

12 DEC 2012

For office use only

Application No.

Date received

320121095 P

Fee paid £

Receipt No:

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

Application for Planning Permission. 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:	Mr	First name:	J	Surname:	SWIFT		
Company name:							
Street address:	PARK HEY			Telephone number:	Country Code	National Number	Extension Number
	STONEYGATE LANE						
				Mobile number:			
Town/City:	RIBCHESTER			Fax number:			
County:	LANCASHIRE			Email address:			
Country:	UK						
Postcode:	PR3 2ZS						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	KARL	Surname:	ZALDATS		
Company name:	KARL ZALDATS ARCHITECT						
Street address:	HATHERSAGE BARN			Telephone number:	Country Code	National Number	Extension Number
	MOORSIDE LANE					01772 691712	
	WOODPLUMPTON			Mobile number:		07770976548	
Town/City:	PRESTON			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	PR4 0TB				kzarchitect@btinternet.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

CREATION OF NEW SINGLE STOREY DWELLING TO REAR OF 4 STANLEY STREET AND SHARPLES COURT, FOLLOWING DEMOLITION OF REMAINS OF DERELICT BARN

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

☐ Yes ☒ No

4. Site Address Details

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

House: 4 Suffix:
House name:
Street address: Stanley Street
Longridge
Town/City: Preston
County:
Postcode: PR3 3NJ

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

Easting: 360208
Northing: 437529

Description:

DERELICT BARN TO REAR YARD OF NO 4 STANLEY STREET AND PART CURTLAGE
OF NO 1 SHARPLES COURT ALONG BOUNDARY OF SHARPLES COURT

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: GRAEME Surname: THORPE

Reference: RV/2011/ENQ/00262

Date (DD/MM/YYYY): 17/06/2011 (Must be pre-application submission)

Details of the pre-application advice received:

EMAILED COMMENTS FROM GRAEME THORPE ATTACHED WITHIN DESIGN + ACCESS STATEMENT

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:

WITHIN REAR YARD AS EXISTING ARRANGEMENT

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

EXISTING LOCAL AUTHORITY COLLECTIONS

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. Materials

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

9. (Materials continued)

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Walls - description:Description of *existing* materials and finishes:

STONE + BRICK

Description of *proposed* materials and finishes:

RENDER TO MAIN LONG ELEVATIONS + STONE TO EXPOSED GABLE TO MATCH EXTG ADJACENT BOUNDARY WALLS

Roof - description:Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

SLATE

Windows - description:Description of *existing* materials and finishes:

MIX OF PAINTED TIMBER TO FRONT +UPVC TO REAR

Description of *proposed* materials and finishes:

UPVC PLUS VELUX ROOF LIGHTS

Doors - description:Description of *existing* materials and finishes:

MIX OF PAINTED TIMBER TO FRONT +UPVC TO REAR

Description of *proposed* materials and finishes:

UPVC

Boundary treatments - description:Description of *existing* materials and finishes:

STONE

Description of *proposed* materials and finishes:

STONE

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

STREET PARKING

Description of *proposed* materials and finishes:

STREET PARKING

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:

109/20B EXISTING

109/22 EXISTING

109/30 PROPOSED

DESIGN + ACCESS STATEMENT

TRI-0768-01 SITE SURVEY

10. 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	0	0
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	ON STREET PARKING ONLY		

11. 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):

CONNECTIONS TO EXISTING MANHOLES/DRAINS WITHIN EXISTING REAR YARD

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

DERELICT BARN TO REAR YARD OF END TERRACED HOUSE (NO 4 STANLEY ST) AND PART CURTILAGE OF TERRACED HOUSE (NO 1 SHARPLES COURT)

Is the site currently vacant?

☒ Yes ☐ No

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

DWELLING

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

01/01/2008

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

15. 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'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

17. Residential Units (continued)**Market Housing - Proposed**

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

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

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

Existing Market Housing Total

0

18. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No**19. 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

20. 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. Site Area

What is the site area?

165

sq.metres

22. 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:

DWELLING

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. 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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

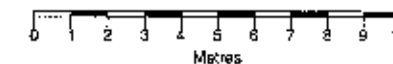
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



ABBREVIATIONS

CL Cover Level
EH Eaves Height
GU Gully
IL Invert Level
MH Man Hole
RH Ridge/Roof Height
RWP Rain Water Pipe
SVP Soil Vent Pipe
TL Threshold Level
TH Top of Hedge
TW Top of Wall
US Under Side
WV Water Valve
W First Floor Window

NOTE
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Rev.0 Description Issued



2 Berkshire Close | Wiltshire | Blackdown | Lancashire | BB1 5NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Sharples Court
Berry Lane
Longridge

Project Description
Site Survey

Drawing Title

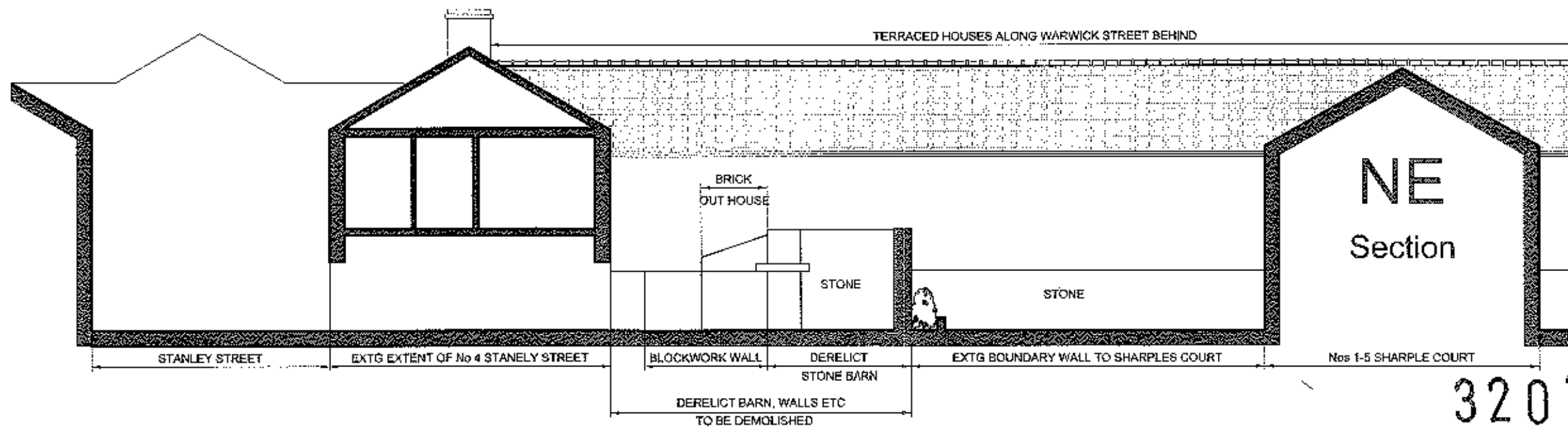
Existing Site Survey

Scale Date Drawn By
1:100@A1 03/10/2011 MW

Drawing Number

TRI-0768-01





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PROJECT Proposed Development at
Sharples Court +
4 Stanley Street
Longridge

TITLE Existing Rear
Yard

109 22

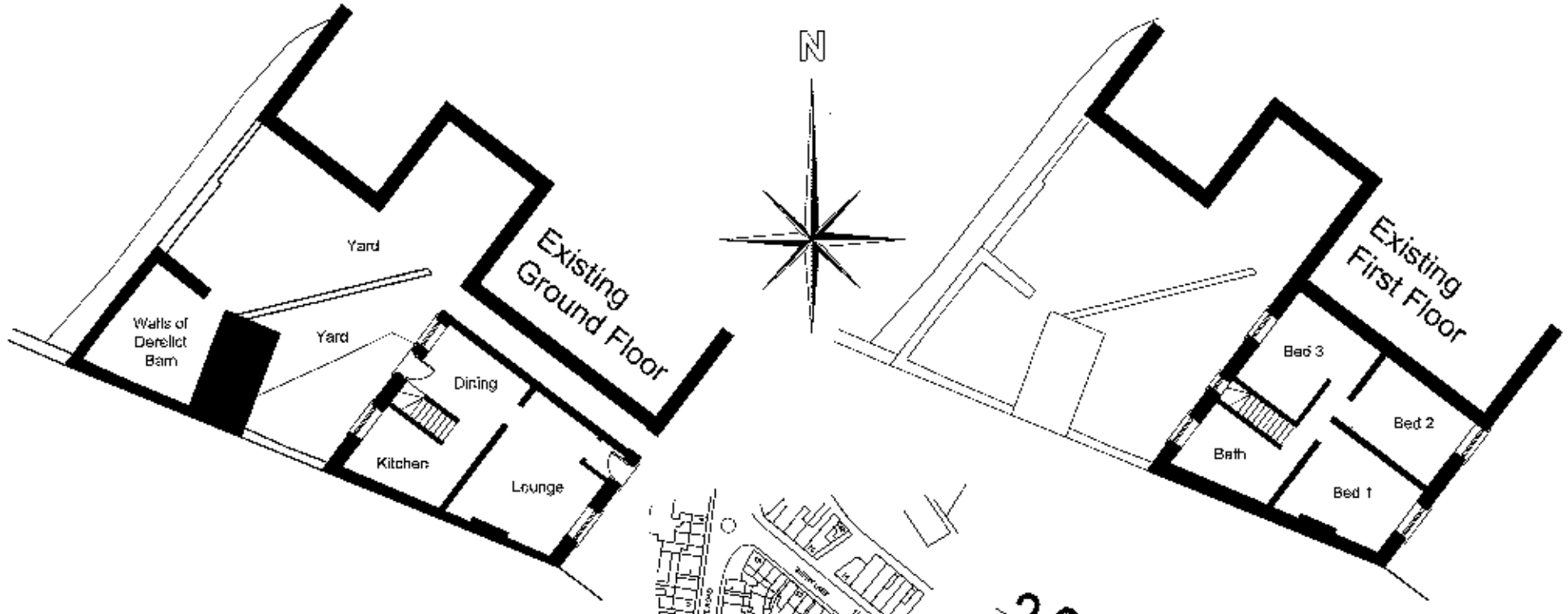
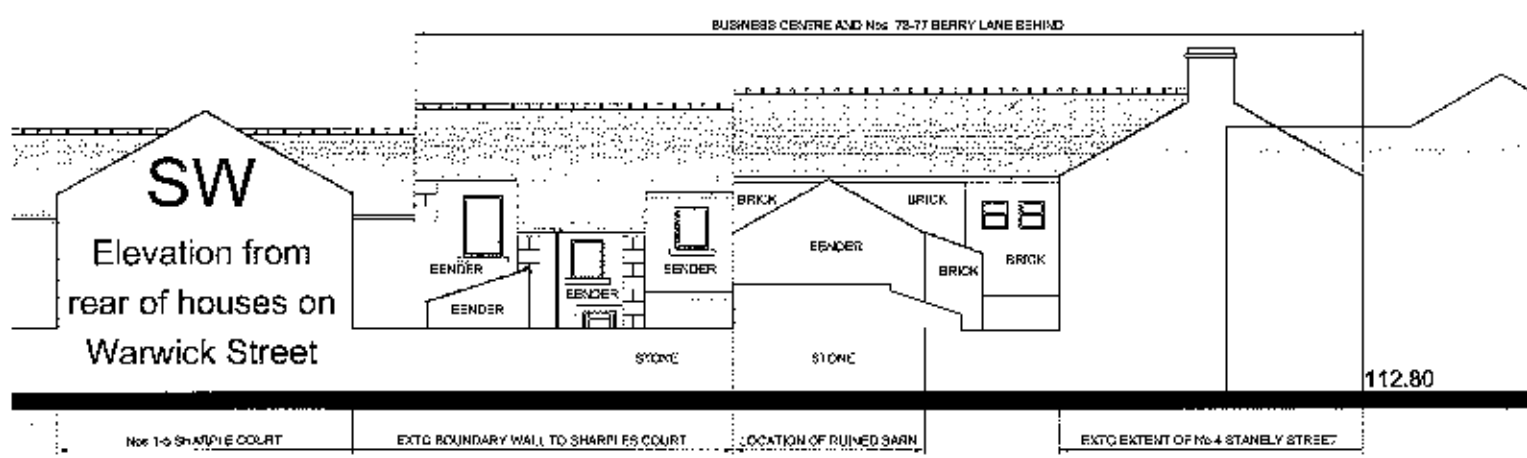
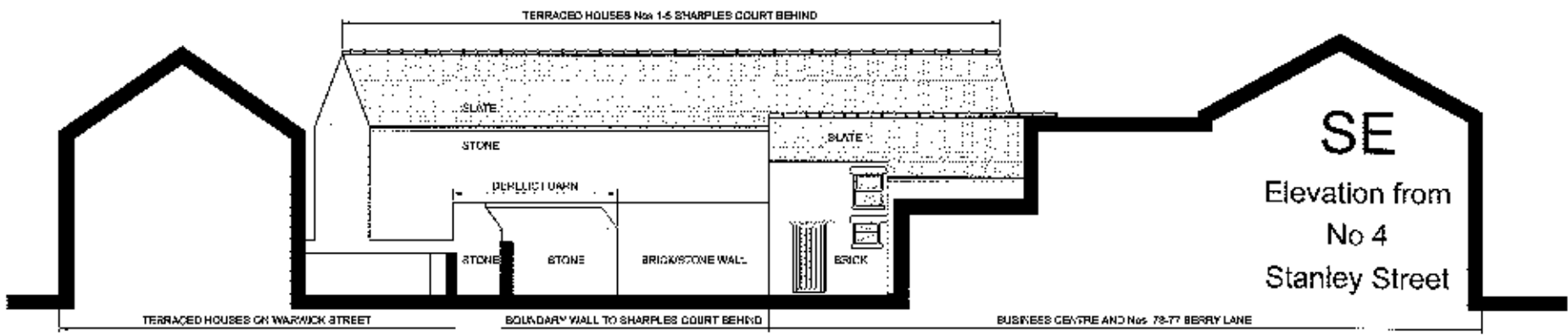
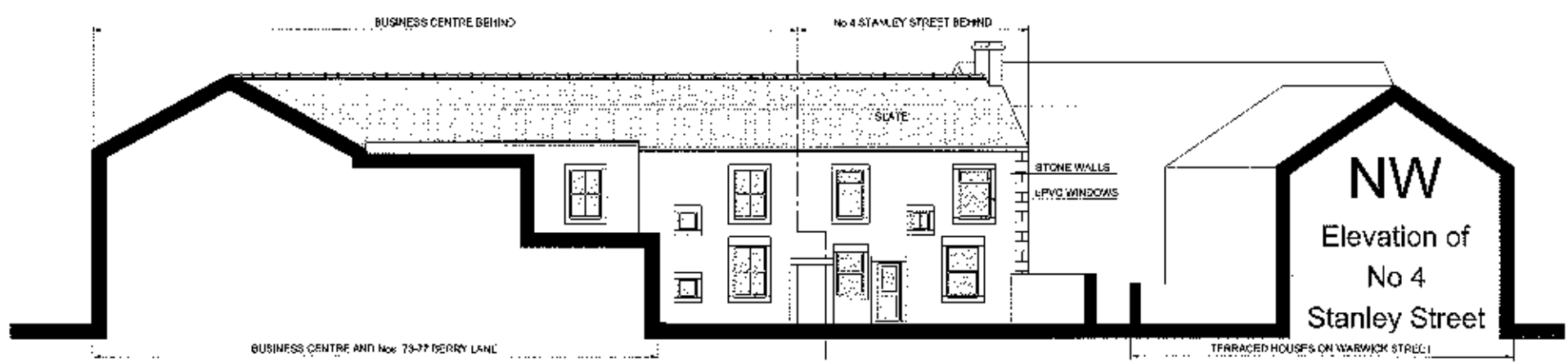
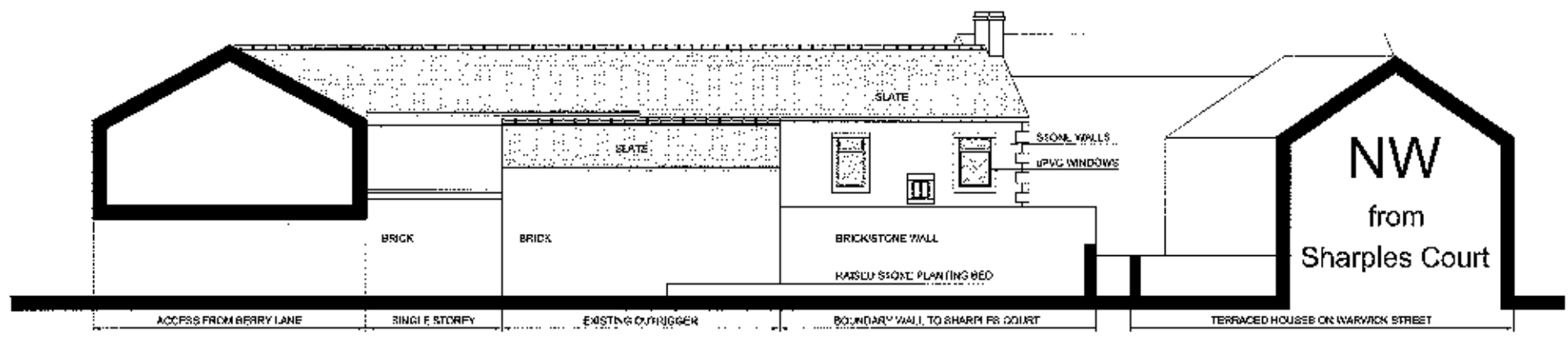
SCALE 1:100 @ A2 DATE 02/12

DRAWN kz

KARL ZALDATS BA(Hons) Dip Arch Dist RIBA

HATFIELD CRASSAGE BARN MOORSIDE LANE WOODPLUMPTON PRESTON PR4 0TB
t: +44 (0) 1772 691 712 m: +44 (0) 7770 976 548 e: kzarchitect@btinternet.com





B	ALTERED RED/BLUE BOXES	42	1212
A	GENERAL ASSIGNMENTS	101	0112

Proposed Development at
Sharples Court +
4 Stanley Street
Longridge

Existing Plans
+ Elevations

109 20 B 1:100 @ A1 12/11 KZ
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320121095 P

DESIGN + ACCESS STATEMENT

Incorporating a Heritage Statement

**PROPOSED DEVELOPMENT IN RESPECT OF A NEW DWELLING TO REAR
4 STANLEY STREET + SHARPLES COURT, LONGRIDGE**

Applicant: **Mr & Mrs J Swift**
Park Hey
Stoneygate Lane
Ribchester
Preston
PR3 2ZS

Architect: **Karl Zaldats BA(Hons) Dip Arch Dist RIBA**
Chartered Architects
Hathersage Barn
Moorside Lane
Woodplumpton
Preston
PR4 0TB

December 2012

DESIGN AND ACCESS STATEMENT

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

1 BACKGROUND + NEED

- 1.1 The applicants own properties along Berry Lane, and own and run Swifts Ironmongers, and have had a commercial presence in the village for generations.
- 1.2 The application site relates to a derelict building within the rear yard of the end terrace house (no 4) on the north west side of Stanley Street, and is sandwiched between the Business Centre on Berry Lane, and the old Mill building at the end of Stanley Street, both of which are owned by the applicant.
- 1.3 The applicant also owns no 1 Sharples Court, as well as the buildings that include the archway that allows access into Sharples Court from Berry Lane.
- 1.4 At present, no 4 Stanley Street is vacant, but was used as a dwelling up until recently and has recently had the benefit of Planning Consent to convert and extend the property to form 2no self contained flats.
- 1.5 There is a rear yard which is accessed via a ginnel between no 4 and no 5 Stanley Street and which is shared with the Business Centre.
- 1.6 To the north west corner of the yard are the remains of the ruins of what was once a two storey stone barn, which was reduced in height for safety grounds in recent years.
- 1.7 Recently the applicants have converted the shop units along Berry Lane into a business centre to meet with the commercial needs at the time, and it was their intention to include no 4 into this development. Unfortunately due to the current economic climate, the most financially viable option is to maximise the remaining site for residential use which will also meet with the Local Authorities current housing needs.

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

1 BACKGROUND + NEED (Cont.)

- 1.8 Last year, we submitted a "Request for Pre-Application Advice" to the Planning Department at Ribble Valley Borough Council to establish in principal, the Authorities response to a development for a single storey dwelling. A copy of their 'Favourable' response dated 5 August 2010 is attached as part of the application.

2 ASSESSMENT + IMPACT

- 2.1 As the properties exist within an established area within the centre of the village, and is within a mixed use area (residential and commercial) it is assumed that an application for residential use would be appropriate and looked upon favourably by the Local Authority.
- 2.2 The properties to the south east side of Stanley Street are all used as dwellings, and the properties along the north west side are apart of the Business Centre and shops, on street parking is viable and established. Other additional on-street parking exists on all streets around the site.
- 2.3 The applicant has legal access over the land of Sharples Court to access no 1 Sharples Court and the rear of no 77 Berry Lane, both of which are in their current ownership.
- 2.4 As a consequence of the above item. Access to the proposed new build dwelling is made from Stanley Street via the ginnel between no 4 +no 5 Stanley Street.
- 2.5 The properties adjacent to no 4 Stanley Street are commercial properties, and as such it is reasonable to assume that the close proximity of the development will not be an issue in terms of over looking and the like.
- 2.6 The rooms to the new build dwelling are to have low internal eaves (approx 2,250mm high), and have incorporated Velux lights. The size of these are small in comparison to traditional terraced house windows, and due to the roof slope, feel that these do not cause any over looking issues, and the scale and positions of this dwelling will have little or no impact on adjacent properties.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

2 ASSESSMENT + IMPACT (Cont.)

- 2.7 There are proposed two very small windows either side of the building to the kitchen area, again due to their close proximity to the kitchen units and their sizes, these are merely peep holes that bring light into the room and do not cause over looking issues.
- 2.8 In order to provide an alternative means of escape and more daylight into the rooms, we have introduced an indented 'V' into the long elevation, which allows windows and doors to be oblique to the houses on the opposite side of Sharples Court, eliminating any over looking issues. The external door discharges onto land given over from no 1 Sharples court as a small yard area.
- 2.9 The proposed new build dwelling is in effect, a replacement to the ruined barn, albeit slightly larger in foot print, (approximately 10.5x5.2m) and is to reflect in profile, albeit having a lower ridge and eaves height (2.5m eaves and about 4.0m ridge heights) the adjacent brick barn, which is approx 4.2m to the eaves and approx 5.7m to the ridge, is lower than the two storey extensions higher main terraced properties that flank the site on all sides.
- 2.10 Longridge is an established village and part of the charm of any village is the 'intimate' settings and spaces between and around buildings, and people wishing to purchase and live in villages expect, enjoy and respect this intimacy, and feel that it is important to continue this aspect within any development in villages, rather than creating 'compromises' within a constrained environment, or leaving potential sites to remain undeveloped.
- 2.11 The proposals are low key and utilise traditional materials and methods of construction, which are appropriate and indigenous to the existing buildings and environment in which they are sited.

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

2 ASSESSMENT + IMPACT (Cont.)

2.12 The design/appearance of the proposals will be traditional and low key. Although the area is designated as a "Conservation Area", the area in which the development is proposed is within the rear yard areas of surrounding adjacent properties, most of which which have been extended to create a ad-hoc 'mish-mash' from various eras and to satisfy various commercial and residential uses, and as such the development as proposed has little impact on the frontage face of what is generally seen as the conservation area, and the proposals will help tidy up the rear areas and enhance Sharples Court.

3 DESIGN

- 3.1 The new dwelling will require the roof and the proposed roof to the previously approved conversion and extension of no 4 Stanley Street to be connected, which will be dealt with under a Building Regulations Application.
- 3.2 Due to the site constraints, the construction of the new dwelling and the conversion/extension of the works to no 4 Stanley Street will be done at the same time, enabling building works to work their way out of the site.
- 3.3 The proposed new build dwelling, like the extensions to the conversion of no 4, are low key and utilise indigenous materials (rendered walls and slate roofs).
- 3.4 Part of the existing boundary wall to the rear alley way serving the properties on Warwick Street is to be demolished and rebuilt to form the walls to the proposed extensions and new dwelling and is to be constructed in reused stonework, and connected to the existing house wall of no 1 Sharples Court.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

3 DESIGN (Cont.)

- 3.5 At present there is a raised planting bed which runs long Sharples Court side of the boundary wall where the new build dwelling is to be formed. As part of the proposals, this is to re-formed using stone work dwarf walls capped with stone copings with a metal railing on top. This will provide a visual amenity to Sharples Court by reintroducing planting/greenery into the courtyard and will provide a traditional detail.
- 3.7 The construction of the new elements will be of traditional construction, using traditional materials.
- 3.8 Due to the limited available space, it is envisaged that materials will be transported through the ginnel and through no 4 Stanley Street, with minimal contractor access through Sharples Court.
- 3.9 All works in converting, extending and constructing will be subject to a Building Regulations Application, and it is envisaged that all the work will be carried out at the same time.

4 ACCESS

- 4.1 The site is within the centre of Longridge Town, is apart of the immediate community.
- 4.2 Parking and other related issues have been dealt with in previously mentioned items.
- 4.3 Public Transport is available within 100m of the site
- 4.4 "Access for All" will be addressed through Building Regulations Applications if and when the development commences, which will enable easy access onto the site and "into" and "out of" the buildings.

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

4 ACCESS (Cont.)

- 4.5 Access to the proposed new dwelling and the first floor flat will be via the ginnel between no 4 and no 5 Stanley Street, which is shared with the users of the Business Centre. It is envisaged that restricted access through this ginnel will be available by installing coded door entry systems.

5 HERITAGE STATEMENT

- 5.1 The Longridge Conservation Area map indicates that the site to be developed is within the Conservation Area.
- 5.2 The buildings of Stanley Street (except the Mill Building at the end of the Stanley Street) are designated as 'Buildings of Townscape Merit'.
- 5.3 The buildings fronting Berry Lane and Warwick Street (except the Mill Building as mentioned above) are also designated as 'Buildings of Townscape Merit'.
- 5.4 The terraced houses that are located within Sharples Court are **'not'** designated as 'Buildings of Townscape Merit'. As such, it is reasonable to assume that any proposed development within these rear areas has little influence to the impact of the Conservation Area.
- 5.5 The Authorities document "Longridge Conservation Area Management Guidance" makes no specific reference to the areas to which the application relates, or its immediate environs.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

5 HERITAGE STATEMENT (Cont.)

- 5.6 The Authorities document "Longridge Conservation Area Management Guidance" requires under the title 'New Development' (pages 14-16), the proposed development is to be traditional in form, materials and construction, reflecting and 'mimicking' similar houses adjacent and near by within the conservation area, and respects the adjacent buildings of merit. As mentioned elsewhere, the proposals address and adhere to this requirement.
- 5.7 It should be noted that some adjacent terraced properties, have had the benefit of repairs and improvements, including re-roofing, replacement windows, rear extensions and the like. This selection/collection of extensions, all of which have been constructed at various stages and periods of the buildings life times, has added character and charm to the area, and being built at the rear of the properties, are only seen by limited people who have access to the rear of the properties. It is likely that the some of these repairs/improvements have been carried out with out the benefit of planning permission.
- 5.8 Such ad-hoc building works should be seen as a positive response to the continuation and sustainability of the buildings use, their history and Heritage. The works as proposed are in response to the social and economic climates in which we are faced, and the scale and simple designs as submitted reflect the current phase of the buildings and villages on-going 'Heritage'.
- 5.9 The applicant is investing a great deal of money in sustaining, upgrading, repairing converting and extending the buildings, involving internal alterations, replacing electrical and plumbing installations, including insulation and generally bringing accommodation to the requirements of today's living requirements and expectations, all of which reflect the current phase of the buildings and villages on-going 'Heritage'.

Proposed development in respect of a new dwelling to rear of 4 Stanley Street + Sharples Court, Longridge

5 HERITAGE STATEMENT (Cont.)

5.10 It must be borne in mind that the application site is a small scale development that revitalises what at present is an untidy 'mish-mash' of unused/un-utilised areas, which has merit and potential viable use and will help inject life and aid the villages sustainability. The applicants are keen to invest money in the properties and to sustain it within the village. As we are in the throws of a serious world recession, budgets are tight and the works as proposed must be financially viable, and the works must be affordable and not be just a piece in a 'museum' community.

December 2012

KZA/109

Karl Zaldato BA(Hons) Dip Arch Pdet RIBA

Chartered Architect

Hathersage Barn

Moorside Lane

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