

Prior Notice Statement



Proposed Demolition of Part of
North Light Roof and Walls at the
Former Taylor and Russell Site

Introduction

This Demolition Prior Notice Application is being carried out by Singleton's Dairy as a pre-cursor to securing the land formerly known as the Taylor and Russell Site. It follows thwarted efforts by Ribble Valley Borough Council to extend the Conservation Area to include the building to be demolished under this Notice. Acceptance of this Notice is essential to secure long term commitments by Singleton's Dairy to expand their business on the Mill Farm Site thus ensuring the continued employment of local people and continued purchase of locally sourced milk.

Whilst outline proposals for the expansion of the Dairy are in the making (and will require future planning applications) part of the strategy for demolition of this building is to secure alternative staff parking. This facilitates safer manoeuvrability of articulated delivery vehicles within the core of Singleton's Dairy Site. The demolition also allows access for construction vehicles in the extensive refurbishment of the adjoining portal frame building. Construction access is required at the Western side of the Portal frame building because of site level differences noted on the plans accompanying this Notice.

This refurbishment secures expansion and future efficiencies for the Dairy. Without it the start of Singletons expansion programme cannot begin. The demolition releases the trust of Singletons as a company to expend significant monies, not only in the purchase of the Taylor and Russell Site but; also to put phased projects together. Currently the Taylor and Russell site (including the portal frame building) is B2 use. This means that refurbishment of the portal frame building for use by Singletons does not require planning permission and immediate action can be taken to release space to construct new buildings whilst maintaining space for delivery vehicles and staff parking.

The Building to be demolished

Refer to drawing 2627-01 for details of areas to be demolished. The section of the North Light Building to be demolished lies just outside the Conservation Area of Longridge. Against it has been built a large Portal Frame building which was used to house a crane for steel fabrication. The Portal Frame Building is to be extensively refurbished internally to extend the neighbouring Dairy's facilities. To the Left of the North light building is a large concrete yard area used for the receipt and distribution of the steel fabricated on this site. The yard used to share its access with Singletons Dairy.

The single storey building dates from around the early 1900s and is little changed since then. Its construction is predominantly solid brick walls cast iron columns and steel beams supporting a North light slate roof timber structure with north lights at approximately 7m centres.

The area to be demolished is 714 sqm. The maximum height of walls to be demolished is 5.5m

Use of the site after demolition

The proposed use of the resulting site is for staff parking and, initially, access to the portal frame building for construction. Long term current schematics identify the whole yard and North light area as staff and visitor parking including a future office and visitor centre facility. This area of what will be the Singleton's extended site works safely and strategically in all traffic management schematics currently under consideration. The site is readily accessed off the existing Singleton's site access by the simple removal of an existing fence. The whole area once demolished is readily made good being predominantly an existing concrete yard area and heavy duty stone slabs where the building is demolished. The area simply requires weed killing and pothole patching to be readily useable for construction vehicles and staff parking.

Demolition Strategy

None of the materials are hazardous and all can be re-claimed/recycled – even the glass can be recycled. The heavy duty stone slab floor can be retained so no excavations are necessary. Adjoining buildings will be in the control of only two owners (mainly Singletons) limiting the risk of working on neighbouring boundaries. A bat and bird survey has been carried out by a specialist and the demolition area is found to be free from any species at risk. Where the North light roof is to be retained within the Conservation Area the junction with the North light roof and the demolition line is outside the Conservation Area. This line has been chosen because it coincides with one of the valley gutters and is a natural break point in the demolition process – see Photos 7 & 8.

The process for demolition will be as follows:

- 1 Construct an internal blockwork cavity wall under the North Light Valley Gutter as identified above. This supports the gutter and the steel frame at a point where the steel frame can be unbolted when the demolition takes place.
- 2 Provide additional restraining ties from the East wall against the Portal Frame building to its steel frame – ensuring this wall is structurally anchored before demolition takes place (i.e. when North light roof beams are removed the wall is safe under wind loads).
- 3 Carefully remove the slates and their timber supports including the North lights themselves.
- 4 Carefully (by hand) take walls down to the level of the gutters and remove all cast iron gutterwork.
- 5 Starting from the South demolish (carefully) remaining walls, bay by bay – ensuring each bay is adequately supported so that the structure does not collapse and bring down the North light roof which is to be retained.

- 6 All materials to be carefully sorted and recycled responsibly

Photos

Please refer to drawing 2617-01 for positions photos taken from.



Photo 1

Illustrates Southern wall to be demolished. The boarded up door to the left of the white chair is the external door on Photo 18. To the right of this door is a flat roof section beyond, which is also to be demolished – see Photo 16



Photo 2

This is the Eastern wall to be retained (and tied to the portal frame) and forms the wall to the large portal frame building which is to be extensively refurbished. The North light roof in this photo is all to be demolished. The stone floor is to be retained – i.e. suitable for weaving and steelworks it is also going to be suitable for staff parking.



Photo 3

Indicates the Southern gable (with 3 windows) of the stone building to be retained. The bricked up door to the right will be re-opened to form the construction access for refurbishment of the portal frame building. The North light roof up to this gable will be removed



Photo 4

View towards Western wall of North light building. All walls roof and columns will be removed in this photo.



Photo 5

View towards the Northern end of the North light building. The columns in line with the front of the van in this photo is the line of the fair faced blockwork cavity wall still to be built. The area beyond this is in the Conservation Area



Photo 6

View to the Western wall to the North light building. The right hand column in this photo is the line up to which the North light building will be demolished. The left hand column is the line at which this Northern wall changes from stone to brickwork.



Photo 7

This gutter line is the point to which the North light building will be demolished. Note the steel beam is spliced over the column here and forms a natural break in the structure. The fair faced blockwork cavity wall will be built up to the underside of this gutter so that the gutter forms a parapet gutter on top of the wall. The wall will support the steel beam when the column is removed.



Photo 8

This shows the adjacent column to Photo 7 with the same splice detail.



Photo 9

View from the concrete yard Westwards towards Preston Road showing crane rail column plinths to be removed to allow construction access.



Photo 10

View Eastwards of the Southern flat roof annexe to be demolished. The portal frame building to be refurbished is in the background. The recently built Singletons cold store is on the right.



Photo 11

View of West wall to be demolished and the concrete yard in the foreground to be made good. Singletons Cold Store on the right.



Photo 12

The West wall of the North light building to be demolished. All the brickwork goes and half of the stone to the left. The loading bay recess is to be filled with stone to the level of concrete yard. Yard to be made good for parking and construction access. The photo shows the large cast iron gutter taking the roof water from each gutter of the North light building



Photo 13

The West wall to be demolished, from the right up to the line of the square outlet into the cast iron gutter just to the right of the lean-to building. The remaining end of this stone wall will be finished with 900mm wide (overall) reclaimed brick quoins to match detail on Photo 14. The right hand end of the lean-to building is the boundary to the Conservation Area and remains untouched.



Photo 14

Detail photo of the existing junction of the stone with the brick on the West wall to be demolished. This detail is to be replicated, at the point up to where the stone wall is demolished, 900mm wide overall, with reclaimed brick from the demolition.



Photo 15

Detail photo of West wall to be demolished. The demolition will stop on the line of the left hand gutter outlet (highlighted by blue arrow) – this is where the stone will be finished with reclaimed brick quoins. There will be no gutter outlet at this point and the cast iron box gutter will be removed. The rainwater outlet will move to the Southern side of the gutter.



Photo 16

The Southern Wall to be demolished including the flat roof section at the rear of this photo. Singletons Cold store on the left.



Photo 17

The Southern flat roof annexe to be demolished. Singletons Cold store on the left.



Photo 18

The Southern Wall to be demolished. The doors on the left are referred to in Photo 1. The Portal Frame building to have extensive internal refurbishment is in the background. The gap between this building and the brick building on the right will form the pedestrian access for staff into the Singleton's site