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The Stable Yard
Davis Street
Lancashire
PR3 3NL

Change of use of
Existing building
From Garages to
Two storey dwelling

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 change of use of existing building from garages to a two storey 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 Application which have been submitted for consideration in add addition to the standard application forms.

2. Heritage Assets and their Significance

- 2.1. The site which is surrounded by Victorian style terraced properties along Inglewhite Road, Davis Street and Crumpax Avenue. Access is achieved off Davis Street via a cobbled back street entrance.
- 2.2. 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 Councils MARIO mapping service, it shows a number of buildings on the land prior to the rapid expansion of Longridge following the industrial revolution.



2.3. Whilst it is not known exactly when the use of the site as a haulage stables ceased, the applicants father constructed the existing garages in the early 60s together with a small orchard to the west beyond one of the workshops.

2.4.. Online searches using mapping software available via Historical 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.

2.5.. Ribble Valley Borough Council has not published a formal character appraisal of the conservation area. However, a previous review of its boundaries refer 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 plane Stone window and door architraves. Ogee cast iron gutters, or Concealed stone gutters, add interest.

2.6. 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

2.7. One of the existing buildings within the boundaries of the site features stone walls and is reminiscent of the sites historic use. This is the building that has already been converted. The roof has been changed from plastic roof sheeting to tiles which is more in keeping with the surrounding properties, no additional openings have been created in the building. 5 garages and one shed have been demolished. The remaining buildings will be retained some used as storage, some as car ports and one garage.

- 2.8. The garages which were erected in the early 1960s, are constructed from breeze-block with either tile or sheet roofing. Each of the garages did have metal garage doors these have been mostly removed and not replaced. The garages as they were detracted from the setting of the Longridge conservation area. However, since access is gained only via Davis Street no open public views are available, the site itself is considered to hold very limited significance.

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 and existing buildings, structures, trees and open spaces, will be supported. 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;
- 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.

- 3.2. The current planning application required the demolition of 5 garages and a shed which were of basic construction including the removal of the concrete bases.
- 3.3. 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 is not desirable bearing in mind other planning policies at a local and national level which seek to promote good levels of occupant amenity.
- 3.4. The conversion has no impact on Crumpax Avenue or Davis Street because the building was here before either of those terraces were built.
- 3.5. The submitted planning application for the change of use of this building to a habitable property in keeping with the surrounding area, will prevent antisocial behaviour occurring 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.
- 3.6. 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. The proposal consequently represents the optimum viable use for the site.
- 3.7. On the above basis, the application satisfies requirements of Key Statements EM5, Policy DME4 and the provisions of the NPPF.

Site Characteristics

The planning application site is a 0.08 ha area of land, comprising 12 garages, a private workshop and a garden / patio, which is accessed from Davis Street, Longridge. The land is triangular in shape and adjoins the boundary of traditional Victorian terraced housing on three sides.



Figure 1: Photograph of the existing garages off Davis Street, facing east

As seen from the site location plan and photographs contained within this Statement, the existing garage buildings are positioned adjacent to neighbouring curtilage boundaries, abutting stone walls of approximately 3.2m and in sections 3.8m high. The majority of garages are of breeze-block construction with basic sheet roofing. The photograph at Figure 1 moreover shows a garage with a taller gable roof, providing internal floorspace, with a ridge height of approximately 5.9m.

The existing street scene plans submitted with the application demonstrate how the existing boundary walls currently prevent any significant degree of overlooking into the site from the dwellings which surround it. In places, such as the position of the taller garage, the existing buildings impact negatively on the quality of outlook from dwellings. Nevertheless, the density of development is consistent with that of the Victorian qualities of the area, where terraced properties directly face one another.



Figure 3: Photograph of the rear of a single storey garage, showing the existing boundary wall

The photograph at Figure 4 shows how access is taken from Davis Street, via a cobbled back-street gap between terraced properties. Other than the footway along Davis Street, there are limited sight-lines for oncoming pedestrians or traffic. Visibility is further restricted by on-street parking along the highway, which is essential for occupants of Davis Street, since none of the Victorian terraced properties benefit from private off-street spaces. A new use that reduces the level of vehicle movements would therefore be beneficial to local highways safety.



Figure 4: Photograph of vehicle egressing the access point onto Davis Street



Figure 2: Photograph of existing garages off Davis Street, facing west

The submitted Heritage Asset Statement details how the site was historically stabling for a horse and cart haulage business established during the 19th century, until it was eventually redeveloped by the Applicant's father with the erection of garages in the early 1960s, leased for the parking of cars and storage. A decision was taken by the Applicant not to renew lease agreements in March 2016, due to their intention to seek planning consent. However, no further consent would be needed to re-instate the use and the site's active role over the past century is an important material consideration.

Indeed, whether in use for parking or storage, the land could require access by multiple vehicles, including larger vans, at any one time. A lack of any current planning restrictions also means that the site currently has the potential to generate noise and disturbance for surrounding residential occupants, at any hour, day or night. This would represent a bad neighbour use that would be difficult for the Local Planning Authority either to control or enforce against.