
**56 Berry Lane,
Longridge**

**2 Storey Rear
Extension**

**Supporting Heritage
Statement**

March 2021

1.0 INTRODUCTION

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for demolition of a single storey timber building to the rear and side of the retail unit at 56 Berry Lane and its replacement by a 2 storey rear extension.
- 1.2 The application site lies within the Longridge Conservation Area (a designated heritage asset), and is identified within the council's Conservation Area Appraisal map as within a group of "Buildings of Townscape Merit" (a non-designated heritage asset)
- 1.3 As such a heritage statement is required demonstrating that:-
- The proposals are not detrimental to the character or appearance of an area that has been designated as of special architectural or historical interest (statutory and national planning policy).
 - The proposals accord with Local Plan and Neighbourhood Plan Policies for development within Conservation Areas (the Development Plan).
 - The proposals have taken due cognizance of Longridge Conservation Area Management Guidance (Local Guidance).
- 1.4 This statement demonstrates that these requirements are met.

2.0 THE SITE AND ITS LOCAL CONTEXT WITHIN LONGRIDGE CONSERVATION AREA

- 2.1 The application site is one of a terrace of 19th century cottages on the north side of Berry Lane within Longridge Conservation Area. It accommodates a ground floor shop and flat at first floor level with access to the latter from an external staircase to the rear. The buildings within the terrace are identified as of townscape merit making a positive contribution to the appearance of the Conservation Area (Conservation Area Management Guidance). The property backs onto the car park of Booths supermarket.





EXISTING



PROPOSED



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PROPOSED

4.0 IMPACT OF PROPOSALS ON THE CONSERVATION AREA.

- 4.1 The proposed development would only be visible from the rear - the access lane and Booths Car Park. The timber clad shed like rear addition to be replaced by the 2 storey rear extension does not form part of the building fabric of the original 19th century terrace. Its appearance and above it of the external steel staircase serving the flats detracts from rather than making a positive contribution to the appearance of the Conservation Area – this being derived largely from the appearance of the front of the terrace onto Berry Lane.
- 4.2 The external steel staircase used to access the flats on the first floor will need to remain but become significantly less prominent.



- 4.3 The design of the scheme seeks to adhere to the CA Management Guidance which states that

the emphasis in any new development or proposed alteration must always be on the need to provide a high quality of design. Consideration of scale, density, height and massing may be used to set out the basic form of the new building(s), including roof shape, roof pitch, height, depth of plan and, most importantly, the relationship of the new buildings to existing surrounding buildings and to the street

and that

Alterations or repairs to external elevations should respect historic fabric and match it in materials, texture, quality and colour

4.4 The proposals comply with Ribble Valley Core Strategy Policies requiring that development

avoids any substantial harm to the heritage asset and that all development proposals to make a positive contribution to local distinctiveness/sense of place (Key Statement EN5 Heritage Assets)

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. (Policy DME 4 Protecting Heritage Assets).

4.5 They also comply with the Longridge Neighbourhood Plan that states:-

*POLICY LNDP6 – CONSERVING AND ENHANCING OUR DESIGNATED HERITAGE ASSETS
There will be a presumption in favour of the conservation and enhancement of the town's heritage assets, including the three Conservation Areas. All development proposals affecting designated heritage assets or their setting will be assessed against Key Statements EN5 'Heritage Assets' and DME4 'Protecting Heritage Assets' in the Ribble Valley Core Strategy.*

5.0 CONCLUSIONS

- 5.1 The proposals have no detrimental impact on the character and appearance of the Conservation Area taking into account those elements that contribute to its significance (as outlined in the CA Management Guidance). Indeed to some extent they reduce features at the rear of the property that detract from the appearance of the building.
- 5.2 The scheme is of a high standard of design that broadly accords with Management Guidance for the Area and meets the requirements of development plan and national planning policy.
- 5.3 As such there are no heritage grounds why it should not receive planning permission.

