



RIBBLE VALLEY  
BOROUGH COUNCIL

07 DEC 2011

FOR THE  
ATTENTION OF

For office use only

Application No. 320110977P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission and conservation  
area consent for demolition in a conservation area.  
Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:		
Company name	Quadrant Development Holdings Ltd					
Street address:	Mill Farm			Country Code	National Number	Extension Number
	Fleetwood Road			Telephone number:		
	Wesham			Mobile number:		
Town/City	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	PR4 3HD					

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Martin	Surname:	Smith	
Company name:						
Street address:	9 Clover Drive			Country Code	National Number	Extension Number
	Freckleton			Telephone number:		
				Mobile number:	07773	014899
Town/City	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	PR4 1TG			martin@martin-smith.org		

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Proposed conversion of the former Weavers Arms public house into two dwellings. Demolition of rear toilet block to create terrace.

Has the building, work or  
change of use already started?

CONVERSION OF DETACHED STRUCTURE INTO A GARAGE  
☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:

Suffix:

House name:

WEAVERS ARMS

Street address:

MARKET PLACE

LONGRIDGE

Town/City:

PRESTON

County:

Postcode:

PR3 3RR

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

360624

Northing:

437184

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

11-025 1100 Proposed Plans & Elevations

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing toilet block is not required as part of the proposals. It is an extension and removing it would bring the building back to how it was originally built.

#### 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Walls - description:**

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

N/A

**Roof - description:**

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

N/A

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**Windows - description:**

Description of *existing* materials and finishes:

Combination of timber and upvc

Description of *proposed* materials and finishes:

timber

**Doors - description:**

Description of *existing* materials and finishes:

Combination of timber and upvc

Description of *proposed* materials and finishes:

Timber

**Boundary treatments - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Lighting - add description**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11-025 1000 Existing Plans & Elevations  
11-025 1001 Location Plan  
11-025 1100 Proposed Plans & Elevations  
11-025 1101 Existing & Proposed Garage  
11-025 3.2 RE 11.11.07 Design & Access Statement

**11. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

**12. Foul Sewage**

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒

Yes

☐

No

☐

Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

11-025 1100

### 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

### 14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

### 15. Existing Use

Please describe the current use of the site:

Vacant Public House

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Public House

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

### 18. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

## Market Housing - Proposed

## Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Existing Market Housing Total

0

## Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	258.0	258.0	0.0	-258.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		258.0	258.0	0.0	-258.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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## 20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

## 21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

**21. Hours of Opening (continued)**

A4

**22. Site Area**

What is the site area?

281

sq.metres

**23. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

**24. Hazardous Substances**

Is any hazardous waste involved in the proposal?



Yes



No

**25. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

**26. Certificates (Certificate A)****Certificate Of Ownership - Certificate A**

**Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: Mr

First name:

Martin

Surname:

Smith

Person role:

Agent

Declaration date:

22/11/2011



Declaration made

**26. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: Mr

First Name:

Martin

Surname:

Smith

Person role:

Agent

Declaration date:

22/11/2011



Declaration Made

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



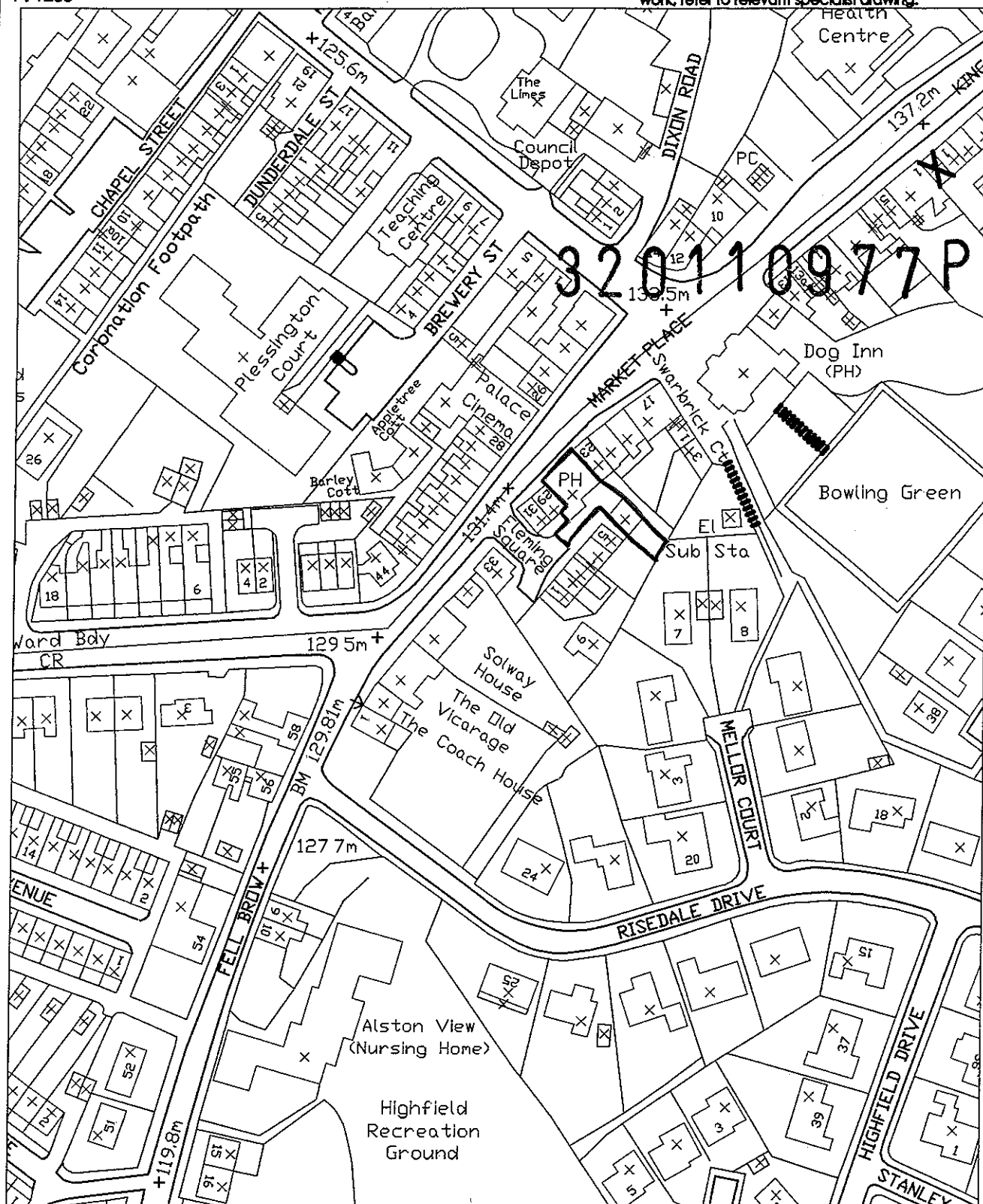
Date

22/11/2011



1 : 1250

- 1: Do not scale from this drawing
- 2: All dimensions must be checked on site prior to commencement of work
- 3: For details of all structural, mechanical and electrical work, refer to relevant specialist drawing.



client: **QUADRANT DEVELOPMENT HOLDINGS**  
project: **PROPOSED CONVERSION TO TWO DWELLINGS**  
title: **LOCATION PLAN**

scale: 1:1250	date: NOV 11	drawn: MS
project no: 11-025	drawing no: 1001	rev:

320110977P

## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED CONVERSION OF FORMER WEAVERS ARMS MARKET PLACE, LONGRIDGE**



### **INTO 2 DWELLINGS**



## **INTRODUCTION**

This statement is being submitted in connection with a full planning application for the conversion of the former Weavers Arms, Longridge into two no dwellings.

With a few notable exceptions, planning applications submitted after 10th August 2006 are required to be accompanied by a design and access statement. There is no set format for the statement but this submission follows the general guidance for the preparation of such documents.

## **SITE CONTEXT**

The application site is located on Market Place, Longridge, and sits within the conservation area. It is a former Public House sitting in the middle of a terrace with a dwelling on one side and a FGish & Chip shop on the other. The front elevation is finished in a stonework with stone surrounds to the windows and door. To the rear is a single storey extension that accommodates the toilets for the pub. The front elevation has stone sills, heads and jambs

## **PLANNING POLICY CONTEXT**

This section provides a brief overview of the national, regional and local planning policies that are relevant in relation to design and access.

### *National Planning Guidance*

The key national planning guidance in relation to this application is contained within PPS1 [Delivering Sustainable Development], PPS3 [Housing], PPS1 emphasises the need to promote the more efficient use of land through higher density, mixed use development together with the priority of bringing vacant and previously developed land/buildings back into beneficial use.

### *Joint Lancashire Structure Plan*

The Joint Lancashire Structure Plan SPG entitled 'Access and Parking' advises that there will be circumstances where 'car free' or 'low car' developments may be appropriate and indeed encouraged. This is particularly relevant in town centres and other locations where high quality public transport is available.

In flats/apartments the advisory level of secure cycle spaces is one per dwelling. However, the minimum number of cycle spaces actually required is 1 per 10 car parking spaces. Maximum parking levels for offices and retail uses are also provided however there are no minimum standards.

### *Ribble Valley Local Plan*

The site falls within an existing primarily residential area on the Preston Proposals Map. As such, the following policy considerations are relevant to the application in design and access terms.

## **POLICY GI**

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.

In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.
- (c) Developments should make adequate arrangements for car parking (see Policy T7).
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
- (f) Developments should provide adequate arrangements for servicing and public utilities.
- (g) Developments should provide adequate daylighting and privacy.
- (h) Materials used should be sympathetic to the character of the area.
- (i) Developments should not result in the loss of important open space including public and private playing fields.
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.
- (l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.
- (m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.

## **POLICY ENV16**

Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or

appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area.

#### **POLICY ENV17**

Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site.

#### **POLICY ENV18**

There will be a presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a conservation area. Consent to demolish any building in a conservation area will not be granted unless a suitable detailed planning application for the re-use of the site has been approved and a contract let for the carrying out of the works of redevelopment.

#### **POLICY H7**

Within settlements as defined on the proposals map, proposals to convert large houses or other properties into flats or separate houses will be approved subject to the criteria of Policy G1.

In areas of open countryside such proposals will be refused unless specific justification exists.

#### **POLICY H15**

Planning permission will be granted for the conversion of buildings to dwellings in situations where:

There need be no unnecessary expenditure by public authorities and utilities on the provision of the infrastructure

There would be no materially damaging effect on the landscape qualities of the area

There would be no unacceptable harm to nature conservation interests

There would be no detrimental effect on the rural economy; and

Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area

#### **POLICY H16**

Conversions of buildings to dwellings will be granted providing:

- The building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the council will require a structural is submitted with all planning applications. This should include plans of any rebuilding that is proposed.
- The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building
- The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting.
- The building if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise.

## **POLICY H17**

Planning permission for the conversion of buildings will be granted providing

The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.

The impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated.

The access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area

## **AMOUNT AND USE OF DEVELOPMENT**

The proposed development represents an opportunity to bring an attractive traditional building in a prominent location back into active use, thus contributing to the ongoing regeneration of the area. If left vacant, the building would most likely fall into a state of disrepair and would detract from the special character of the area and the adjacent buildings. The site provides a sustainable location for a residential scheme due to its accessible location near the town centre.

## **LAYOUT**

It was deemed most appropriate to divide the property into what was the original party wall prior to it being converted into a pub, where a natural vertical split in the building occurs.

## **SCALE**

The application is for a change of use, with limited external alterations. The scale of the building would remain the virtually the same albeit with the demolition of the toilet block to the rear. Overall, the scale of the residential development has been determined by the constraints of the existing building.

## **LANDSCAPING**

As the application property fronts directly onto Market Place and there is limited space, landscaping is not a practical option.

## **APPEARANCE**

The proposal seeks to minimise changes to the external appearance of this attractive, traditional property. The only discernable changes would be the removal of the toilet block to the rear.

## **ACCESS**

The access arrangements for this development have been drawn from PPG13, the Joint Lancashire Structure Plan and Ribble Valley Local Plan, together with associated Supplementary Planning Guidance. Account has also been taken of the relevant building regulations and the Disability Discrimination Act [DDA]. The access considerations of relevance to this development discussed below

### *Vehicular and Transport Links*

The site is ideally located to take advantage of its proximity to local services and facilities.

In respect of accessibility on foot, the site is located within a short walking distance of all the services and facilities within Longridge Town City Centre. This includes a full range of shops and financial services, offices and community facilities.

The site also lies within walking distance of bus stops. In sustainability and accessibility terms the site therefore satisfies all relevant criteria.

### *Car parking*

Due to the excellent opportunities to use public transport and walking as a means of transport, there is no need to incorporate car parking within the development.

## **CONCLUSION**

The design and access arrangements conform to all relevant national and local planning policy. They are appropriate in relation to the existing building, the surrounding area and the needs of the people who will utilize the site in the future.

The scheme will contribute to the ongoing revival and regeneration of the town centre, providing a more active and vibrant feel to the street. It will result in minimal changes to the external appearance of the building and will prevent the property from falling into a state of disrepair.

# **HERITAGE STATEMENT**

## **PROPOSED CONVERSION OF FORMER WEAVERS ARMS MARKET PLACE, LONGRIDGE**

320110977P



### **INTO 2 DWELLINGS**

## INTRODUCTION

- This statement is being submitted in connection with a full planning application for the conversion of the former Weavers Arms, Longridge into two no dwellings.
- The application site is located on Market Place, Longridge, and sits within the conservation area. It is a former Public House sitting in the middle of a terrace with a dwelling on one side and a Fish & Chip shop on the other. The front elevation is finished in stonework with stone surrounds to the windows and door. To the rear is a single storey extension that accommodates the toilets for the pub. The front elevation has stone sills, heads and jambs
- The Weavers Arms is also identified as a Building of Townscape Merit in Longridge Conservation Area Appraisal.

## CONTEXT

- Planning permission and conservation area consent are being sought for the conversion of the former Weavers Arms into two no 3 bed dwellings. The existing toilet block to the rear of the property will be demolished.

## HISTORIC DEVELOPMENT OF THE SITE

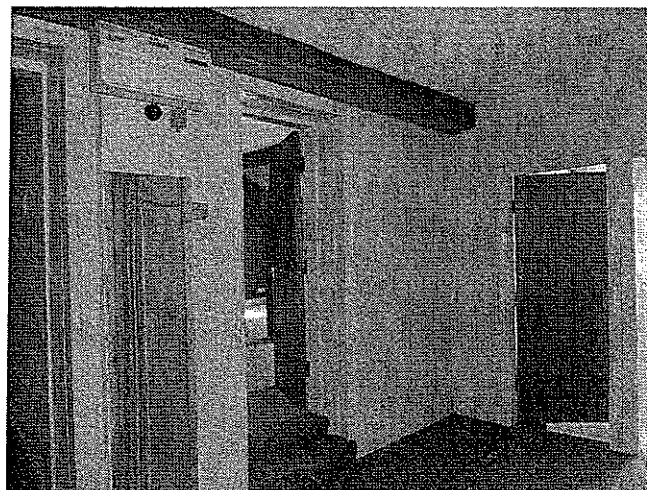
- The following provides an overview of the historic development of the site and surroundings. Historic mapping of the site is provided within Appendix Two.
- Longridge was not considered a town until the latter part of the nineteenth century. Although there is a thoroughfare called 'Market Place', there are no records of a market of any size taking place there (Tupling, 1936, 1947). Even in the nineteenth century Baines mentions there are no public markets nearer than Preston and calls Longridge a '*large, thriving stone-built village*', although there were cattle fairs taking place three times a year (Harland 1870, 109). These fairs had been held on a customary basis in Ribchester, but were transferred to Longridge in the late nineteenth century (Smith and Shortt 1890, 71), probably because it was a more significant settlement by that date.
- The town of Longridge is located at NGR SD 794 338 (centred). It is situated below the south-western end of the Long Ridge, which marks the northern side of the rolling landscape of the valley of the River Ribble. Longridge lies approximately 9km from the centre of Preston. To the north-east of the town the land rises sharply towards the end of the Long Ridge, at around 200m aOD.
- There is one conservation area within the defined urban area for Longridge. This covers the present-day town centre, based on Berry



Lane, but also including the Market Place, King Street and Derby Road. The Market Place and King Street part of the conservation area includes the late eighteenth and early nineteenth century hand loom weavers' cottages and the post medieval ribbon development. The remainder of the conservation area, covering Berry Lane and Derby Road, comprises the late nineteenth century expansion of the town, including the commercial and civic centre, as well many of the mill workers' terraced houses. The conservation area is limited in its coverage, as it does not include the areas of early nineteenth century settlement along Fell Brow and Newtown.

## DESCRIPTION OF THE SITE

- Although not named, the Market Place at the top of Berry Lane was in existence by 1837. It may have been located here because this was where the boundary line for the two townships met and was therefore a place acceptable to everyone. Its role as a market place may pre-date the nineteenth century, as this it is the focus of some of Longridge's earliest buildings, including a number of inns. It acted as a focus for settlement, and this had become the densest area of building by 1837
- It would appear that Market Place was originally built as Weavers cottages as much of Longridge seems to be. The site in question it would seem was originally two cottages, it can be clearly seen for the first floor where the doorways have been knocked through and there is a change on floor level(see below). In fact the building numbers would confirm this as the Chip Shop next door is number 23, whilst the house to the other side is number 29. Numbers 25 and 27 are missing.



## HISTORICAL DEVELOPMENT

- No records can be found as to when the two cottages were converted into the pub. The name of the pub itself "The Weavers Arms" pays tribute to the nature of the former use of the cottages.

- Several Building Regulation applications have been made, the most recent in 2007 the construction of a new fire escape to the rear. In 2000 an application was made to convert the roof space into two bedrooms.
- In 1993 a planning application was submitted for the construction of a detached garage to the rear of the property.

## **PROPOSED DEVELOPMENT**

- The proposed development is to return the Weavers Arms back into two "Weavers" cottages from whence they came. The proposals are to be sympathetic to the original with the proposed works being mostly carried out to the existing public area on the ground floor. The first floor lends itself ideally to be split built back into two dwellings by building up the two openings that have been knocked through what is obviously the original party wall. The second floor remains split with the bedrooms being on the right hand side of the existing party wall.
- The existing toilet block to the rear is a much later addition and was obviously borne out of necessity for the pub. As there is no requirement for this number of toilets to either dwelling the proposal is to demolish this to floor level and form a new terrace area for the larger of the two properties where access is available directly from inside.

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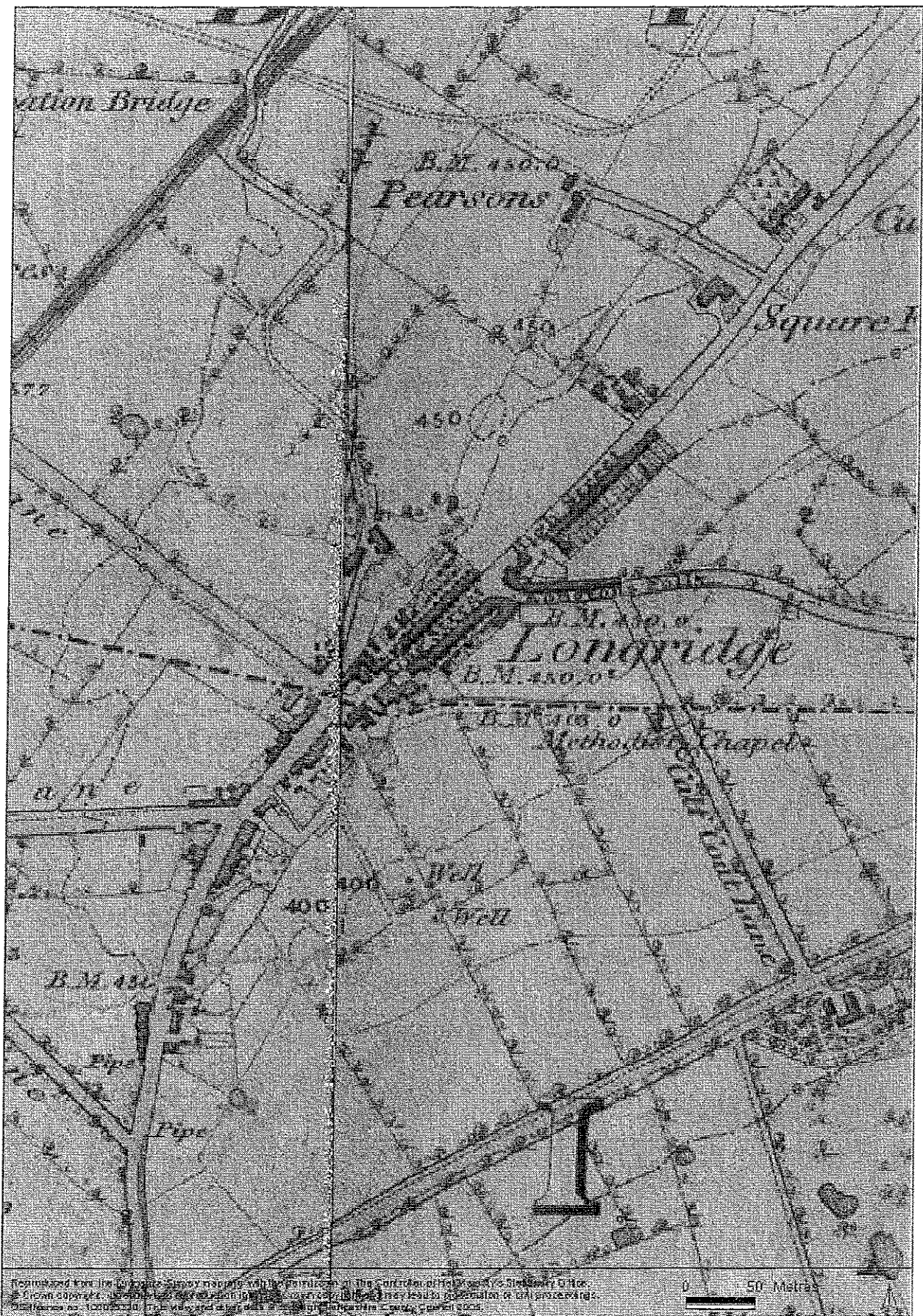
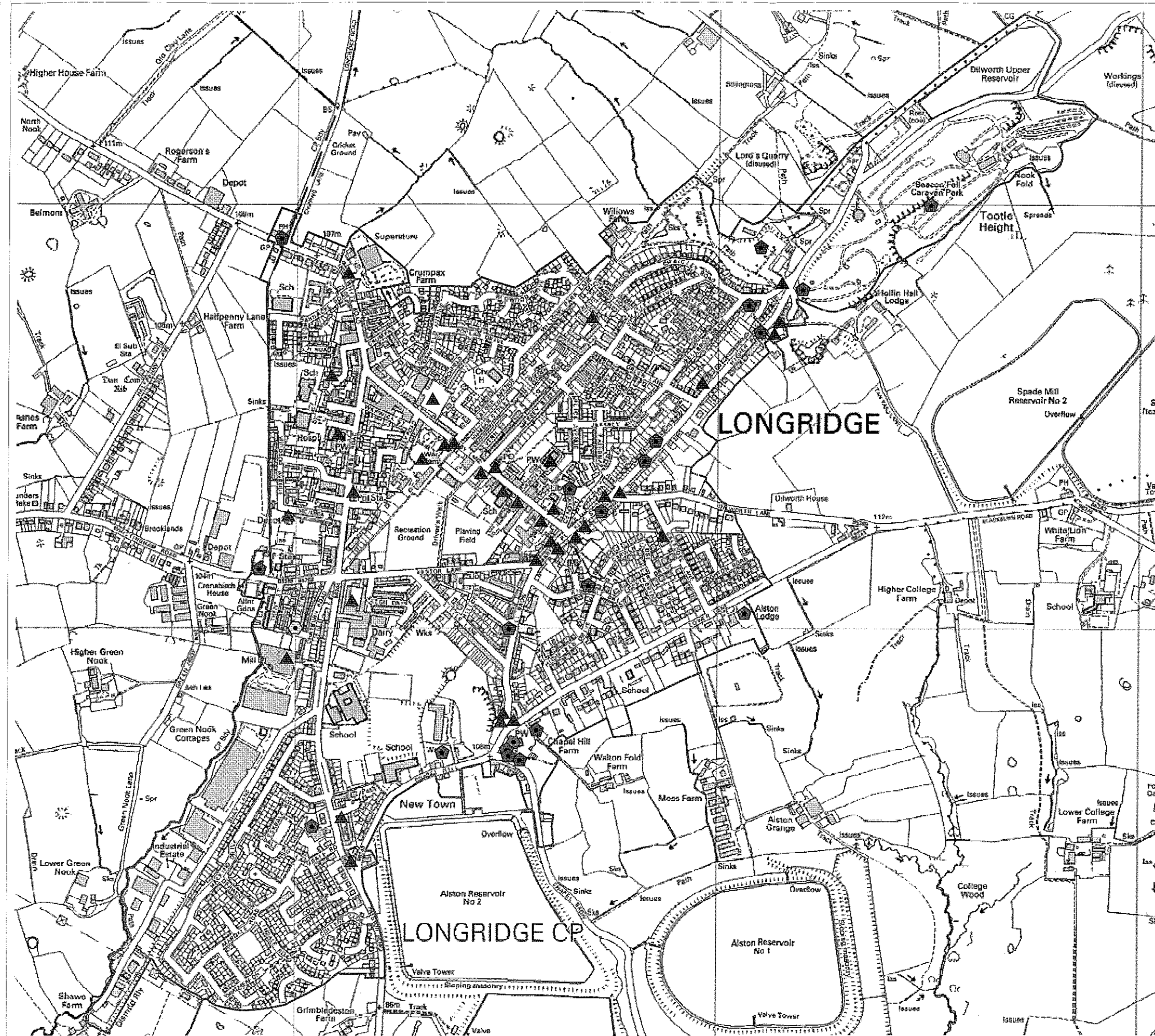


Fig 4 Detail of Longridge as mapped in 1847








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Fig 5: Archaeological Sites  
Recorded for Longridge



## KEY

-  Survey Area
-  Prehistoric Site
-  Medieval Site
-  Post-medieval Site
-  Industrial-era Site



0 100 200 Metres

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Fig 6: Post-medieval Sites,  
and Areas Recorded for  
Longridge



## KEY

-  Survey Area
-  Post-medieval Site
-  Post-medieval Settlement Area

See Appendix 1  
for identification  
of sites



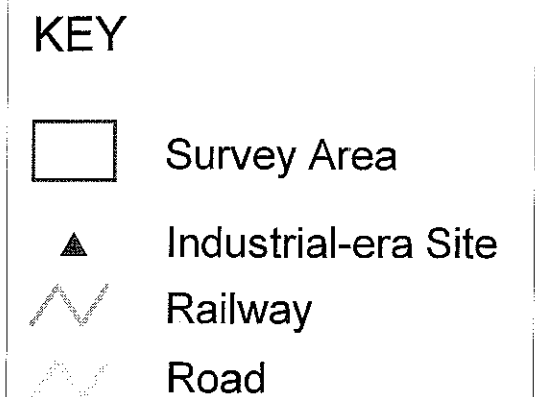
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Fig 7: Industrial-era Sites and Communication Routes Recorded for Longridge



See Appendix 2  
for identification  
of sites



0 100 200 Metres

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Figure 8. Historical Urban Development

Survey area

1830s

1848

1893

1912

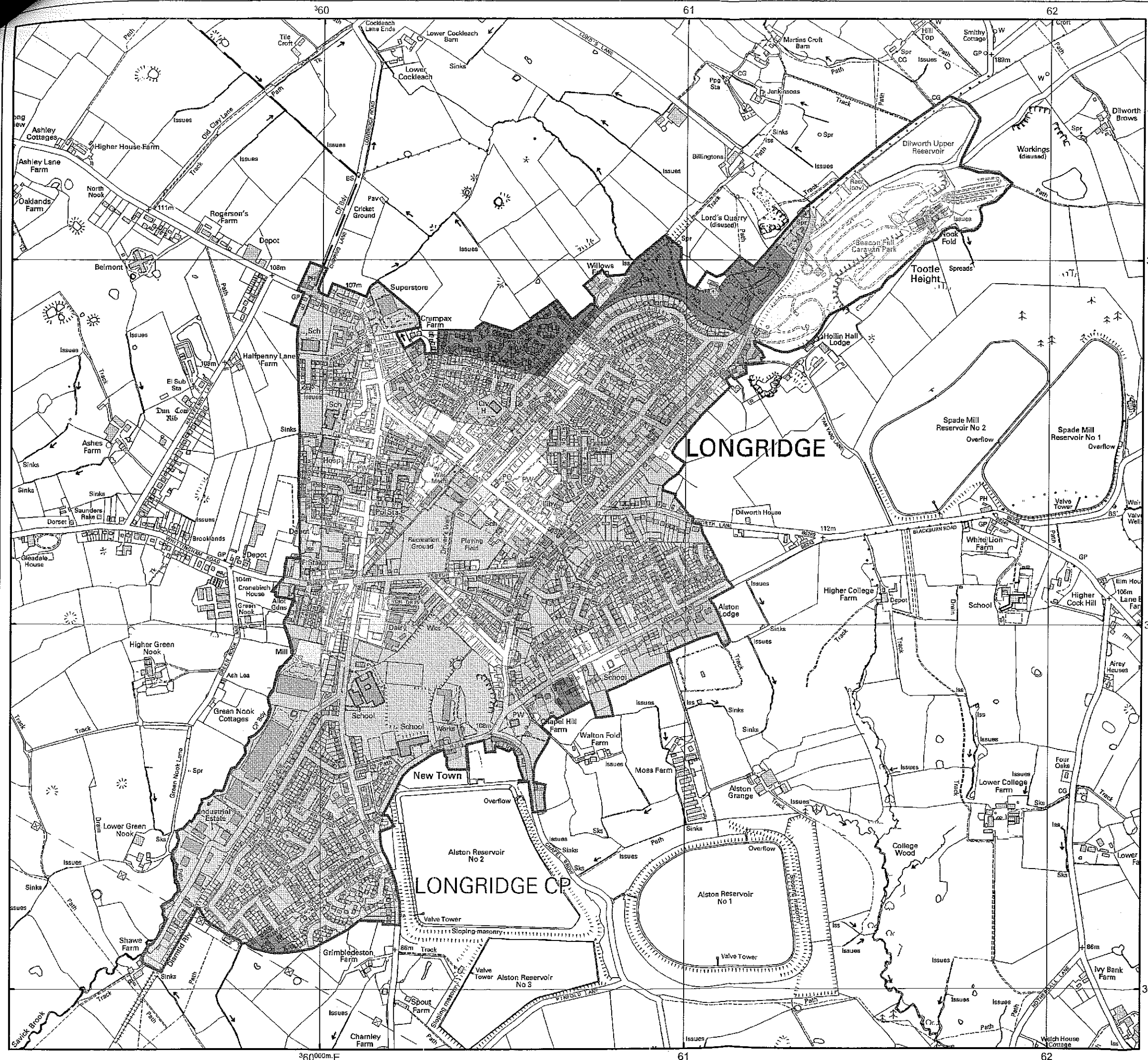
1932

1963

1976

1991

2000



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























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**Figure 9. Present Historic Townscape Character - HTC types and areas**

- |   |   |
|---|---|
|  | Survey Area   |
|  | Agricultural (29-30)                                |
|  | Bye-law terraced housing (21-26)                    |
|  | C20 hospital (27)                                   |
|  | C20 industrial/commercial (31-37)                   |
|  | C20 public (38-39)                                  |
|  | C20 recreational (40-41)                            |
|  | C20 school or college (42-44)                       |
|  | Caravan site (45)                                   |
|  | Church and churchyard (1-3)                         |
|  | Commercial centre (4)                               |
|  | Handloom weavers' settlement (18-19)                |
|  | Individual housing (1918-2003) (46-51)              |
|  | Inter/immediate post-war housing (c1918-50) (52-55) |
|  | Late C20 housing (c1970-2003) (56-61)               |
|  | Later post-war housing (c1950-70) (62-66)           |
|  | Middle-class housing (c1860-1914) (20)              |
|  | Open ground (67-72)                                 |
|  | Public landscape grounds (28)                       |
|  | Ribbon development (73)                             |
|  | Rural settlement (8-17)                             |
|  | Textile industry (5-6)                              |
|  | Utilities (7)                                       |

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# Longridge

Fig 10: Designated Sites and Areas in Longridge



## KEY

-  Survey Area
-  Conservation Area
-  Listed Building Grade II

- 17959 - Sharley Fold
- 17960 - 6 to 44 Higher Road
- 17961 - St Wilfred's Church
- 17962 - St Paul's Church
- 17966 - Hacking Hobs
- 17967 - Tunnel Portal off Chaigley Road

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0 100 200 Metres

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