
**Former Public
Conveniences
King Street
Longridge**

Proposed Dwelling

**Supporting Planning
Statement (including
Heritage Statement &
Design and Access
Statement).**

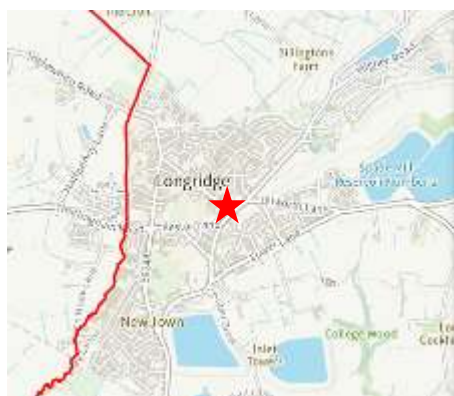
October 2022

1.0 INTRODUCTION

- 1.1 Some considerable time ago, Ribble Valley Borough Council closed and boarded up the public conveniences on the south side of King Street Longridge just West of the junction with Berry Lane.
- 1.2 The site was marketed by the Council as a “*Redevelopment Opportunity Subject to Planning*” with “*Retail or Residential Potential*” (see Appendix A).
- 1.3 The applicant subsequently purchased the site and proposes to redevelop it for residential purposes.

2.0 SITE AND SURROUNDINGS

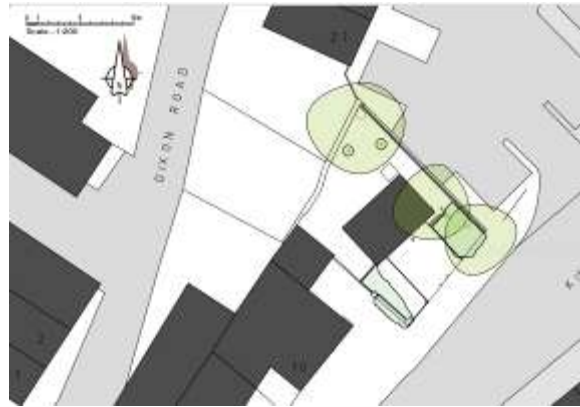
- 2.1 King Street is a classified road (B5269) and one of the main routes around Longridge Town Centre. It lies within walking distance of the main shops and other amenities that are concentrated on Berry Lane (see Mario map extract below).



- 2.2 The application site lies towards the southwestern edge of Longridge Conservation Area (see Townscape Appraisal Map below) with buildings identified as of Townscape Merit to its southwest and on the other side of King Street.



2.3 As you look across at the site from the south-eastern side of King Street the derelict toilets are framed by dense vegetation with to the left the rendered gable end of a residential property (No 10 King Street) and to the right a modern residential development.





2.4 Just further southwest opposite the junction with Berry Lane is the Dog Inn – a listed building and well known local landmark.



3.0 PLANNING HISTORY

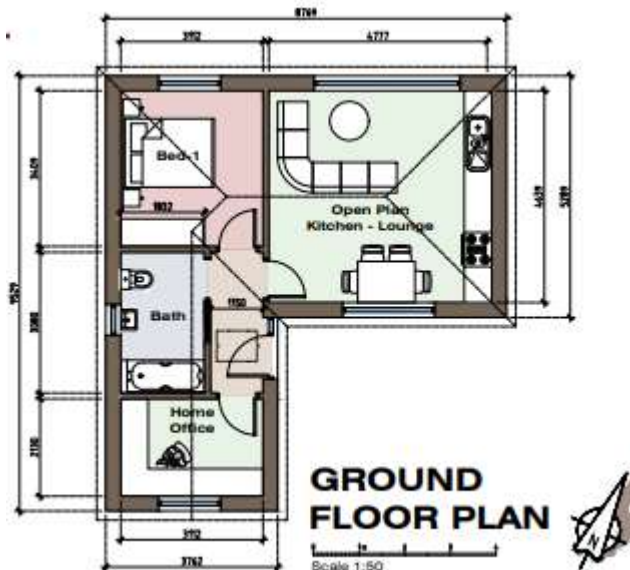
3.1 No records have been found identifying what the use of the site was former to its development as public conveniences.

4.0 PROPOSALS

4.1 A small L shaped single storey dwelling with 1 bedroom, an open plan kitchen/lounge and home office is proposed. This is to be sited so as to retain the trees on the north-eastern boundary of the site. The dwelling would benefit from a small garden at the northern corner of the site and photovoltaic panels on the southwest slope of the pitched roof to the forward section of the property. The roof to the rear would be higher at the ridge and pitched and hipped.



4.2 A bin storage area would be provided against the boundary wall to the northeast and would be screened from public view by the trees in front of it.





- 4.3 The walls of the dwelling would be finished in a combination of coursed natural stone (projecting front gable end) and smooth render with feature stonework at each corner. The roof would be in natural grey slate.
- 4.4 The windows and door would be in a powder coated aluminium with feature surrounds. A coursed natural stone wall would be re-built over the existing low-level (boundary) retaining wall on the southwest boundary. The existing

rear stone (boundary) wall would also be re-built in locally sourced natural stone to match

- 4.5 In addition to the photovoltaic panels on the roof, the property would be constructed in a manner to be highly energy efficient.

5.0 COMPLIANCE WITH DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS

- 5.1 The Development Plan for the site comprises the **Ribble Valley Core Strategy** with the following key statements/policies of particular relevance

KS1 Development Strategy

KS3 Sustainable Development and Climate Change

KS5 Heritage Assets

KSH1 Housing

KSH2 Housing Balance

KSDMI2 Transport Considerations

DMG1 General Considerations - including design, access, amenity, environment and infrastructure.

DMG3 Transport and Mobility

DME1 Protecting Trees and Woodland

DME4 Protecting Heritage Assets

- 5.2 A **Neighbourhood Plan** has also been prepared for **Longridge** with the plan area including the application site and the plan incorporating design principles that largely mirror the considerations set out in the Core Strategy.
- 5.3 The proposed development has been assessed against the considerations set out under Statements and Policies in the Core Strategy and Neighbourhood Plan.
- 5.4 Compliance with the above policies is dealt with below with the exception of policies on heritage and conservation (**KS5** and **DME4**) which are dealt with in Section 6 as part of a wider Heritage Statement that considers management guidance for Longridge Conservation Area.
- 5.5 The development of this site for residential purposes accords fully with the overall development strategy for Ribble Valley (**KS1**) which states that housing development will be concentrated in the main settlements of Longridge, Clitheroe and Whalley. It also accords with the key statements and related policies on sustainable development and climate change (**KS3**) and transport considerations (**KSDMI2**) in that the design is both energy efficient and taps into renewable energy and the location provides ready access on foot to all of

Longridge's main facilities and by bus to other settlements providing higher order shopping and other facilities.

- 5.6 The sites development for housing purposes will accord with Key Statements **KSH (Housing)** and **KSH1 (Housing Balance)** in contributing to meeting the boroughs housing requirements albeit modestly but in a way that delivers a small one level housing unit eminently suitable for elderly residents looking to downsize, potentially freeing up a currently underutilised larger residential property for a family.
- 5.7 The siting of the proposed dwelling will allow for the retention of existing trees in accordance with policy **DME1**.
- 5.8 Proposals take into account the various development management requirements set out in policy **DMG1**.
- 5.9 DESIGN – The proposal will replace a derelict and unattractive building with a well designed small dwelling finished in appropriate materials that will have a positive impact on the street scene and visual amenity.
- 5.10 AMENITY - The siting and scale of the proposed dwelling have no adverse effects on adjacent residential development.
- 5.11 ACCESS – There is room for a car parking space to the front of the property if it is considered that this can be safely accommodated without detriment to road safety. However should this not be adjudged to be the case the site is ideally located for car free living and its development complies fully with policy **DMG3** Transport and Mobility, being highly accessible by means other than the private car and by its proximity to local facilities strengthening an existing main centre.

6.0 HERITAGE STATEMENT

- 6.1 The application site lies within the Longridge Conservation Area (a designated heritage asset).
- 6.2 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).
- 6.3 This statement demonstrates that these requirements are met.

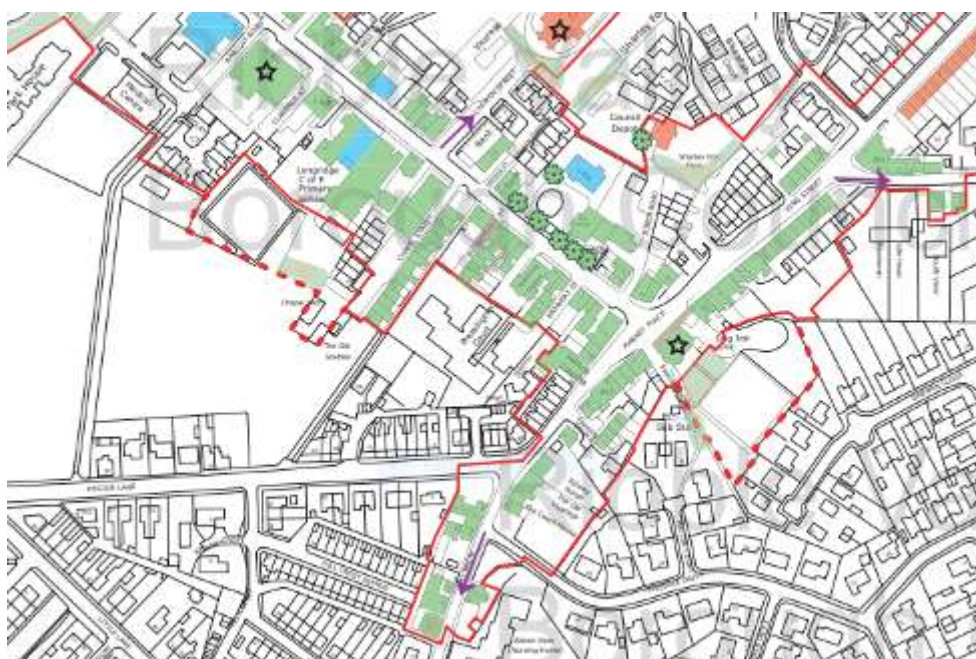
6.4 The Management Guidance describes the Conservation Areas special interest as follows:-

The conservation area is based on three streets, with Berry Lane forming the centre. Although there is an early 17th century farmhouse still located within the conservation area, the town largely developed from the late 18th century onwards as a centre for handloom weavers and nail workers. From the mid-19th century, the provision of a railway link to Preston encouraged the further development of the area, with six cotton mills being built in or near the town centre. Local streams supplied the water for the steam power which was used in these mills. Quarrying sandstone was another very important industry.

The Longridge Conservation Area contains impressive groups of late 18th and 19th century stone buildings arranged along the three principal streets. There are just four list entries – two 19th century churches, the early farmhouse, and a group of terraced handloom weavers cottages in Higher Road. These are socially significant because they were built and financed by one of the earliest housing associations in the country. Otherwise Longridge is notable for the long rows of terraced housing, built for the cotton mill workers in the mid 19th century.

Although post-war housing now largely surrounds the town, the conservation area retains sufficient examples of well detailed and reasonably well preserved late 18th and early 19th century buildings, with their original plots, to justify designation.

6.5 The buildings opposite and to the south west of the application site, Nos 10 and 12 King Street are identified in the Conservation Area management guidance as of townscape merit (green shading on plan below) making a positive contribution to the appearance of the Conservation (despite modern additions and alterations including shopfronts and dormers). However the derelict public conveniences are of no heritage significance and detract from the character and appearance of this part of the conservation area. Indeed in marketing the site, Ribble Valley Borough Council put it forward as a redevelopment opportunity with residential potential.



- 6.6 The proposed dwelling is set back from the road and with the retention of the existing mature tree to the front of the site will not be prominent in the street scene generally or in views either northeastwards or south-westwards along King Street.



- 6.7 The design of the scheme follows 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

- 6.8 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**).*

- 6.9 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.*

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The proposed development will bring a currently derelict site back into positive use (in line with national planning policy). It would replace a building that currently detracts from the character and appearance of Longridge Conservation Area with one that conserves that character, delivering an attractive small dwelling that contributes to the housing supply and housing balance within the local housing market, and is ideally located for its occupiers not to be reliant on private transport and to help support facilities in the local centre.
- 7.2 This planning support and heritage statement has demonstrated that the proposal accords fully with all relevant development plan policies and with the development management guidance for the Conservation Area, and as such should receive planning permission.

