
**56 Berry Lane,
Longridge**

**2 Storey Rear
Extension**

**Supporting Heritage
Statement**

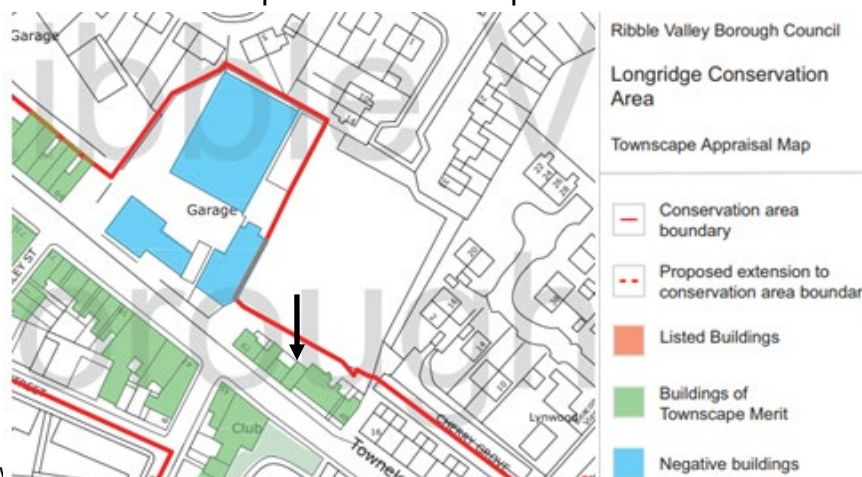
March 2021

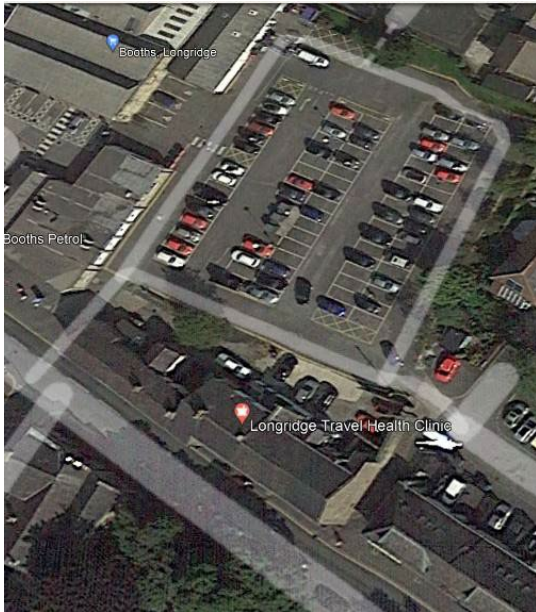
1.0 INTRODUCTION

- 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.





- 2.2 Longridge Conservation Area is based on 3 streets with Berry Lane at its centre. 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.

3.0 PLANNING HISTORY

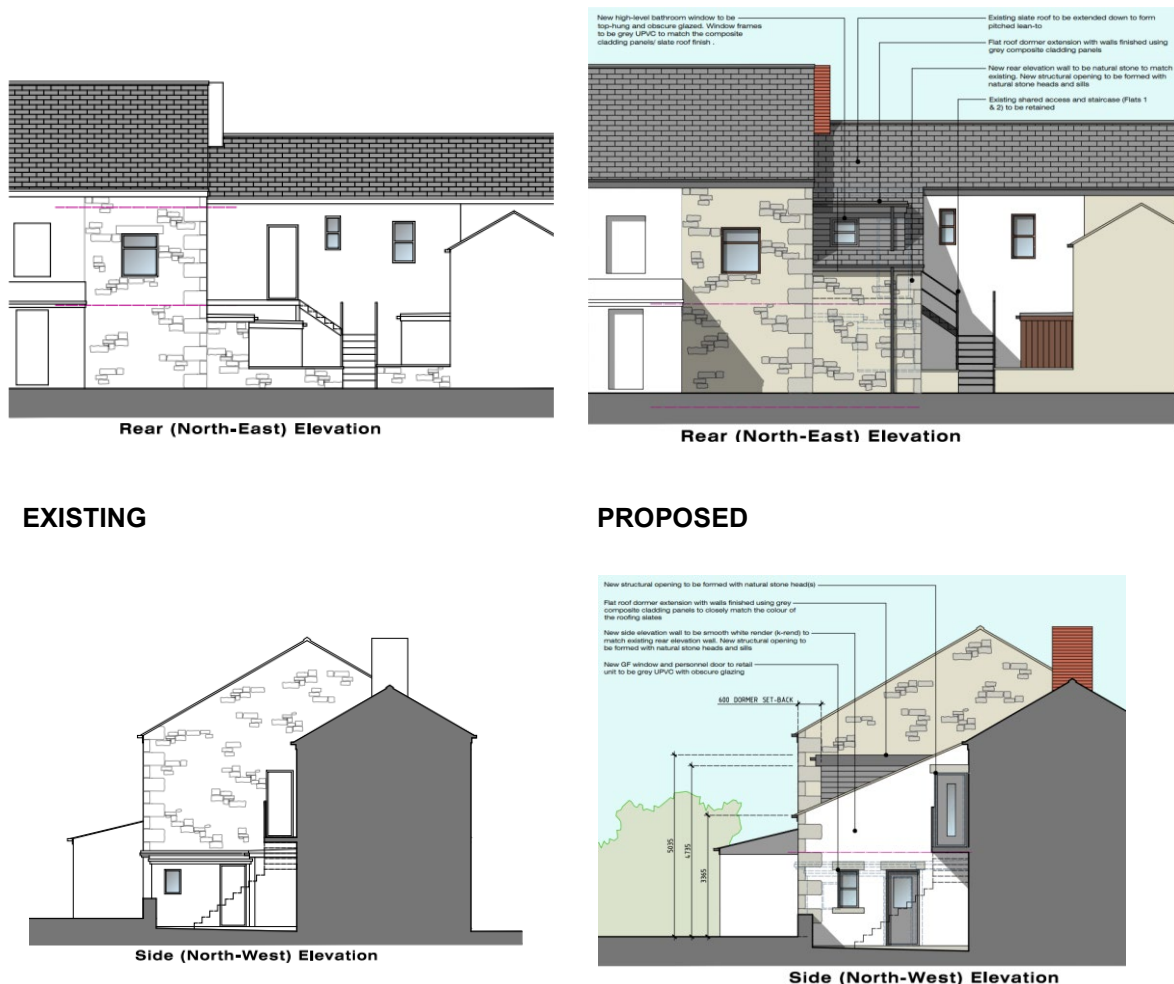
- 3.1 This is a resubmission of previously refused planning application, ref: 3/2022/1124.
- 3.2 The reason for refusal, contained within in the officer report as follows

“The proposed two storey rear extension would result in a prominent flat roofed structure which fails to accord with both local and national policy and would result in some harm to the conservation area due to its design and prominence and would constitutes poor design”

4.0 THE PROPOSALS

- 4.1 It is proposed to replace the timber-framed and timber clad single storey extension at the rear of the property currently used as a storeroom and toilet with a 2-storey addition that will provide improved facilities for the small first floor flat and storage, staff room and toilet to the shop.
- 4.2 The rear elevation of the ground-floor of the rear extension will be finished in natural stonework to match existing. The side elevation will be finished using smooth white render to match existing. All new openings will be formed with natural stone heads and sills.

- 4.3 The first-floor element of the unit (the flat) will be contained within a new dormer, set-back within the roof, which will be an extension of the existing roof slope to the main (existing) two-storey building. The dormer will be finished using dark-grey composite cladding panels to closely match the colour of the existing roof finish (grey slate).
- 4.4 The dormer will consist of a flat roof with single ply finish. A pitched roof is not a viable option, based on fire safety/ compartmentation of third-party property ownership and insurance, and best practice construction methods/ building regulations approvals.
- 4.5 The dormer roof (as a whole) has been designed to be as subservient as possible and is significantly smaller than the previously refused design. Setting back the dormer face 600mm from the rear elevation wall, and 500mm from the side elevation wall will minimise visual impact.



5.0 IMPACT OF PROPOSALS ON THE CONSERVATION AREA.

- 5.1 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.

- 5.2 The external steel staircase used to access the flats on the first floor will need to remain but become significantly less prominent.



- 5.3 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

- 5.4 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).

- 5.5 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.

6.0 CONCLUSIONS

- 6.1 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.
- 6.2 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.
- 6.3 As such there are no heritage grounds why it should not receive planning permission.