and No. 29 is a grade 2 listed building. Nos 30 and 31 are within the Conservation area but they are not listed. Whilst these proposals are partly for the benefit of Nos 30 and 31 the proposals are entirely within the present curtilage of No. 29 which is a listed building.

The applicant is the owner of No. 29.

A Heritage Assessment of the stone outbuilding has been prepared by Stephen Haigh and is attached to this statement as an appendix with this application.

Design Approach:

The present access lane and the desire to avoid cutting the garden of No. 29 in half has largely determined the rear access layout and location for a new garage as indicated on the site plan.

Viability of options:

Although both the green timber shed and the stone outbuilding are proposed for demolition, only the stone outbuilding is regarded as a permanent structure and the viability assessment is focused on the stone building. The economic viability of repairing the stone outbuilding was a major issue in determining the access and layout options.

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Viability of options:(contd.) Structural assessment and cost estimates were undertaken to assess the economic viability of repair of the stone outbuilding. This information is also attached to this application. In summary the cost of repair is considered to be in the region of £62,000 plus vat, plus professional fees and vat on fees, totalling a gross cost in the region of £80,000.

The only viable use for this structure would be as a single garage and store. To build a new double garage for No.29 (larger than this structure in its foot print the costs would be in the region of £700 to £900 / sq.m. x 36 sq. metres. Even at the higher figure this totals £32,400 for a new double garage. A new structure would be free of vat but our fees and vat on fees would make the gross total approximately £40K or half the cost of repairing the stone structure. The applicant already faces a shortfall in funds to put the house in good repair so this would represent a further financial burden which could not be met. There are also the issues of vehicular access, garages and parking for nos 30 and 31 which could not be resolved if the stone outbuilding is retained.

There is a Utilities electric cable on telegraph poles running across the garden and this is proposed to be re-run underground. The Utilities company dealing with this have also felled the trees which were touching the electric cables and in danger of damaging or rendering unsafe the electrical supply which also serves adjacent properties.

Uses, layout, scale:

If the stone outbuilding is demolished the access and car parking layout can achieve private safe amenity space for both Nos 30 and 31 as indicated on the site plan. The outbuilding stones can be reused as facing for the new garage walls.

The proposed new garages are designed with a hipped roof to keep the height and scale to a minimum and reduce over shadowing of the adjacent garden area. Access to the three properties and their private amenity spaces and garages is shown on the layout.

Impact assessment:

The conclusions in the Heritage Assessment are that the stone outbuilding probably dates to the early 19th century, possibly for stabling horses a use that is thought to be associated with the household rather than farming use. The structure has few distinguishing features and is not considered to be of particular significance. It has minor group value in this part of the Conservation area, but given that it is largely hidden in the rear garden and largely hidden by some existing trees this value is diminished. The assessment is therefore that for various reasons the benefits to all three properties and especially the benefit to the listed building is enhanced by the demolition of this structure to enable a much improved access and layout to be achieved.

National and local policy:

The primary national policy relating to works within the curtilage of listed buildings is PPS5: Planning for the Historic Environment. The relevant parts of that policy are considered as follows:

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Policy HE6.1 – Applicants should provide a description of the significance of the heritage asset affected by the development and should describe the contribution the setting of the building makes to the significance of the heritage asset. As indicated in the Heritage assessment and the impact assessment the stone structure is considered to have very minor limited group value next to adjacent structures in the conservation.

Policy HE6.2 – Information should be put into a Design and Access Statement along with an assessment of the impact of the proposal. This information should help to explain the design concept. This D & A statement sets out to provide that information.

Policy HE7.5 – New development should make a positive contribution to the character and local distinctiveness of the historic environment (scale, height, massing, alignment, materials and use). The proposals are intended to provide a very significant improvement to the setting and use of No 29 the listed building and also improve the setting of the two adjacent dwellings.

Policy HE9.1 – Should conserve heritage asset, significance can be harmed through alteration or destruction of the heritage asset. The significance and asset value of the stone outbuilding is assessed to be limited to a minor contribution to group value in the conservation area and within the sphere of the private rear garden. These proposals provide significant benefits to all three properties and especially to No. 29 the listed building.

Policy HE9.2 – Need to demonstrate that the substantial harm or loss of significance unless it can be demonstrated that it is necessary in order to deliver substantial public benefits that outweigh that harm or loss. The loss of the outbuilding in these proposals is more than justified by the significant benefits to all three properties and especially to No. 29 the listed building. There is also an added benefit to adjacent residents in solving the access and car parking for these three dwellings and their visitors.

Policy HE9.4 – When a proposal will cause harm to the heritage asset, LPAs should weigh the public benefit of the proposal against the harm and ensure that adequate justification has been provided to show that this harm is acceptable.

The stone outbuilding in its present state is a safety hazard and the use and repairs options would leave it so in a residential setting as the cost of repair is unviable for garage and storage use. There are no other viable uses in this location.

Policy HE10.1 – Successful proposals will preserve elements of the setting of the heritage asset which make a positive contribution to the significance of the heritage asset.

These proposals need to be assessed alongside the restoration of the listing building and the positive contribution this achieves for the listed building and the adjoining two properties. By reusing the stone materials for the new garage, a historic link and contribution is achieved.

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In general terms local policies in the "Ribble Valley Districtwide Local Plan" apply including Policy G1, Policy ENV16, ENV17, ENV18, ENV19, and ENV20 apply. Particularly relevant local policy considerations: the local conservation area and listed building policies is generally in line with the requirements of PPS 5 policies noted above.

Local Policy G1 - Development Control: - All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted unless it adversely affects the amenities of the surrounding area.

Policy G1: In determining applications to following criteria will be applied: I include only items which appear to be relevant to these proposals: G1 (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

For reasons given above we believe the proposals are appropriate in all respects.

G1 (b) Traffic safety, amenity and environmental considerations etc.

G1 (c) Development should make adequate arrangements for car parking.

For reasons given above we believe the proposals positively address both G1 (b) and G1 (c) access, parking and street traffic problems and safety concerns by providing off street turning and parking.

G1 (d) Provision of Safe access: the access lane onto the public street is existing.

G1 (e) The density, layout and relationship to existing buildings is of major importance.

We believe the proposals positively address these issues by clarifying access, external amenity and parking space and providing a better arrangement for the rear garden and landscape setting of the listed building and adjoining buildings in the conservation area.

G1 (f) Developments should provide adequate arrangements for servicing and public utilities.

We believe the proposals positively address these issues by providing off street service access and service and delivery vehicles turning space.

G1 (g) Developments should provide adequate daylighting and privacy.

G1 (h) Materials used should be sympathetic to the character of the area.

We believe the proposals positively address these issues. The wall of the new garage is proposed to be stone faced and render and the roof material is proposed to be natural slates with black terracotta hip tiles. The garage doors are proposed to be timber faced "up and over doors. The window and access door to the garage is proposed to be softwood with hardwood cills and glazing beads.

Policy ENV16, ENV17, ENV18, ENV19, and ENV20 apply:

Generally we believe the proposals comply with these policies. In particular ENV20 requires that proposals involving demolition or partial demolition will be refused unless the demolition is unavoidable. For the reasons provided above we believe demolition to be unavoidable.

Specifically for reasons (ii) and (iii) leaving it derelict without a viable use will be detrimental to the character of the listed building. Also for reason (iv) that the proposals will enhance the environment and setting of the listed building - the dwelling and adjoining two dwellings and the immediate surroundings in the conservation area.

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Pre-application advice:

A formal application for pre-application advice was provided to Adrian Dowd Principal Planning Officer and Conservation Officer on Wednesday 2nd February 2011. We requested a response in March and April but no comments have been received to date. 1st June 2011. We therefore can only assume the RVBC Planning Dept have no issues or concerns to raise.

Summary:

The purpose of this work is to solve access, amenity and garden space for all three dwellings, and the parking and garage problems for all three dwellings and deal with the unsafe and the "unviable to repair" structures in the rear garden area. In so doing the applicant's limited resources can be put into the repair and renovation of No. 29, a listed building.

Refer to the supporting documents below:

Appendix 1 - Drawings

Existing Site layout
Proposed Site Layout
Proposed New Garage for No. 29.

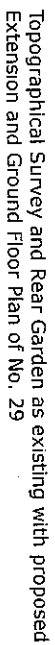
Appendix 2 - Photographs

Refer to the separate supporting documents and reports listed below:

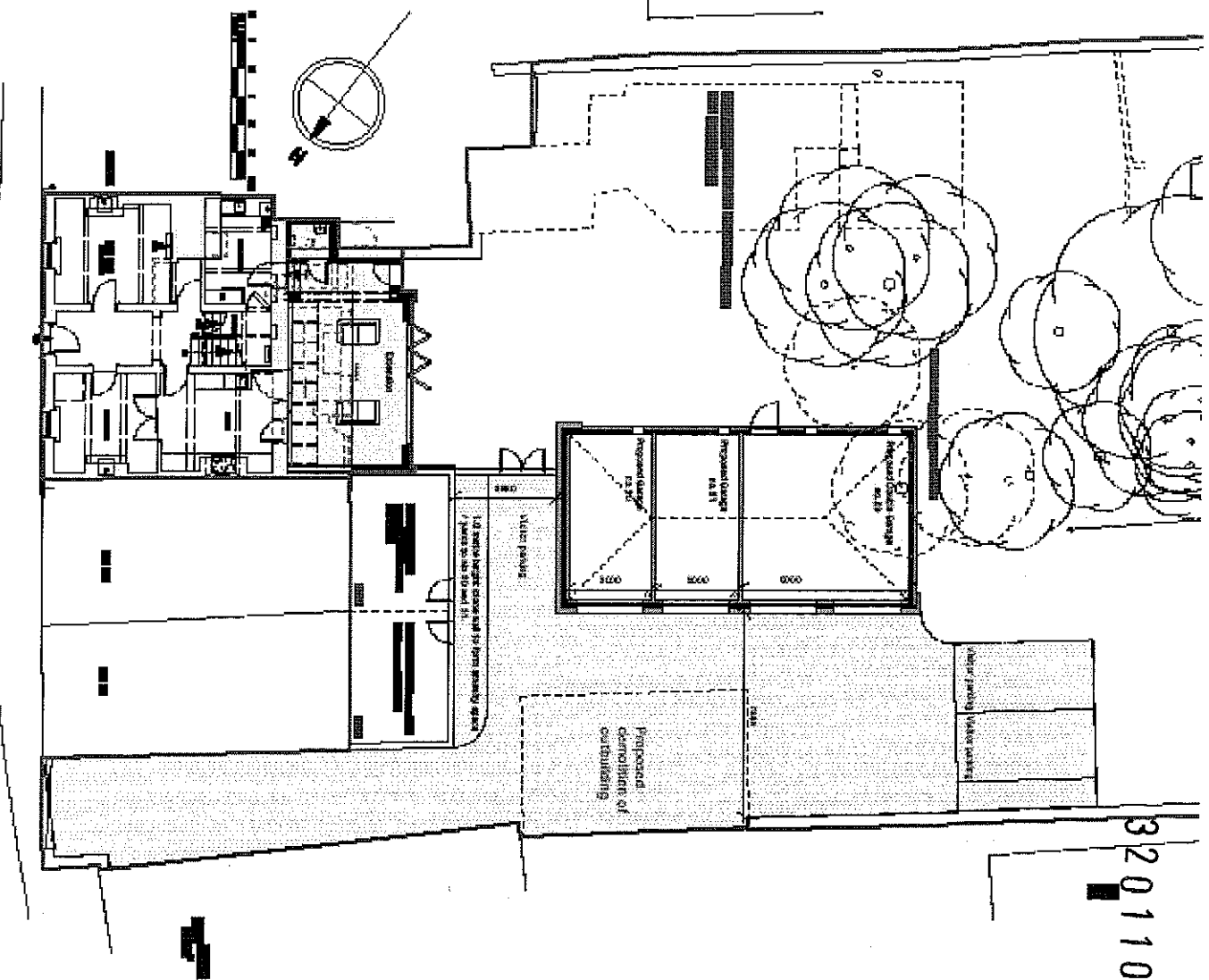
Appendix 3 - Heritage Assessment Report**Appendix 4 - Structural Report.****Appendix 5 - Quantity Surveyor's Cost estimates for repair.****External Works Proposals at 29 Church Street, Ribchester**

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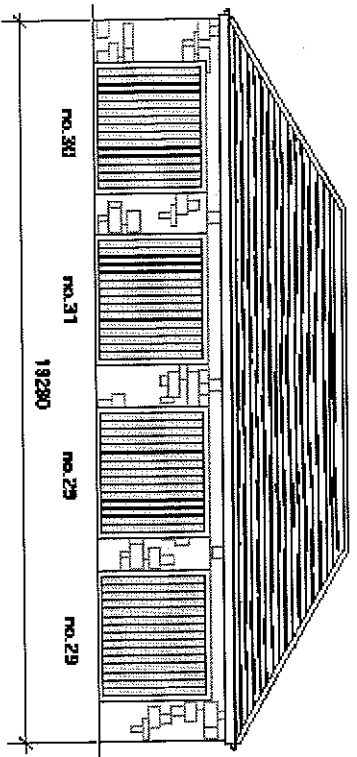


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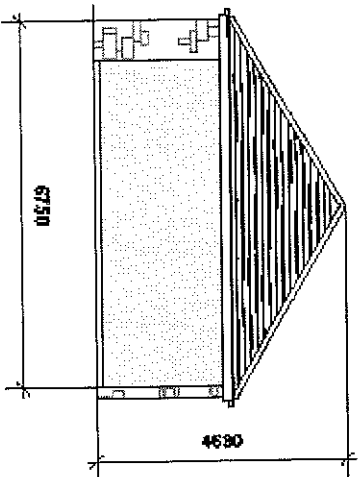


Appendix 1 - Drawings:

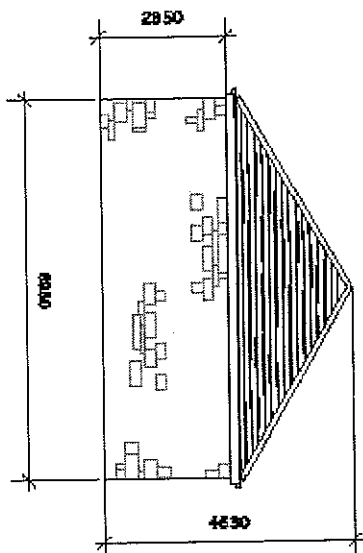
Proposed New Garage.



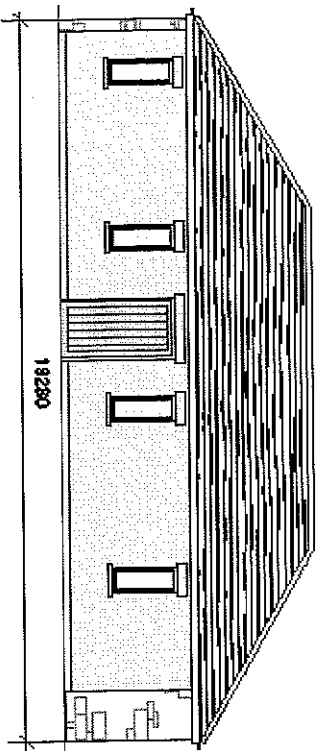
North-West Elevation



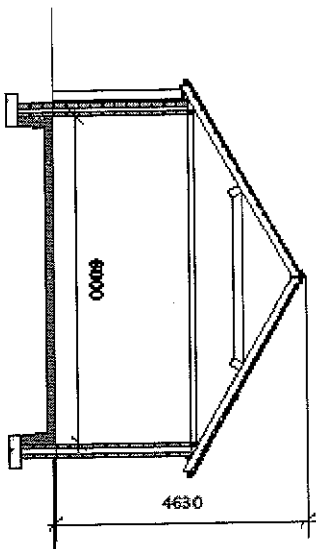
South-East Elevation



North-East Elevation



South-East Elevation



Section AA

Proposed Garage Finishes

Materials:

Roof:
Natural slates

Walls:

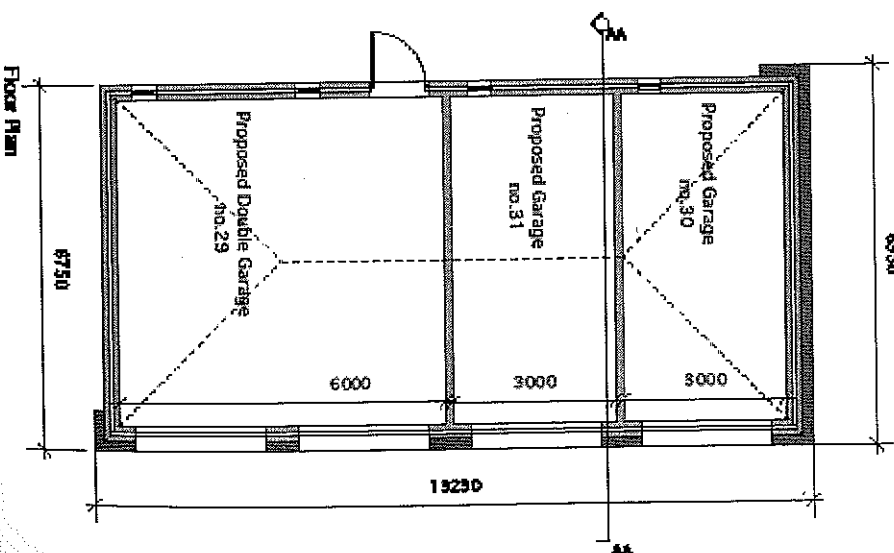
Reused rubble stone facing tied back to block cavity walls to entrance and access sides facing the properties;
rough cast rendered finish on block cavity walls facing rear of garden.

Garage doors:

Timber finish up and over doors. Access door and frame in treated and stained timber.

Windows:

Double glazed casement windows, frame in treated and stained timber.

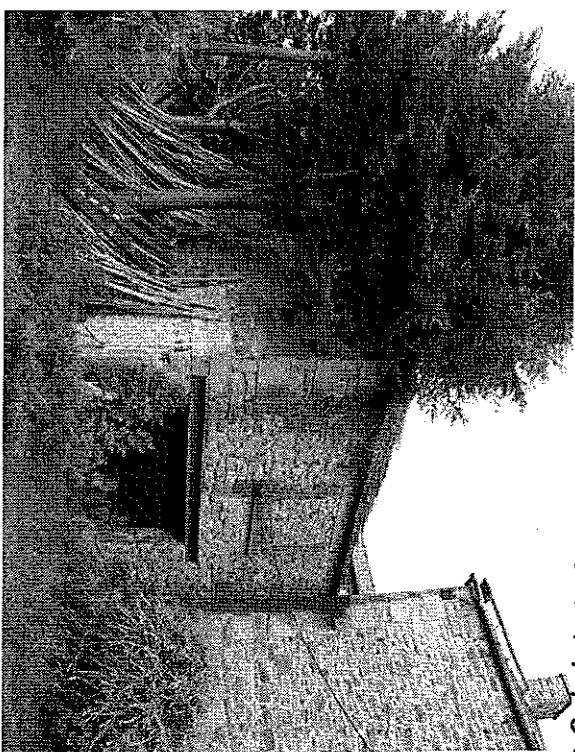


Floor Plan



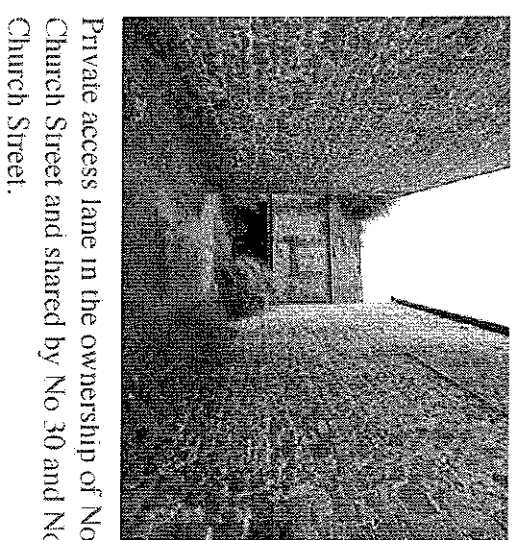
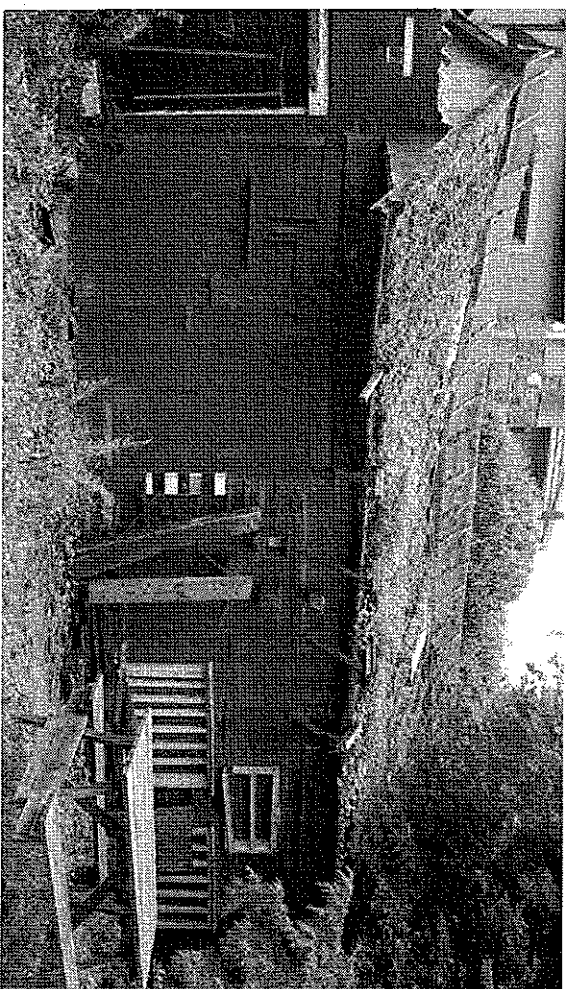


Stone out building
in the rear garden
of No. 29 Church
Street.

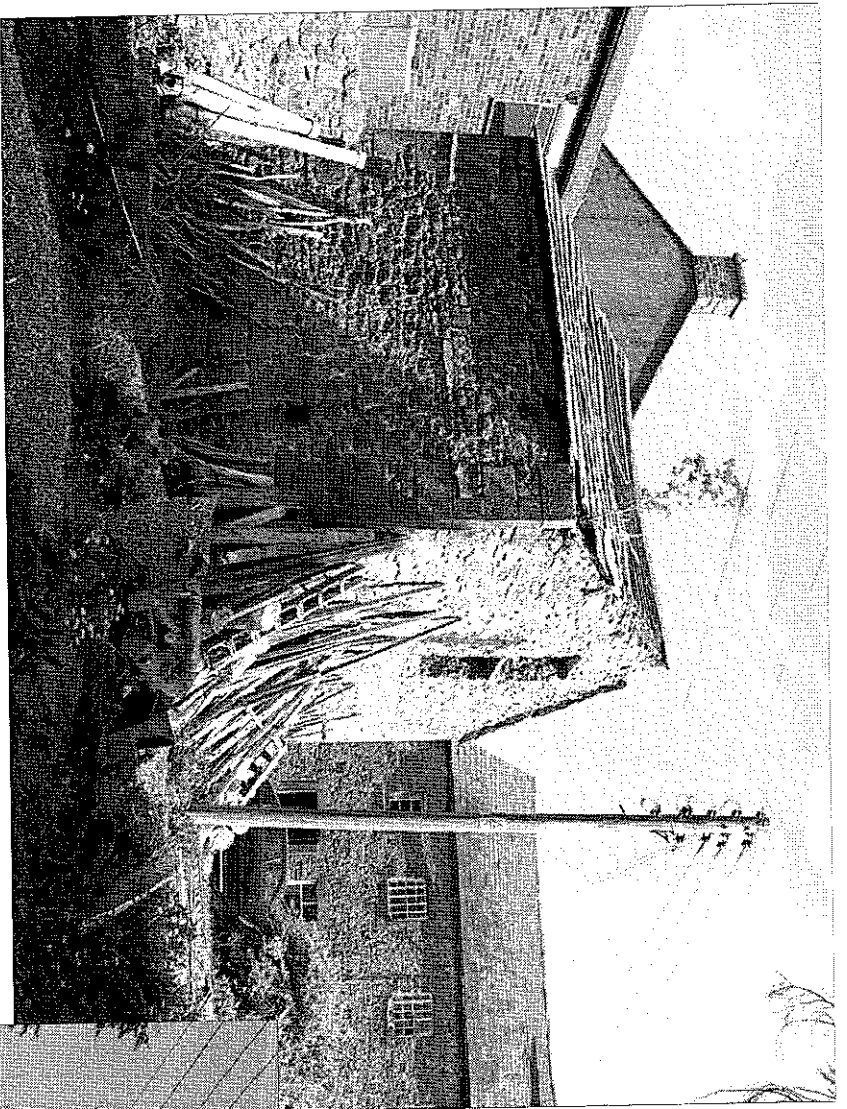


Stone out building in the rear garden

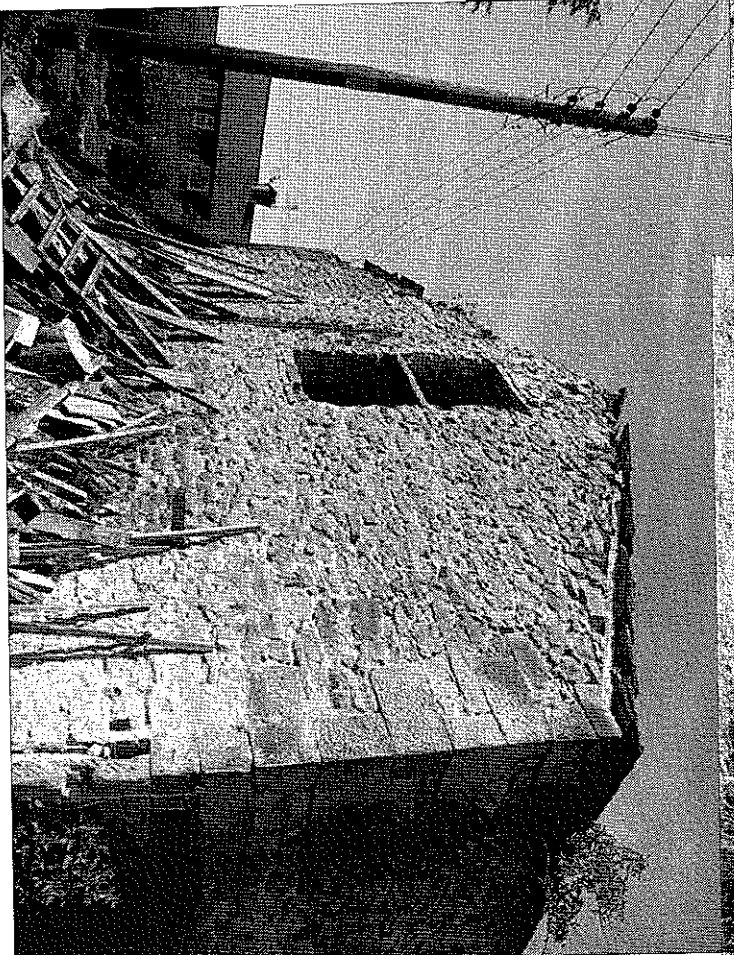
Existing timber
garage building
in the rear garden
of No. 29 Church
Street.



Private access lane in the ownership of No. 29
Church Street and shared by No. 30 and No. 31
Church Street.



Most recent photos of the stone out building in the rear garden of No. 29 Church Street.
Following removal of evergreen tree by Utilines Service company for the protection of the overhead service lines.



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