

Heritage Design and Access Statement



Figure 1 Circa 1950 – property extreme right Courtesy of Longridge Town Archive

2No Proposed New Shops with Flats above
between 51 & 61 Derby Road Longridge
including Parking to the rear of 55

For

Mrs M Hartley

55 Derby Road,
Longridge
Preston Lancs.
PR3 3JT



Heritage Design and Access Statement



Figure 2 Photo by John Earnshaw 2000 Courtesy of Longridge Town Archive



Figure 3 Photo May 2005 Courtesy PGB Architectural Services showing facing brick rear elevation to terrace

Heritage Design and Access Statement

1. Introduction

- 1.1. The terraced block between the sites of this application was built in or around 1940 and includes the Shop Mary Frances at 59 Derby Road. The shop has been selling clothing and haberdashery since the late 1940's. Either end of this terrace are gaps suitable for the insertion of 2No shops with flats above.
- 1.2. The whole terrace is owned/controlled by the applicant who also runs the shop Mary Frances.

2. Proposal



- 2.1. This proposal is to create 2No new shops with flats over in the gaps at either end of the terraced block ie the garden of 55 Derby Road and the Garden of 59 Derby Road
- 2.2. There is also a proposal to create parking to the rear of 55.
- 2.3. The 2 bed flats will also occupy the roof space of the new 2 storey buildings.

3. Planning History

- 3.1. List of applications all at 59 Derby Road:
 - 3.1.1. 3/2016/0790 Rear single storey pitched roof extension to rear of shop
 - 3.1.2. 3/2005/0631 First floor extensions and alterations to separate existing residential and commercial properties including new entrance ramp to comply with DDA.
 - 3.1.3. 3/1995/0687 Single Storey Kitchen Extension
 - 3.1.4. 3/1989/0442 Extension and new front to existing shop premises
- 3.2. None for 55 and 57 Derby Road

Heritage Design and Access Statement

4. Heritage

- 4.1. The site is part of The Longridge Conservation Area with the listed St Wilfrids RC Church on the other side of the road to the North West. Its spire is a dominant feature throughout the town. However the main body of the church is generally only visible from Derby Road and its immediate surrounds. This proposal to build in the gaps to the terraced properties does not obscure any public vantage points of the church.
- 4.2. The site is a row of terrace properties built in 1940 and include a shop at 59. There is a separate first floor apartment created in 2005/6 which was formly the first floor accommodation to the shop. The applicant owns all of the terrace and lives at No55 Derby Road. No 57 is let whilst No53 has never existed (it is believed there was always an intention to build No53 against 55).
- 4.3. The terrace is stone fronted (using local stone) with rendered side elevations and extension whilst the rear elevations are facing brick and render. The roofs are slated, a prominent feature of this part of the conservation area. The terrace is set amongst other stone fronted terraced properties on Derby Road whilst oposite are rendered former Council houses.
- 4.4. To the rear are brick bungalows built around the 1950s/60s
- 4.5. Key characteristics are:
- 4.5.1. Proportion of properties including rythmn of tall (formerly sash windows)
 - 4.5.2. single storey stone bay windows
 - 4.5.3. part of a series of terraced blocks with gaps between.
 - 4.5.4. Slate roofs and stone fronts to highway

Proportion of properties

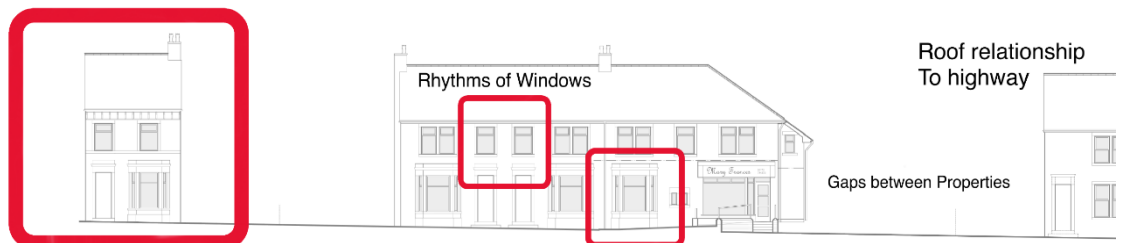


Figure 3 Key Characteristics No 51 on the left

- 4.6. No 51 is unique on Derby road and stands as a detached stone house but with all the features of other terraced blocks built over a hundred years ago it carries a higher status of

Heritage Design and Access Statement

detailing than the rest of Derby Road including moulded eaves brackets and a stone dado feature.

4.7. Further North and set back are later red brick terraced houses

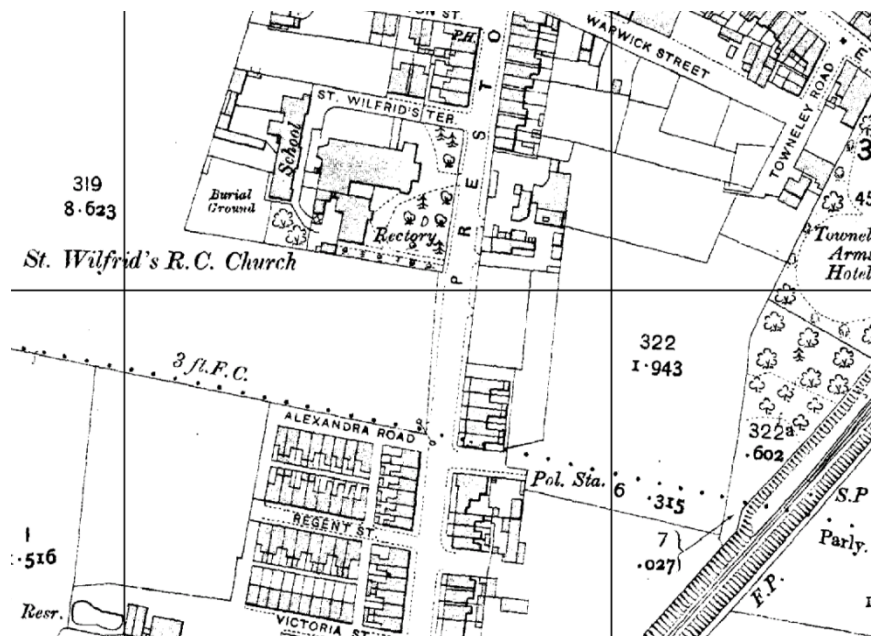


Figure 4 Landmark Historical Map 1912 showing the terrace yet to be built. No 51 is shown built and clearly was the influence for the design of the new terrace

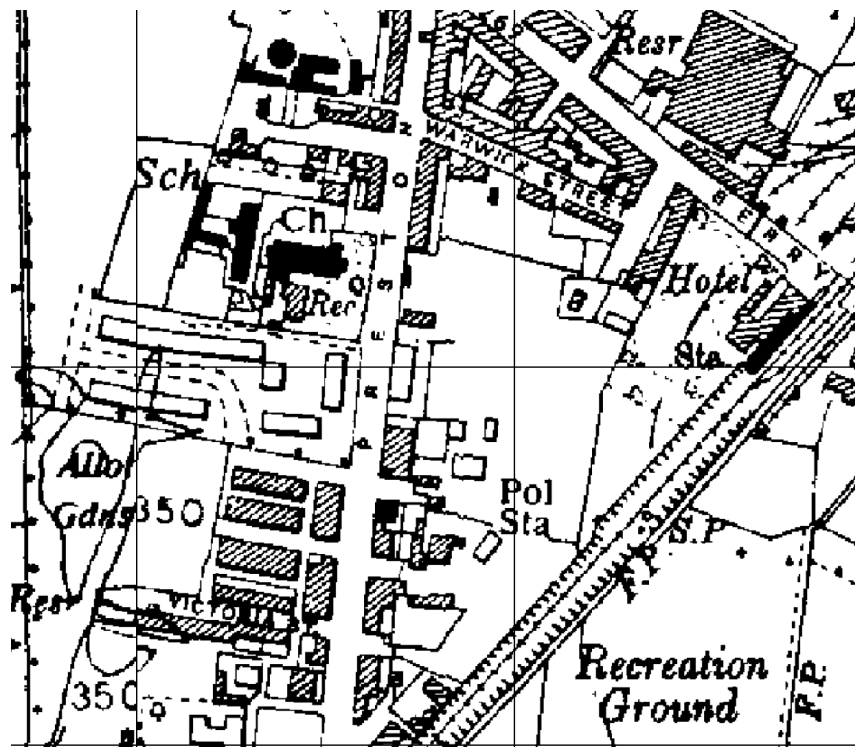


Figure 5 Landmark Historical Map 1956 originally plotted at 1:10,560 scale. Shows terrace in outline

Heritage Design and Access Statement

5. Design

5.1. This proposal is to build 2 No 2.5 storey buildings either side of the row of terraced properties; one attached and the other detached. The Ground Floor will be a Class A1 shop with Class C3 2 bed flat above

5.2. In recognising the key characteristics of the area the fundamental question is whether to match materials or be contemporary? Contrasting the design identifies the period in which the proposals were built in very much the same way as the red brick semis to the north – these are also set back from the terraced houses. A pre-app meeting resulted in the conclusion that there had to be a more sympathetic approach.



Figure 6 Red brick semis to the North of this proposal

5.3. Matching the stone terraces risks creating a pastiche which blurs the edges of what's new and what's old. However this seeks to recognise these key characteristics but create a modern shop fronts which help to identify the properties as new.

5.4. Proportion is the fundamental characteristic and is picked up from the rhythm of the windows. Bay windows are also a key feature of this terraced row. Similarly the scale of the terraces and their roofscape and relationship to the road are also important features.

5.5. This proposal therefore picks up on the scale, relationship to road, and proportion of the existing terraced properties but includes carefully proportioned contemporary projecting shop front feature picking up on the bay window theme.

6. Scale

6.1. The shops aren't large at 6m wide and the full depth of the existing terrace; 8.8m (copying the depth assists with the scale

Heritage Design and Access Statement

of the roof which is designed to have the same pitch as the terraces either side). To increase sales area there are single storey outshoots to the rear. Unit one is 66.2sqm whilst Unit 2 is 90.8sqm. The flats will be 2 bedroom with one bedroom in the roof.

6.2. On the party boundary to number 55 the eaves has been kept low by putting a shallow pitched roof on the rear single storey outshoot. Being detached and away from the boundaries the outshoot to Unit 2 is flat roofed.

7. Access

7.1. Residential parking utilises the rear of 55 and 57 and allows pedestrian access from there to both new flats as well as the existing houses/flat.

7.2. 10 spaces can be provided in total including 2 on the existing drive to the Mary Francis Shop. This should free up on street parking for shoppers.

8. Landscape

8.1. The frontages are designed to reflect the walled gardens to the terraced properties with low stone walls. With a bus stop directly outside, Unit 2 is also fenced to match next door.

8.2. The levels of the shops are designed to ensure level entry from the pavement

8.3. Existing concrete drives remain unchanged

8.4. Parking to the rear will be permeable tarmac with no surface water run-off directly into drains.

8.5. An area to the rear of the parking will have a solid fence to create a small gated garden area with washing lines/amenity space but; also designed to buffer the impact on the two bungalows to the rear.

9. Conclusion

9.1. This proposal creates 2 No A1 Class shop premises. It also provides 2 No 2 Bed flats in Longridge. The proposal recognises the sensitivity of the conservation area acknowledging the key characteristics of the architecture, scale and materials.

9.2. The proposal also facilitates additional off street parking for existing residents to free up roadside parking for shoppers.