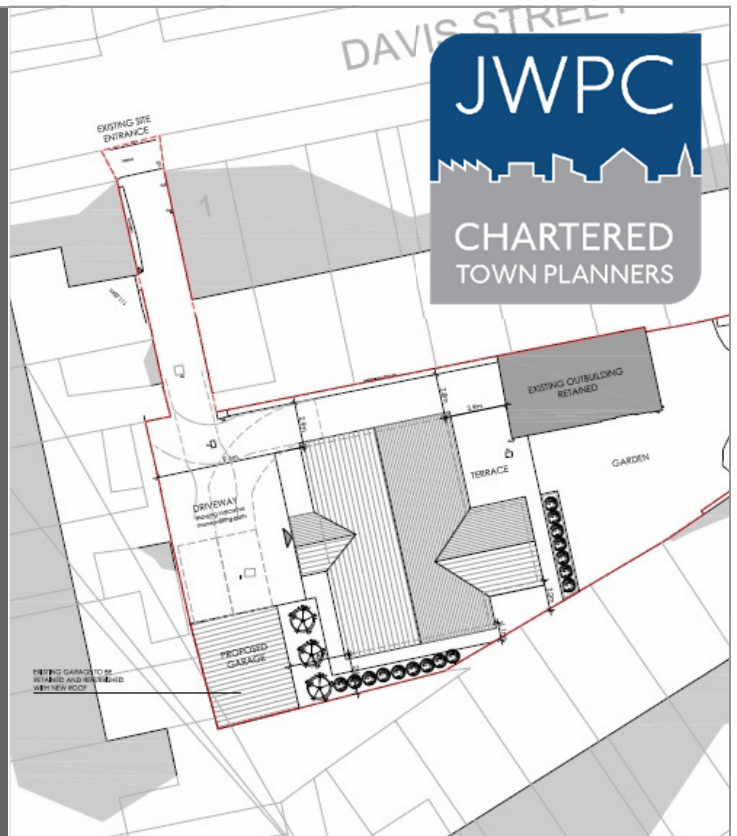


Land off Davis Street Longridge Lancashire PR3 3NL

Demolition of Existing Garages and Erection of a Single Dwelling



Client:
Mr and Mrs Jennings

Heritage

Asset

Statement

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1. Introduction

- 1.1 This Heritage Asset Statement has been prepared in support of a full planning application for the demolition of existing garages to the land off Davis Street, Longridge, and their replacement with the erection of a single dwelling. The planning application site lies within the boundaries of the Longridge Conservation Area and it is therefore pertinent to analyse and justify the impact of the proposal on the setting of this designated heritage asset.
- 1.2 This Statement should be carefully considered alongside the Planning Support Statement and plans which have been submitted for consideration in addition to the standard planning application forms and OS site location plan.
- 1.3 Bearing in mind the Local Planning Authority's (LPA) duty under Paragraph 187 of the National Planning Policy Framework (NPPF), it is requested that the Agents (JWPC Ltd) are contacted in the first instance if any further information is required to make a positive determination.

2. Heritage Assets and their Significance

- 2.1 A full review of the site and surroundings is provided in Chapter 2 of the Planning Support Statement. Whilst it is not necessary to repeat all of this information here, the planning application relates to a triangular area of land of approximately 0.2 acres, located close to the heart of Longridge town centre.
- 2.2 The site, which is surrounded by Victorian-style terraced properties along Inglewhite Road, Davis Street and Crumpax Avenue, currently provides for 12 privately used garages and two workshops. Access is achieved off Davis Street via a cobbled backstreet entrance.
- 2.3 It is understood that the site was historically used to provide stabling for a horse-and-cart haulage business from the mid- to late-nineteenth century and the first edition historic map extract below, taken from Lancashire County Council's MARIO mapping service, shows a number of buildings on the land prior to the rapid expansion of Longridge following the Industrial Revolution.

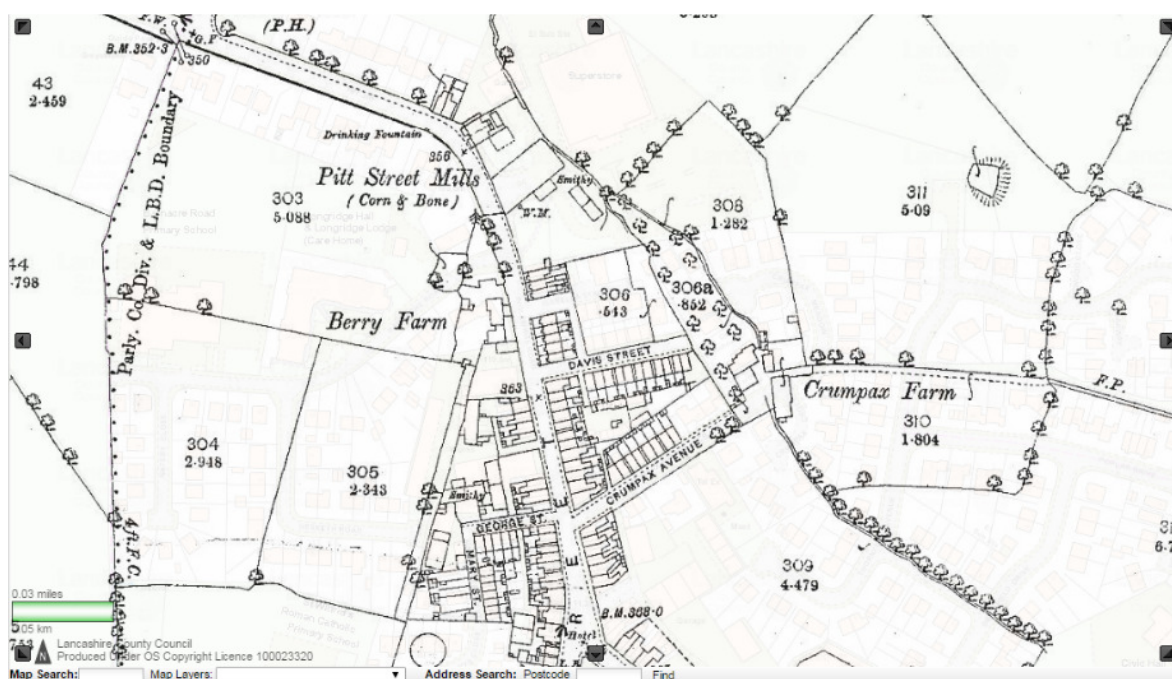


Figure 1: Extract from MARIO OS First Addition 1:2,500, showing development on the site since the 19th Century

- 2.4 Whilst it is not known exactly when the use of the site as a haulage stables ceased, the Applicant's father constructed the existing garages in the early 1960s together with a small orchard to the west beyond one of the workshops. The garages and workshops were privately leased until March 2016 when this use ceased as a result of the landowner's intention to apply for planning permission for the erection of a dwelling.

- 2.5 Online searches using mapping software available via Historic England indicate that there are no listed buildings in the vicinity of the site. It does, however, fall within the Longridge Conservation Area which was designated by Ribble Valley Borough Council and covers much of Longridge town centre.



Figure 2: 19th Century mill workers cottages along Davis Street

- 2.6 Ribble Valley Borough Council has not published a formal character appraisal of the conservation area. However, a previous review of its boundaries refers to Davis Street and Crumpax Avenue (off Inglewhite Road) and states:

These two streets contain short terraces of well detailed mid to late 19th century mill workers' cottages, built from stone, with plain stone window and door architraves. Ogee cast iron gutters, or concealed stone gutters, add interest.

- 2.7 There is no specific mention within the boundary review document of the planning application site or of any particular contribution that it makes to the setting of these buildings.
- 2.8 Whereas one of the existing workshops within the site features stone walls and is reminiscent of the site's historic use, alterations to include garage doors, replacement openings and plastic sheet roofing currently detract from the building's significance. The garages, which were erected in the early 1960s,

are constructed from breeze-block with either tile or sheet roofing. Each of the garages features a large metal garage door set within a wooden frame.



Figure 3: The planning application site

- 2.9 The garages and workshop buildings in their current form consequently detract from the setting of the Longridge Conservation Area. However, since access is achieved only via Davis Street and no open public views are available, the site itself is considered to hold very limited significance.



Figure 4: Existing breeze block and sheet roof garages

- 2.10 Existing buildings which are positioned along the boundaries with the rear curtilage of surrounding residential properties serve to obstruct views towards the more traditional nineteenth-century workers' accommodation which, despite many alterations over time such as the addition of uPVC windows and rooflights, continues to contribute some significance and maintain a historic setting on the approach to the centre of Longridge.

3. Planning Policy

- 3.1 The submitted Planning Support Statement provides a full review of the planning policies that are relevant to the application, including those within the Development Plan for the Ribble Valley Borough and the NPPF. A review is provided below of those specific policies which are pertinent to the assessment of impact on heritage assets.

Ribble Valley Borough Council Core Strategy 2008 – 2028

- 3.2 The Core Strategy for the Ribble Valley was adopted in December 2014 and sets out a number of Key Statements and policies that are relevant to the determination of applications which may affect heritage assets and their settings.
- 3.3 Key Statement EN5 (Heritage Assets) sets out that there will be a presumption in favour of conservation and enhancement of the significance of heritage assets and their settings. The historic environment, its heritage assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. Amongst other means, this will be achieved through:
- Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing their significance; and
 - Requiring all development proposals to make a positive contribution to local distinctiveness / sense of place.
- 3.4 Policy DME4 (Protecting Heritage Assets) sets out that in considering development proposals, the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. Proposals within, or affecting views into or out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance, and those elements which contribute towards its significance. This should include considerations as to whether a proposal conserves or enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal.

- 3.5 Development which makes a positive contribution, and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open space, will be supported. There will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

National Planning Policy Framework (NPPF)

- 3.6 The 12 core planning principles set out at Paragraph 17 of the NPPF, amongst other considerations, state that planning should ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’.
- 3.7 Chapter 12 of the NPPF provides much further detail in relation to conserving and enhancing the historic environment. At Paragraph 131 it states that in determining planning applications, Local Planning Authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation;
 - The positive contribution that conservation and heritage assets can make to sustainable communities, including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.7 Where a development proposal will lead to less-than-substantial harm to the significance of a designated heritage asset, the NPPF states at Paragraph 134 that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4. Impact of the Proposed Development on Heritage Assets

- 4.1 The current planning application will secure the removal of a number of garages, which are of basic construction and in their current form are harmful to the historic significance of the Longridge Conservation Area. Nevertheless, this is not a prominent part of the Conservation Area as it can only be seen via the single back-street access from Davis Street and the rear elevations of surrounding properties.
- 4.2 Whilst the site has clearly maintained an active commercial role since the Industrial Revolution, the proposed redevelopment of the site is an opportunity to enhance the setting. The retention of the commercial role is not desirable bearing in mind other planning policies at a local and national level which seek to promote good levels of occupant amenity.
- 4.3 The scale of the proposed dwelling, which is limited in height, ensures that it will not become a prominent feature. With limited visibility of development within the site, it has been appropriate for the design to incorporate a mix of different and modern materials including timber cladding and uPVC openings and rainwater goods. Indeed, the project architects have incorporated local stone which has drawn influence from and will complement the surrounding cottages. The majority of the cottages also incorporate uPVC openings and this has very much become part of the character of the area.
- 4.4 The constraints of the site, with existing development which surrounds it, is such that it would be inappropriate in planning terms for the Applicant to seek the addition of a row of terraces or a two-storey dwelling without compromising neighbour amenity by virtue of unreasonable overlooking. In this light, the best available option has been to seek a bungalow design, as currently proposed.
- 4.5 The submitted Planning Support Statement moreover emphasises the wider benefits that will be delivered to surrounding neighbours. The change of use and demolition of the garages will remove a potentially bad-neighbour and anti-social use, and enhance the quality of outlook from the rear of a number of properties. This improvement to neighbour amenity represents an important material consideration in favour of the development.
- 4.6 Given that the site lies within the Longridge Conservation Area, the proposed development will lead to a less-than-substantial harm to the significance of a designated heritage asset. However, in this instance the proposed change of use and design which balances conservation with other Development Plan priorities is a significant public benefit. The proposal consequently represents the optimum viable use for the site and the most practical way of facilitating this through design.

- 4.7 On the above basis, the application satisfies the requirements of Key Statement EN5, Policy DME4 and the provisions of the NPPF. Planning permission should be approved.

JWPC Limited

March 2017