

Unit 5 Stonebridge Mill

Proposed Change of Use

Unit 5, Stonebridge Mill, Longridge

Design and Access Statement

(Incorporating Heritage Statement)



A3324 rev a

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- 1 Agreement Letter from Longridge High School
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1.0 INTRODUCTION

- 1.1 The purpose of this Heritage / Design and Access Statement is to support a planning application submitted on behalf of Mr and Mrs Fry in conjunction with Sutcliffe school of dance.
- 1.2 This application is within a conservation area.
- 1.3 This full planning application proposes a change of use from B2 general industrial to D2 place of assembly.
- 1.4 The proposed change of use does not involve any building work.

2.0 HERITAGE

- 2.1 Stone Bridge Mill lies on the south-western fringe of Longridge town centre. The mill complex lies parallel and to the east of Preston Road, and is bounded to the north by Kestor Lane. Singleton's Dairy is situated immediately adjacent to the south-eastern corner of the site, with residential development along Beech Drive forming the north-eastern boundary. The oldest part of the mill complex occupies the northern part of the site, fronting Kestor Lane. The two-storey part of the mill that is the subject of this application is separated by a narrow alleyway from the row of terraced houses fronting Preston Road.
- 2.2 Stonebridge was the first steam-powered cotton mill in Longridge and was founded in 1850 by George Whittle. It was designed as a purpose built weaving factory and was by all accounts quite successful and managed to survive the 'cotton famine', eventually closing in 1961. The north lights roof building fronting Kestor Lane was demolished shortly after and is now open yard and car parking for various mixed use commercial units that the mill has been divided into. During its lifetime as a working mill it was extended and adapted to suit changing requirements with engine and boiler houses being added in 1877 and additional weaving shed in 1910. Since its closure in 1961, it has been altered and subdivided into multiple ownerships with significant areas demolished and retained areas altered to suit current needs.
- 2.3 The two-storey block subject to this application was likely to have been the warehouse and is an original element dating from its foundation in 1850. It has random stone walls with smooth stone window surround details and a slate roof. The fenestration follows a regimented pattern typical of mills from this area and date.

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Photograph from Longridge archive

3.0 PROPOSALS

- 3.1 This application proposes to change the use class of the first floor unit known as Unit 5, from B2 light industrial to D2 Assembly and Leisure, specifically for use by a local dance school.
- 3.2 Access to this unit is via an internal staircase entered from the vehicular courtyard entrance directly off Preston Road. A new external fire escape is part of these proposals.



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- 3.3 The premises do not benefit from any current parking provision.
- 3.4 Sutcliffe School of Dance has been established in Longridge for 27 years and has a loyal following with many letters of support from pupils past and present appended to this application.
- 3.5 The dance school previously rented the sports centre from Longridge High School but now want to relocate to the premises subject to this application. The school takes pupils from 3 years of age and up. The majority of the dance school pupils are of school age and attend straight after regular school finishes. They arrive either by foot, bus or occasionally car with most coming directly from the local high school, primary schools or college.
- 3.6 The classes for younger children tend to be on Saturday mornings or immediately after school times during the week, and only last for half an hour. There will be classes for older participants Monday to Friday between 9am and 4pm. As the aim is to encourage mobility all pupils are encouraged not to travel by car.
- 3.7 Class timetables are staggered to assist with maintaining social distancing and not having one class arriving at the same time as another is leaving. Classes typically consist of 12-15 pupils.
- 3.8 A testimonial from the dance school principle is included with this application.
- 4.0 QUANTUM OF DEVELOPMENT
- 4.1 The existing building will not be altered.
- 5.0 APPEARANCE AND MATERIALS
- 5.1 The existing building will have no change in appearance other than the reinstatement of an external fire escape.
- 6.0 HEIGHT, MASSING AND SCALE
- 6.1 There is no additional mass.
- 7.0 LANDSCAPE
- 7.1 There will be no change to the existing boundary treatments and no real opportunity for additional landscaping.
- 8.0 ACCESS
- 8.1 Site Access
The existing access will not be altered.
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8.2 An arrangement has been entered into whereby the local high school (Longridge County High) has agreed to provide parking on their premises for up to 25 vehicles for patrons of the dance school. A copy of the agreement letter from the school head is appended to this application. This is well in excess of the 9 spaces required by LCC Parking Standards. An agreement for a further 12 spaces has also been agreed.

8.3 In addition limited vehicle parking is available on Preston Road in the vicinity of the premises. A plan indicating local parking restrictions and location of agreed parking is appended to this application.

9.0 CONCLUSION

9.1 The proposals will have negligible impact on neighbouring properties.

9.2 It is considered that there should be more than adequate parking available to cater for existing demand.

9.3 After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there should be no obstacles to the granting of planning permission for this proposal. This proposal fits with National and Local planning policy and will blend with the surrounding area with no negative effect in terms of visual impact within this site.

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APPENDICES

- 1 Agreement letter from Longridge High School

APPENDICES

2	Dance School Testimonial
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