

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
03/07/2018

DESIGN AND ACCESS STATEMENT INCORPORATING A HERITAGE ASSESSMENT PROPOSED RE-DEVELOPMENT OF FORMER SHOWLEY BROOK REST HOME KNOWSLEY ROAD , WILPSHIRE (PLANNING RE-SUBMISSION)

The site

Showley Brook was originally a private dwelling but most recently it has been used as a residential rest home for the elderly (recently closed for business in February 2018) located on Knowsley Road. The site area includes car parking to the north with a large garden curtilage to the south and east. The home has a frontage onto Knowsley Road and Showley Brook courses a route to the eastern boundary.

There is a footpath to the front which is within the ownership of the applicant. The site is within the settlement boundary of Wilpshire which is a Tier 1 settlement within the Core Strategy adopted by RVBC. Knowsley Road is defined by numerous residential properties on both sides of the street. There are extant speed restrictions to the highway and it is on bus route.

Most Recent Use

Over recent years it used to accommodate 15 residents. It was staffed during the day time by an average of 6 staff during the day, three in the evening and two at night.

All staff used either private motor car transport to and from the home or private hire taxis. Accordingly staff daily vehicle traffic was a minimum of 22 motor vehicle journeys to and from the premises.

In addition the home manager regularly made several motor vehicle journeys to and from the home daily, estimated at around an additional 4 visits.

In addition to this there were several regular daily visits to and from the home by district nurses, GP's, food and supply deliveries and the chemist delivery service. These were estimated at around an additional 6-8 motor vehicle journeys to and from the premises daily.

Ad hoc visits from physiotherapy, visiting clergy, visiting social workers and external stake holder staff as well as dental visits, chiropody visits, consultant medical staff visits, environmental health and service and maintenance staff were also regular activities.

All these visits were conducted by private motor vehicles.

In addition to this there were regular daily visits by visitors, often in the evening and this increased significantly at the weekends. These were estimated at between 20-30 vehicle journeys per week.

The home also had monthly heavy goods vehicle deliveries from wholesale food suppliers and from private environmental services.

In addition to this there were regular hospital transport vehicle visits, both by ambulance and private ambulance cars.

It is therefore estimated that on a monthly basis Showley Brook presently received around 200 – 250 separate motor vehicle visits monthly, including several from heavy goods vehicles.

The home was closed in February 2018 due to the retirement of the owner on health grounds. Documentation has previously been issued following the pre-application response to confirm this and is included in this formal application in Appendix F as requested.

Proposal

The proposal is a re-submission following the recent planning refusal (reference 3/2018/0263 dated 25 May 2018) to convert the existing building into 3 separate dwellings and extend the property to the north to create one additional dwelling. This re-design has been produced to respect the two reasons for the refusal and show an alternative site arrangement.

The four dwellings will each have three bedrooms with the exception of plot 4 which has four bedrooms and a utility basement. Each house has their own garden area at the rear with car parking for plots 2, 3 and 4 to the south and two parking bays to the frontage of plot 1. The site is large enough to accommodate the 4 dwellings and the design will be entirely sympathetic in terms of the scale, mass and architectural language.

The redevelopment of the site into private residential use is entirely appropriate development in line with the Council's adopted Core Strategy document and will assist in providing homes for the housing needs of the local area.

The site is in a very sustainable position as it is a few hundred metres away from the local railway station, located on a bus route and is very close to local shops and amenities.

Planning History

The property was originally a private dwelling and converted into a rest home in 1987. Which included a two-storey extension to the northern side of the property. There have been two further planning applications relating to extensions to the side and rear. The first one in 1994 was a two-storey extension to the south which was never implemented and the second was in 1998 which was a first-floor extension and conservatory addition. The site was most recently subject to a planning application in 2018 as detailed above.

Recent Consultations

In addition to the latest planning application we re-iterate that a pre-application enquiry was submitted in 2017 showing the redevelopment and extensions to the former care home to create 5 new dwellings and a formal response was received on 12 October 2017 (refer to appendix A). The applicant instructed the necessary consultations and these are summarised as follows :-

Lancashire County Council Highways (Appendix B) , Powersave (Utilities – Appendix C), Bowland Tree Consultancy (Appendix D), the bat survey (Appendix E) and the business non viability statement (Appendix F)

Heritage Assessment

The pre-app enquiry response and planning refusal notice expressed concern with regard to the new development having a negative impact on the existing building and it's setting. The opinion is that it is a non – designated heritage asset. There is a date stone (1791) on the front porch and the building is shown on the 1845 historic map of the area. Notwithstanding this we believe that the proposal does not dilute the the present form and appearance of the existing building. This resubmission retains the front porch and majority of the front stone wall.

Internally the building has no features of heritage interest as it is very utilitarian due to the conversions that have occurred in the history of the development. The extensions are subservient to the existing built form in both their height and depth. The architectural solution to the elevations respects the proportions and typology of the existing facades. The building has been previously extended and the current proposal demonstrates no planning harm.

Please refer to the drawings and supporting documentation relating to the appendices.

Summary of the Appendices

Pre-Application Enquiry to RVBC Planning Department (Appendix A)

Following the preparation of the scheme design a pre-application enquiry was submitted on 8 August 2017 and the formal response was received on 12 October 2017. This can be seen within Appendix A and as a result of the comments contained within the correspondence the applicant instructed further consultations to address the issues raised. These are summarised in the following paragraphs and included in the aforementioned appendices.

Highways Pre-Application Enquiry (Appendix B)

The pre-application enquiry to LCC was submitted on 17 November 2017 and the formal response was received on 5 December 2017.

The principal issue was the clarification of the extent of the adopted highway and footpath and the Highways Officer requested detailed information with regard to this matter.

A previous letter dated 27 April 2007 issued by the LCC area surveyor (Mr D.A Wright) had confirmed that the 'pavement is not part of the adopted highway and , therefore , falls outside my jurisdiction'. The applicant verified this within the pre-app and stated the following :-

'Clearly the footpath is not adopted as confirmed within the letter which was issued in 2007 and the footpaths have been re-laid by LCC twice in the area in the 12 years we have had the home and our footpath has never been part of the works.

It is correct that when highways inspect the footpaths they do mark ours up for repair but then as it is un-adopted no repairs proceed They have never done any work whatsoever on the footpath

The footpath was constructed to simply allow persons access from the present car park to the front door as you cannot access over the garden/patio at the front

The footpath is limited to the boundary of the property alone and does not extend in either direction'.

The full pre-application response from Chris Nolan at LCC is detailed within Appendix A and the proposed site plan has been produced addressing the issues raised.

Utilities Consultation with Powersave (Appendix C)

In order to assist with clarifying the status of the footpath , an instruction was issued to the Utilities consultant on 18 December following the comments received in the Highways response with regard to the services within the footpath to Knowsley Road. A formal reply was received on 17 January 2018 with plans and maps confirming that no services existed within this zone. This therefore confirms that the footpath is not adopted and remains in the private ownership of the applicant.

Bowland Tree Consultancy (Appendix D)

A survey was instructed on 24 January 2018 in order to fully understand the tree constraints within and around the site. A formal report was received on 30 January 2018. Following discussions with the consultant after assessing the impact of the proposed extensions it was agreed that an Arboricultural Impact Assessment be carried out with mitigation measures proposed. The existing and proposed site plans incorporate the relevant information and should be read in conjunction with the report.

Bat Survey (Appendix E)

The survey report was instructed on 24 January 2018 and the report issued on 7 February 2018. The survey included the tree cover within and around the site and the roof areas of the existing building.

Applicant Business Statement (Appendix F)

As stipulated within the pre-application response the applicant has prepared a business statement with regard to the previous use and the reason for the closure

Planning Decision notice dated 25 May 2018 (reference 3/2018/0263)



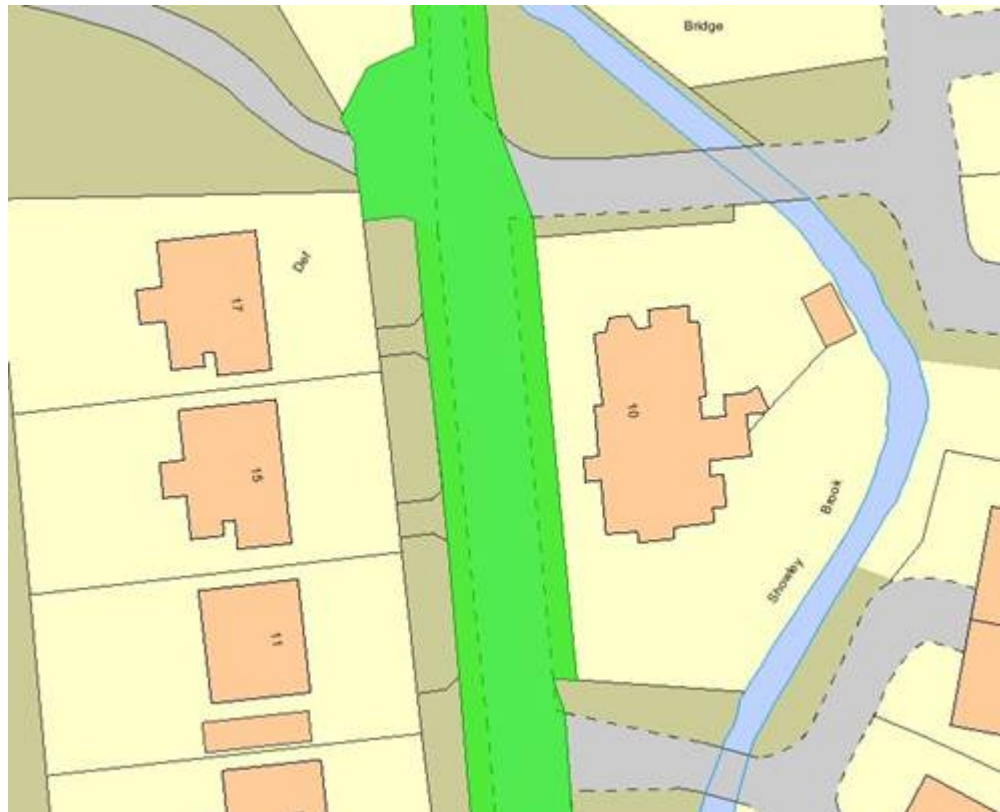
Views of the site from Knowsley Road



Appendix B (Highways Pre-Application enquiry Response 5.12.2017)

Hi Peter

Further to our meeting yesterday and the subsequent site meeting with the client there seemed to be a dispute as to whether the footway in front of the Showley Brook Care Home, Knowsley Road, Wiltshire was or was not adopted. As I promised your client that I would check our map based records and get back to you as soon as possible. Please see the extract from our electronic mapping system.



The bright green area is the extent of the adopted highway including the footway provision in front of the client's property. Looking at the google street view pictures from May 2009 it would seem that our maintenance team had marked some of the paving stones for repair, this would further support the fact that the footway has been maintained at public expense and therefore it is adopted highway. However I have spoken to one of my colleagues who tells me that at the time of construction that there was a problem in that the footway was constructed with flagged pavements and the final adoption was not completed as the council requested that the surface should have had a tarmac finish. This would support your client's impression that the that she had some indication that this was not the case. This is a matter that would need to be resolved prior to the area being used for domestic parking.

‘It will be necessary to ascertain why the footway was constructed. The footway could have been requested because of the type of development and therefor some footway provision may need to be retained as I would not see that the change of use of the land from a residential care home to plots for residential dwellings would be significantly different. I would be looking for some footway provision in front of the dwellings.

It is important to know what is under the present footway provision. Footways are often used to double up as service strips. That is there could be gas, water, electrical or communication services in this area. If such services are under this plot then again it would not be available for off street parking.

If the footway in front of the property is not available for parking then the initial plans for four dwellings on the site would not be acceptable as there would not be sufficient space for perpendicular parking in front of the new dwellings. For such parking I would be looking for a free length of 5.6m and a width of 2.4m for each parking bay as set down in the Residential Roads and Footpaths Design Bulletin 32 pg60 3.90(b). Measurements taken by David Yesterday indicated that, for the initial plan to work, the full width of the present footway would be required for the off-street parking provision.

I would have to ask you to provide the following prior to being able to comment further on the present proposals.

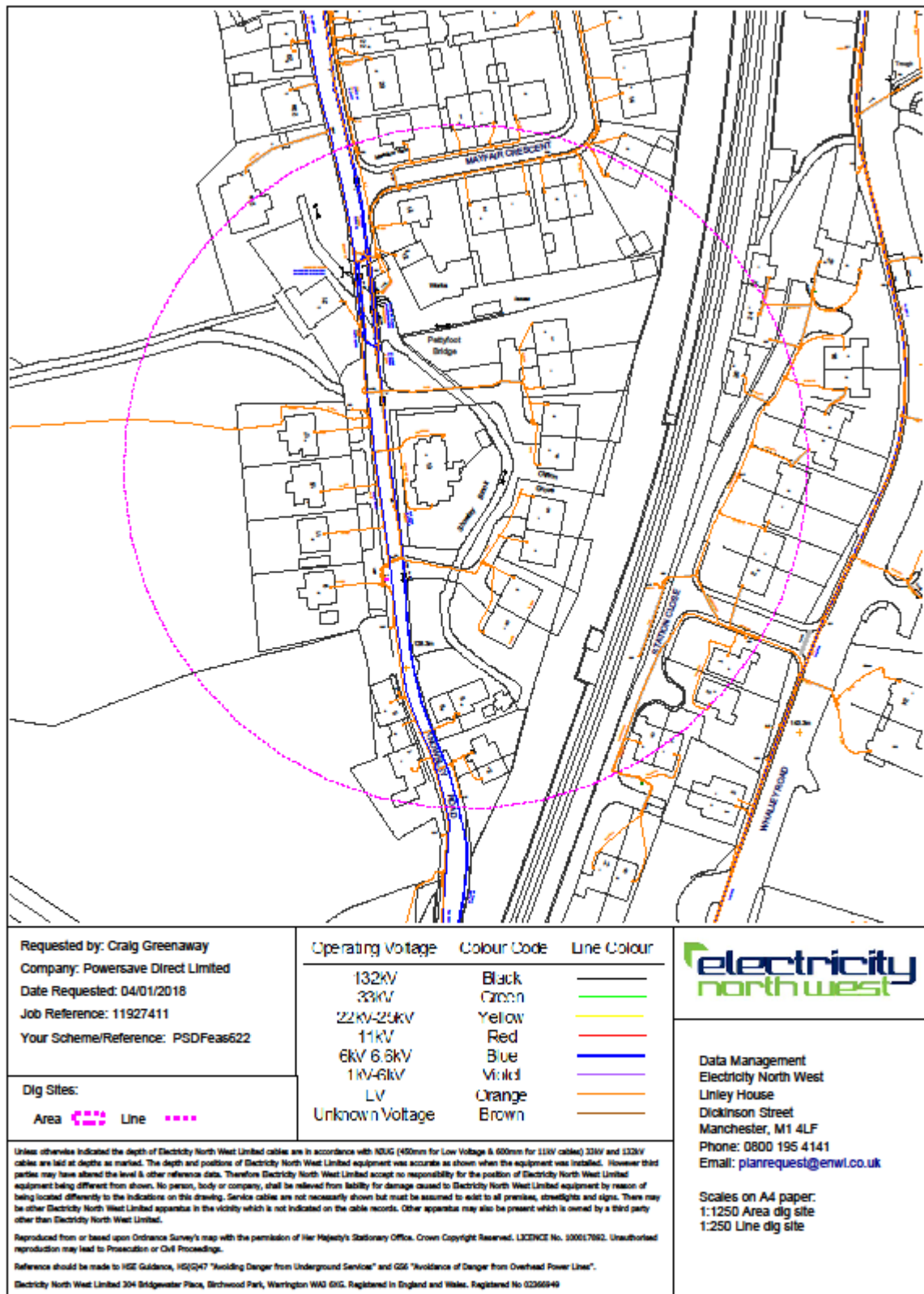
1. Confirmation that the footway in front of the site failed to be adopted.
2. Terms and conditions that requested the provision of the footway and if possible the reason that it was formed in the first place
3. Service plans for the area that indicate that the area that is presently footway is not also used as a service strip.

We have discussed the possibility of a plan B. I would suggest that when formulating any such plan that the parking is considered against modern standards, Any given bay should be a minimum of 2.4m wide and 4.8m long. If the bay is to abut the adopted highway then the bay length will need to be extended by 0.8m to eliminate the risk of overhang. Where parking provision is to be provided for different dwellings then the provision for each dwelling will need to be independent of any other dwelling so that access to vehicles is not dependant on a neighbour.

I hope that this information is helpful to both yourselves and the client.

Regards.
Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
Call Centre 0300 123 6780

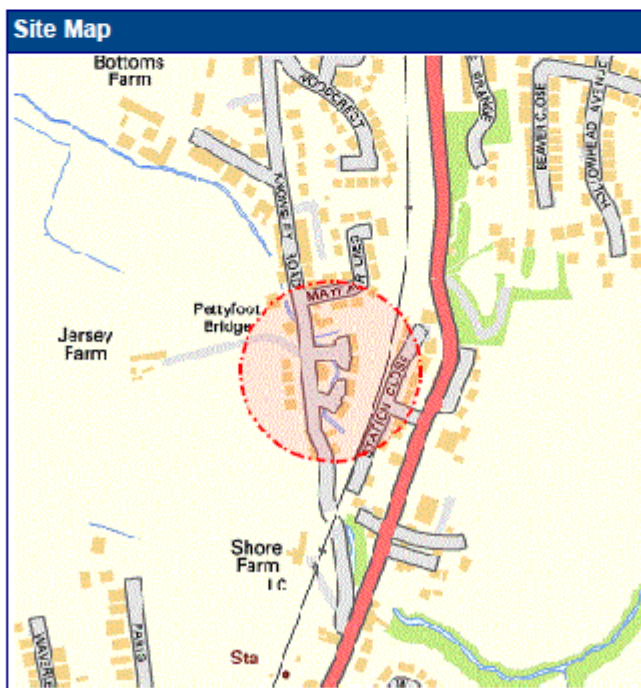
Appendix C (Powersave Utilities documentation)



Enquirer			
Name	Mr Craig Greenaway	Phone	08455438770
Company	Powersave Direct Limited	Mobile	Not Supplied
		Fax	Not Supplied
Address	Cabrilla House 87-89 Reddal Hill Road Cradley Heath West Midlands B64 5JT		
Email	craigg@powersavedirect.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details			
Scheme/Reference	PSDFeas622		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	04/02/2018	Work type	Multiple excavations site
End date	11/02/2018	Site size	200 metres diameter
Searched location	XY= 368640, 431942 Easting/Northing	Work type buffer*	25 metres
Confirmed location	368648 431943		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.





Craig Greenaway
Powersave Direct Limited
Cabrilla House
87-89 Reddal Hill Road
Cradley Heath
B64 5JT

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 04/01/2018
Our Ref: NW_TW_Z1_3SL_391911
Your Ref: LSBUD-180104-11927411
RE: Proposed Works, Location N/A

Thank you for your enquiry which was received on 04/01/2018.
Please note this response is valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Your proposal as currently specified is in proximity to Cadent and/or National Grid apparatus, which may impact, and possibly prevent, your proposed activities for safety and/or legal reasons.

Please contact the Plant Protection Team (email by clicking [here](#), or full contact details are given at the top of this letter) and provide as much detail as possible about the nature and location of your proposed works.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Cadent is a trading name for: Cadent Gas Limited
Registered Office: Ashbrook Court, Prologs Park,
Central Boulevard, Coventry CV7 8PE
Registered in England and Wales, No 10080864



Sean Glock
Powersave Direct Ltd
Cabrilla House.
87-89 Reddal Hill Road
Cradley Heath
West Midlands
B64 5JT

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 08/01/2018
Our Ref: NW_TW_Z1_3SWP_392763
Your Ref: Showley Brook Care Home (CB2)
RE: Proposed Works, BB1 9PX, Showley Brook Care Home, Knowsley Road, Wiltshire.

Thank you for your enquiry which was received on 04/01/2018.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

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In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

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Powersave Direct Ltd
Cabrhill House
87-89 Reddal Hill Road
Cradley Heath
West Midlands
B64 5JT

FAO: Sean Glock

Dear Sirs

Location: 10 KNOWSLEY ROAD WILPSHIRE BLACKBURN BB1 9PX

I acknowledge with thanks your request dated 04/01/18 for information on the location of our services.

Please find enclosed plans showing the approximate position of our apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network.
<http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on 0370 7510101.

Yours Faithfully,

Karen McCormack
Property Searches Manager

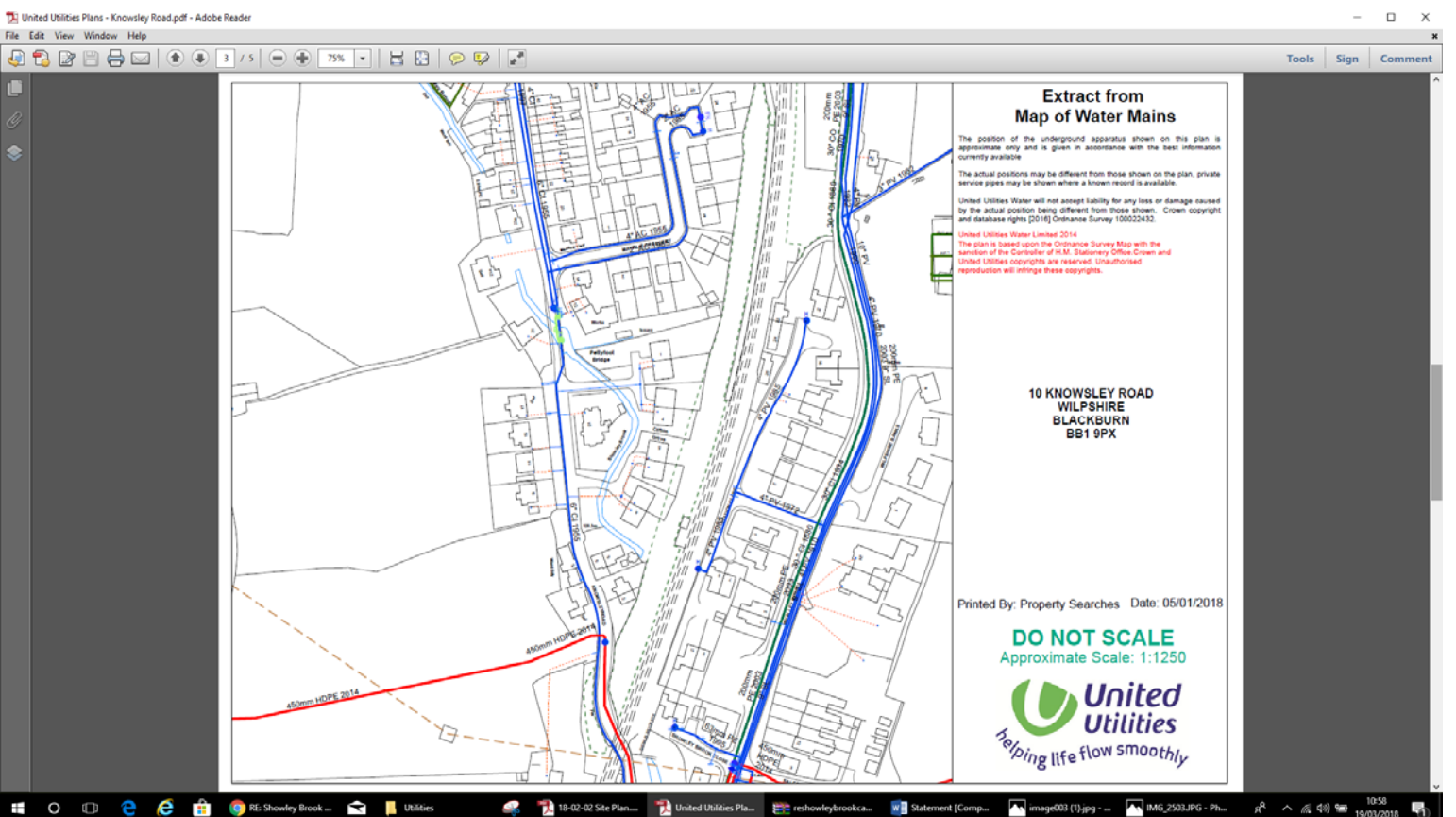
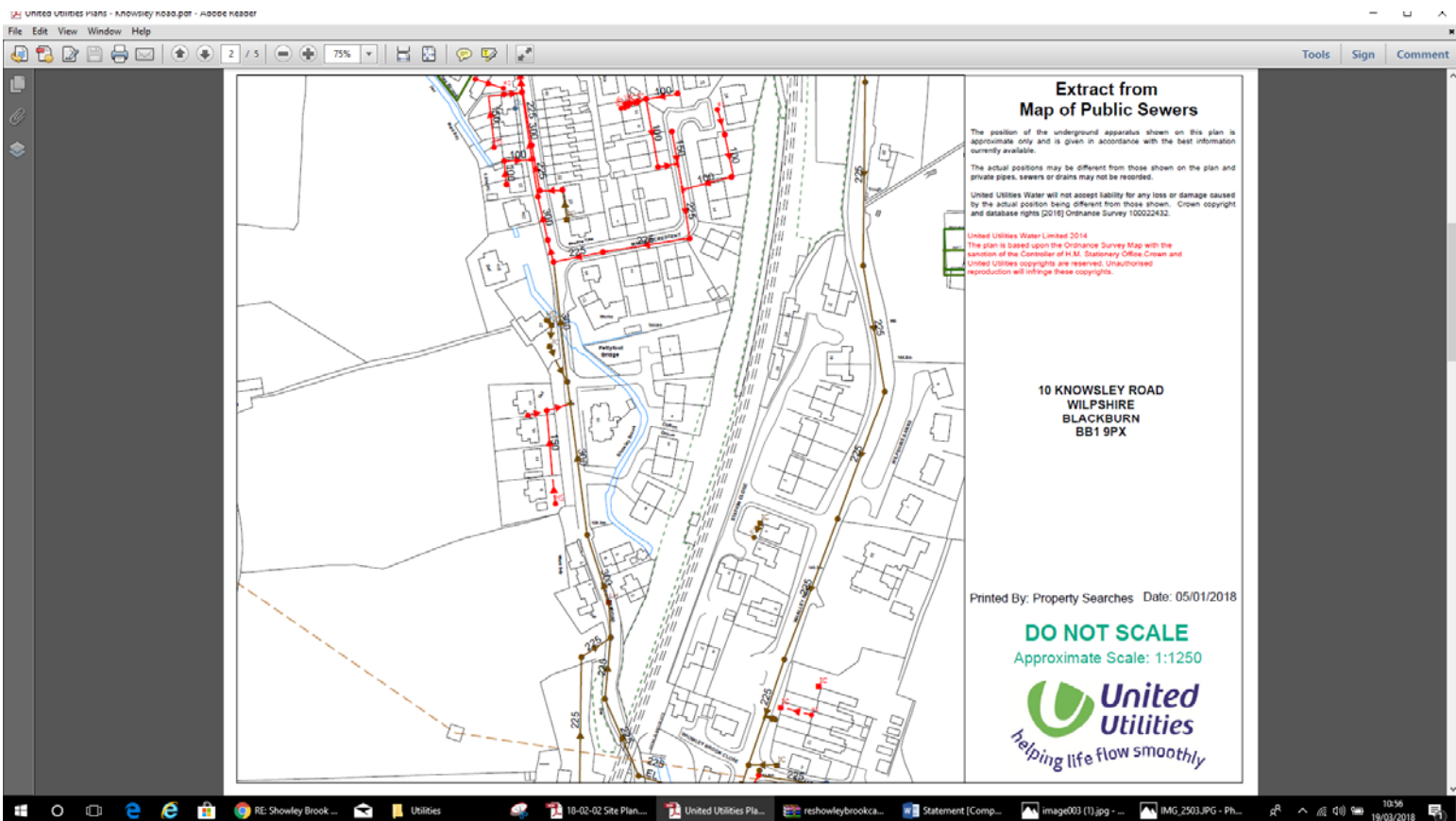
United Utilities Water Limited
Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone 0370 751 0101

Propertysearches@uuwplc.co.uk

Your Ref: PSDFEAS622
Our Ref: 1351532
Date: 5/1/2018

United Utilities Water Limited
Registered in England & Wales No. 2366678
Registered Office: Haweswater House,
Lingley Mere Business Park, Lingley Green Avenue,
Great Sankey, Warrington, WA5 3LP



MATERIAL TYPES		LINDING TYPES	
AC	ASBESTOS CEMENT	CL	CEMENT LINING
CI	CLAY RION	FL	FLAT OR FLUTED
CO	COPPER	RL	ROCK LINING
CO	CONCRETE		
CS	DUCTILE IRON		DESCRIPTION TYPES
CU	CALUMINIZED IRON		
GR	GREY IRON	DD	DIE DRAWN
OT	OTHERS	DR	DIRECTIONAL DRILLING
PL	LEAD	HD	HOLDING
PU	PURC	HL	HOLE LINE
SI	SPUN IRON	SL	SLIP LINED
ST	STEEL		
UN	UNKNOWN		
SE	SEMI-CONDUCTOR		

Appendices included as separate documents

Appendix A (Pre-application enquiry response)

Refer to the response dated 12 October 2017

Appendix D (Tree Constraints Report & Arboricultural Impact Assessment)

Refer to the report dated 15 March 2018 accompanying this statement.

Appendix E (Bat Survey)

Refer to the report dated 7 February 2018 accompanying this statement

Appendix F (Business Non-Viability Report)

Showley Brook Residential Home for the Elderly was initially marketed for sale in December 2010 by Redwoods Dowling Kerr Commercial Agents. As advised the business was advertised for sale as freehold or leasehold with rental options in an attempt to attract a wider range of purchasers.

We accepted two offers – the first in October 2015 on a leasehold option at reduced price. This offer fell through as the purchaser was unable to secure the funding. Papers enclosed.

The second offer in March 2017 also fell through due to the purchaser being unable to secure funding. This offer was also less than the asking price and less than the offer accepted in 2015. Papers enclosed.

We changed agents in May 2017 in an attempt to secure a sale. Harbour Business Group marketed the property as a going concern and to potential purchasers looking for alternative uses. They were also unable to secure a purchaser.

We feel that every effort has been made to sell the care home as a going concern. Information regarding this is available on request. It was always our intention for this to happen which is why we accepted significantly less for the business and the annual rental on two occasions. Unfortunately, we have been unable to secure a buyer with sufficient funds to purchase either the freehold or the leasehold with rental option.

The care home was owned and managed. The home was closed in February 2018 due to ill health of the owner / manager.