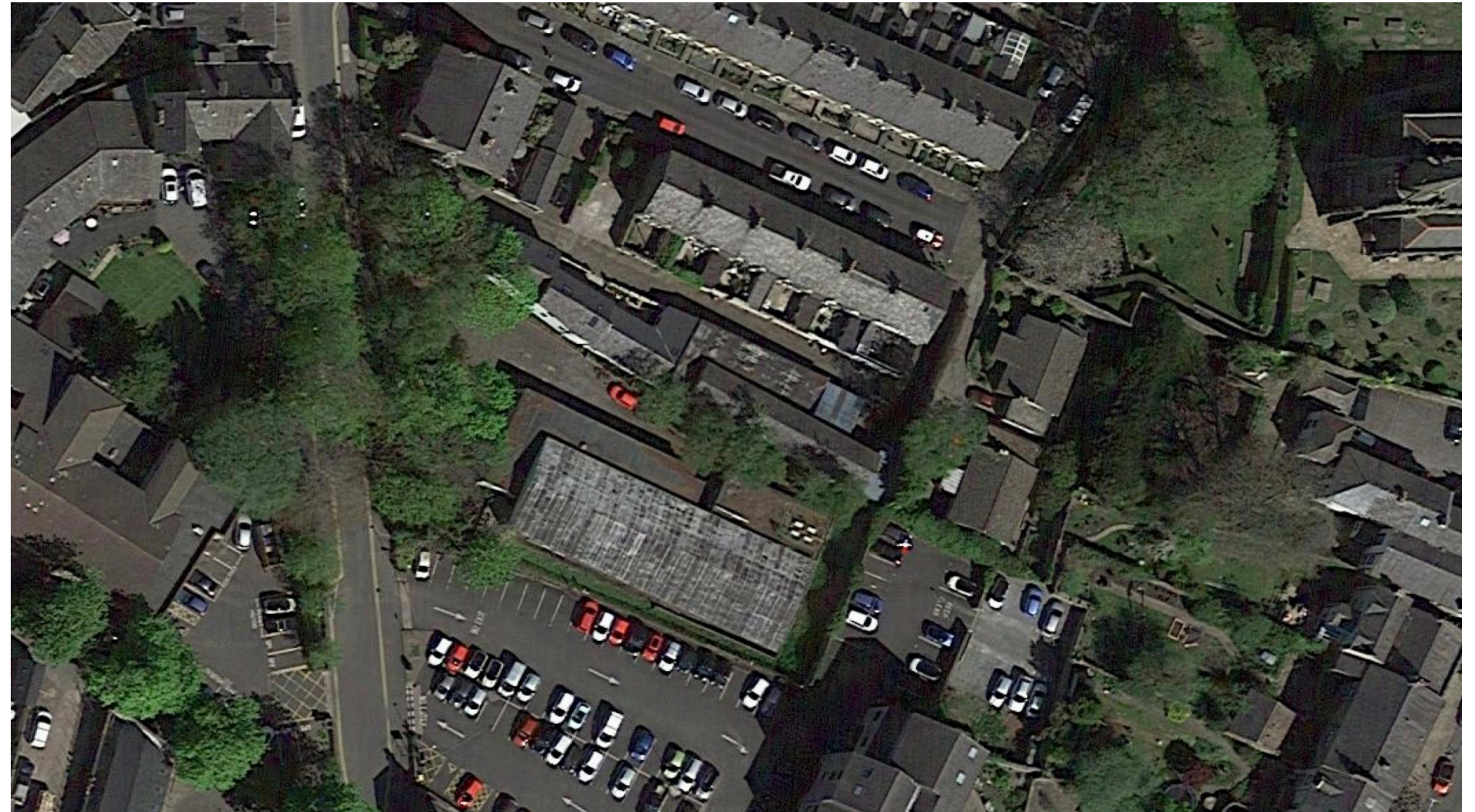


Design & Access, Heritage
and
Planning Statement

Back Brennand Street



Back Brennand Street

Justification, Design & Access and Planning Statement

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Note: To assist the understanding of drawings scale bars are provided for reference where possible

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1.1 Introduction

This design and access statement (DAS) has been prepared to support a planning application for the conversion, remodelling and extension of lock up garages to create 2 apartments.

The statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

1.2 Aim

Whilst the national guidance - the National Planning Policy Framework (NPPF) - only requires applications for major developments, those in designated areas and listed building consents to be accompanied by DAS. We believe their is merit in employing the rigour and scrutiny required to complete a DAS.

The NPPF states that a DAS must:-

Explain the design principles and concepts that have been applied to the proposed development; and

Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

This DAS explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

1 Background Information

APPLICATION

The planning application description is as follows:-

'Internal remodelling, replacement roof, limited demolition and extension to create two residential units. '

1.3 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006.

With projects across the North-West Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission.

Back Brennand Street

2 Existing Site

2.1 Location

The site is located on the South side of Back Brennand Street, an adopted highway although surfaced with stone setts, which is accessed from Railway View Avenue to the West

2.2 Site Description

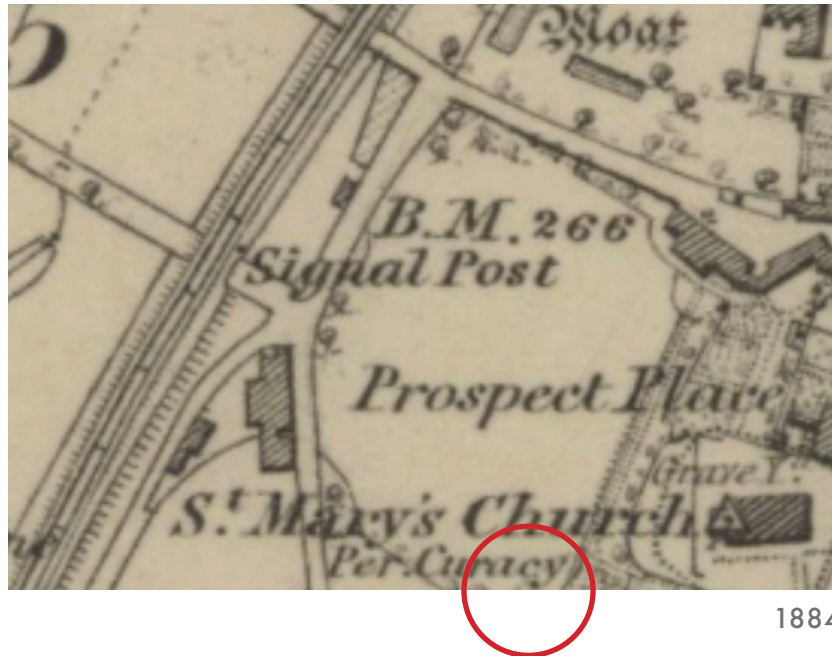
The application site is a long narrow plot, largely occupied by a range of brick built two storey units with single storey pitched roof outriggers to the North and East. Across the application site the land slopes slightly down to the West.

On the opposite side of Back Brennand Street are traditional 19th century terraced residential properties fronting onto the South of Brennand Street. To the rear/South side of the premises is the telephone exchange, a large modern building detached in its own grounds.

2.3 Heritage

The site sits within the Clitheroe Conservation Area, although it is not statutorily listed as a building of special architectural or historic interest, it is identified in part in the Conservation Area Appraisal as having townscape merit.

The plan rights shows Brennand Street and the garages built in 1910 but they do not share the same palette of materials as the terraces, they may have been built at the same time or afterwards by another developer.



1884



1910



1930



excerpt from Clitheroe CAA identifying buildings as having Townscape merit

2.4 Views of the Site

The site has limited visibility from the North only. Access to the East and South is over private property so limited access is possible, the West boundary is shared with the adjacent property,



3 Proposed Development

3.1 Concept

The site is within the town centre and currently forms ancillary storage and garage space for the applicant who lives nearby, it is not directly associated with a neighbouring property.

The intention is to renovate and remodel internally the brick built accommodation which replacing the single storey outriggers to the North and South in stone and blue slate to match the neighbouring stone properties.

3.2 Site Layout

The access to the site is from the alleyway that provides service access to the terraced houses that front onto the South side of Brennand Street.

The two car parking spaces are retained with a communal access within the replacement North facing outrigger.

3.3 Building Layout

It is proposed that the buildings be converted into ground and first floor one bed apartments.

3.4 Amount

The ground floor apartment is 59 sqm, whilst the first floor apartment is 51sqm. Each has a separate double bedroom with a combined kitchen/diner/lounge.

3.5 Scale

The scale of the property is largely unchanged, the South facing outrigger has a profiled (asbestos?) roof pitch of 17 deg increased to 25 deg and replaced with blue slate. The North facing outrigger has the metal profile roof pitch of 10 deg increased to 25 deg and replaced with blue slate also.

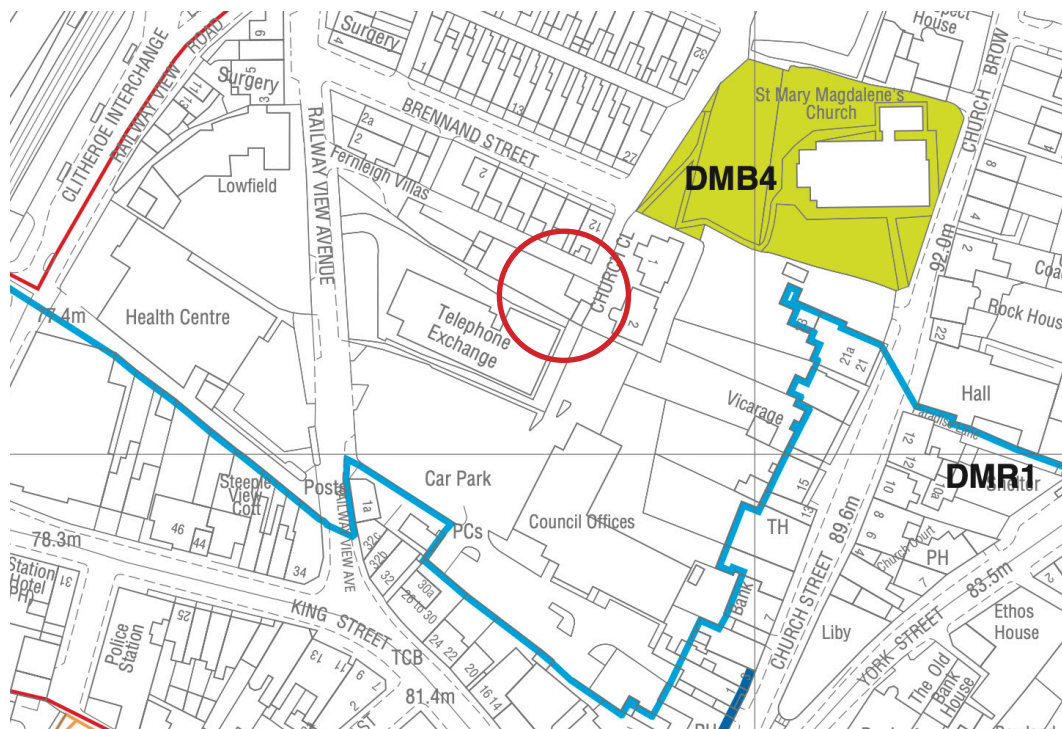
To accommodate the junction of the replacement South facing roof and the sloping roof to the main accommodation a parapet wall with flat roof behind has been introduced. This also accommodates the stair access.

3.6 Appearance

The replacement roofs are in blue slate, walls new and replacement are in random stone.

3.7 Landscaping

The tarmac and boundary walls are to be retained and made good on completion of the works.



excerpt Ribble Valley Borough Council Proposals Map - showing that the site sits within the Conservation Area

4.1 Pre-application consultation

RVBC is not currently offering a pre-application service, however every effort has been made to address the planning policy and any technical concerns.

4.2 Relevant Planning History

There is no planning history available on the local authority web site.

4.3 Planning policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.3.1 Local Development Policies

The local development framework for the site comprises the Ribble Valley Core strategy 2008-2028 (adapted 2014) and the associated Proposals Map (2019).

Extracts from the proposals map confirms that the site sits within the Clitheroe Conservation Area. Therefore the following key statements are applicable to the site/development:

DS1: Development Strategy

The majority of new housing development will be within the principal settlements of Clitheroe, Longridge and Whalley.

DS2: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

4 Planning

EN4: Biodiversity And Geodiversity

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.

EN5 - Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

DMG1 - General Considerations

In determining planning applications, all development must address design, access, amenity, environment, infrastructure nor prejudice future development which would provide significant environmental and amenity improvements.

DME2 - Landscape & Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features.

DME3 - Site and Species Protection and Conservation

Development proposals that are likely to adversely affect the following will not be granted planning permission.

DME4 - Protecting Heritage Assets

In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

Back Brennan Street

4.3.2 National Policies

In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990: The Planning (Listed Buildings and Conservation Areas) Act 1990 includes designation of conservation areas.

Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69 states:-

Designation of conservation areas.

(1)Every local planning authority–

(a)shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and

(b)shall designate those areas as conservation areas.

(2)It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3)The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

(4)The designation of any area as a conservation area shall be a local land charge.

South Lakeland District Council v Secretary of State for the Environment [1992] established the principle that a development that was neutral in its effect upon a conservation area – in that it made no positive contribution to its preservation but left it unharmed – could properly be said to preserve the character and appearance of that area.

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

National Planning Policy Guidance (NPPG)

The NPPG adds further context to the NPPF and it is intended that the two documents should be read together.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 7 of the NPPF sets the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to state:-

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Paragraph 11 goes on to state;

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

approving development proposals that accord with an up-to-date development plan without delay;

NPPF paragraph 69 states: -

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

support the development of windfall sites through their policies and decisions– giving great weight to the benefits of using suitable sites within existing settlements for homes;

NPPF paragraph 130 states:-

Planning policies and decisions should ensure that developments:

will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;...

optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

NPPF paragraph 203 states :-

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

NPPF paragraph 206 states:-

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

NPPF paragraph 207 states:-

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance....

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4.4 Policy Compliance

4.4.1 Principle of Development

DS1: Development Strategy

DS2: Presumption in Favour of Sustainable Development.

Given its location within Clitheroe town centre this windfall site accords with the requirements of DS1: Development Strategy and by reusing the existing buildings with internal remodelling and modest extensions it is sustainable complying with the requirements of DS2: Presumption in Favour of Sustainable Development.

The principle is further reinforced in NPPF para 69.

The building whilst tired and in need of renovation and upgrading to modern standards with regard to energy performance etc are structurally sound. There is no planning policy that would restrict rebuilding.

The site is currently served by utilities including drainage and it is not expected that the utilities and public authorities will be expected to contribute financially towards the infrastructure provision in connection with the proposed development.

4.4.2 Nature Conservation

EN4: Biodiversity And Geodiversity

DME3: Site and Species Protection and Conservation

The bat scoping survey report details the methodology employed and results of the survey, but in summary no evidence was found of current or historic use of the buildings by nesting birds and no evidence of roosting or hibernating bats.

The surveyor is able to conclude that the proposed works are unlikely to result in a breach of the Conservation (Natural habitats etc) Regulations 1994 (as amended) if recommended timings and methodology are observed. Accordingly the development will not conflict with the requirements of DME3

4.4.3 Design

DMG1 – General Considerations

Within the core planning principles in determining planning applications, set out in DMG1 is

Design

1. Be of a high standard of building design...

2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.

The site has an original red brick masonry heart, the part identified as being of townscape merit, there are two single storey concrete block outriggers with garage doors and low pitched roofs that provide additional accommodation.

The proposed seeks to retain all of the original red brick masonry buildings and reroofs and reclads/replaces the concrete block masonry with random stone to match the neighbouring walls and house opposite.



4.4.4 Heritage Considerations

DME4 – Protecting Heritage Assets

DME2 – Landscape & Townscape Protection

Policy DME4 specifically addresses Conservation areas and states:-

Conservation areas

Proposals within, or affecting views into and 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 it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. 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 spaces will be supported.

In the conservation areas 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.

The Conservation Area Appraisal places the application site within Character Area 2: King Street, Brennand Street and St. Marys Street. The appraisal identifies amongst the positive features the grid pattern of the late C19th terraced housing and the stone setts of Back Brennand Street, these will be retained among the negative features are the instances of C20th development that have failed to preserve the character and appearance of the conservation area.

The application will not affect the assets identified in the appraisal but does seek to replace the less satisfactory C20th additions which are built in in-appropriate materials.

DME2: Landscape and Townscape Protection notes that:-

Development proposals will be refused which significantly harm important landscape or landscape features including:

...Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.

The application materials, scale and form are entirely consistent with the neighbouring townscape.

EN5: Heritage Assets states:-

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and 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.

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 its significance.

Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.

Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

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The NPPF in paragraph 203 introduces the concept of non-designated heritage assets.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets. These can include those identified by a local planning authority such as ‘local interest’ buildings.

In developing ‘Local Lists’ that identify non-designated heritage assets, local planning authorities are encouraged to follow guidance within Historic England Advice Note 7: Local Heritage Listing (Historic England, 2016). This guidance encourages public engagement and consultation on the local criteria for identification, as well as consideration of Historic England listing selection guides. Common themes include:

Cultural landscapes: heritage assets associated with a significant period in an area’s history;

Social history: assets associated with the social history of an area, including intangible aspects of heritage such as traditions and practices, or literary associations;

Patterns of settlement: notable examples of planned or incidental planning including: street plans; characteristic clusters of assets; interrelationship between buildings and open spaces; major infrastructure;

Local Figures: assets associated with individuals of local importance.

Historic England’s Conservation Principles (2008) provides further detail on assessing the significance of a heritage asset, based around an understanding of an asset’s evidential, historical, aesthetic or communal value. At its heart, local listing provides an opportunity for communities to have their views on local heritage heard. It recognises that the importance we place on the historic environment extends beyond the confines of the planning system to recognise those community-based values that contribute to our sense of place.

A substantial majority of buildings have little or no heritage significance, however, and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process (as made clear in paragraph 39 of the national Planning Practice Guidance).

Whilst these buildings have been included within the broad brush highlight as having Townscape merit. The buildings in our opinion should NOT be considered as being non-designated heritage assets.

4.4.5 Residential amenity

DMG1 – General Considerations

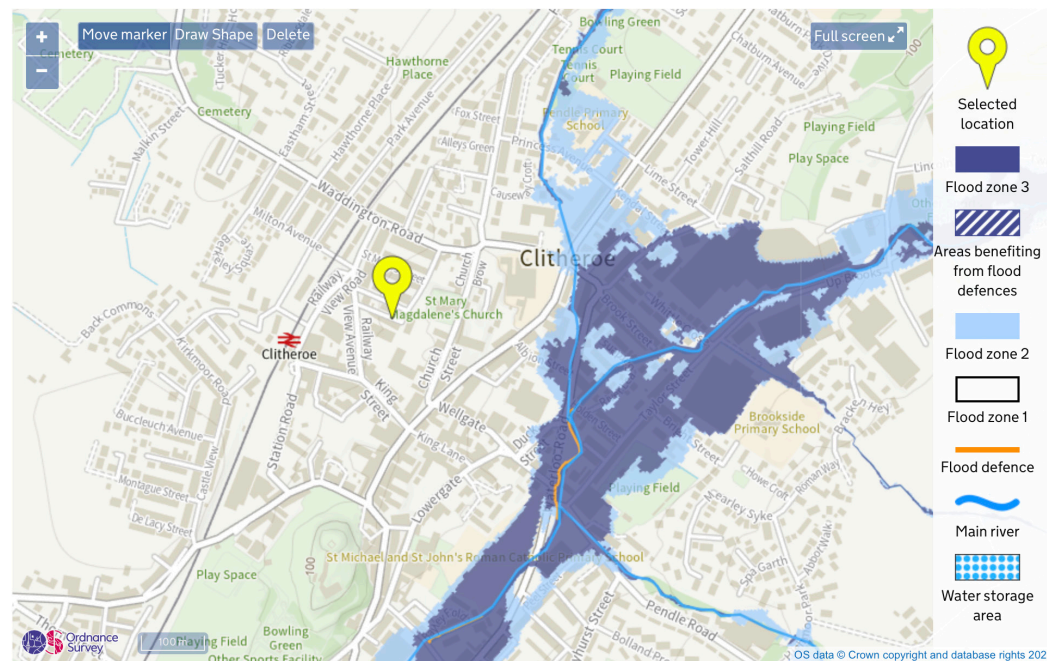
Within the core planning principles In determining planning applications, set out in DMG1 is

Amenity

1. Not adversely affect the amenities of the surrounding area.

2. Provide adequate day lighting and privacy distances.

The building has been modified so that additional day light is provided by roof lights to the ground and first floor flats, in addition additional windows have been added to the rear elevation of the property so as to avoid overlooking over the house fronting onto Brennand Street.



5.1 Ecology

An ecology report accompanies this application.

5.2 Arboricultural

There are no trees within the application boundary a survey has not been undertaken.

5.3 Highways

The site is currently used for garaging, it is the intention that each flat should have one parking bay each.

5.4 Flooding/drainage

The site is less than 1ha and is not within an existing flood zone, a flood risk assessment has not been undertaken.

It is expected that the surface water and foul drainage will utilise the existing frainage that runs down the rear of the houses that face onto Brennand Street.

5 Technical Considerations

5.5 Refuse/waste

It is our understanding that the current refuse collection is via Back Brennand Street.

5.6 Boundary treatment

The existing boundary wall and gates will be retained.



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6 Conclusions

6.1 Summary

This design and access statement incorporating a heritage and planning policy statement, supports a full planning application for the change of use of stores/garaging into two residential units together with necessary extensions and alterations.

The statement demonstrates that there will be no significant harm to residential amenity and that the character of the Conservation Area will not be compromised. Indeed considerable benefit will be derived in terms of improving the existing appearance of the premises and thus the character of the Conservation Area.

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