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Longridge Brownies and Guides

Proposed Replacement Guide Hut

Irwell Street, Longridge

Design and Access Statement

(Incorporating Heritage Statement)



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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 Longridge Brownies and Guides.
- 1.2 This application is within a conservation area, centrally located although not in a prominent position.
- 1.3 This full planning application proposes a replacement for the timber meeting hut.
- 1.4 The proposed replacement building sits on the footprint of the existing hut.

2.0 PLANNING HISTORY

- 2.1 Planning Permission was applied for in 2019 and subsequently granted 06th Feb 2020, for the same proposals and scheme as this application.
- 2.2 PP 3/2019/0969 expired on 6th Feb this year.
- 2.3 There have been several reasons why the scheme was not implemented earlier, the main one being COVID 19 disrupting fundraising, almost immediately after permission was granted.
- 2.4 This application is fundamentally a re-submission of PP 3/2019/0969.
- 2.5 The proposals are for a replacement building of the same use and capacity as existing, which should not impact on existing highway and residential amenity, nor should it cause any detriment to the setting of the Conservation Area.



Photograph from Longridge archive c 1970

3.0 HERITAGE

- 3.1 The application site consists of a timber meeting hut fronting onto Irwell Street.
- 3.2 The hut is sited at the truncated end of Irwell Street, at the foot of Foley’s path and associated greenspace. To the North is the Scout Hut and to the South is a small retail unit with two stone built houses opposite. The site slopes quite sharply from East to West and the main front access door is considerably higher than the level on Irwell Street. As the hut is set back some 8m from Irwell Street, it is not easily visible from Berry Lane and does not form any focal point. It sits within the Conservation Area but is not listed as a ‘Building of Townscape Merit’, nor is it a ‘Negative Building’. It is however mentioned on the Longridge Heritage Trail, Trail 1 Quarrying, and Textiles Vantage point 2.

This notes that the Guide Hut was opened on October 20th, 1934. It was rented by the Borough Council for the ‘duration of the war’ and was used extensively by the Women’s Voluntary Service (WVS). Here they rolled bandages, knitted, packed parcels and made clothes for the troops (especially pyjamas) among other activities.

This is also reiterated in the book ‘Longridge the way we were’.

- 3.3 The neighbouring Scout Hut was built some years later in 1951, and it is a taller and more robust building than the Guides Hut.



this archive entry is courtesy of Longridge and District Local History Society, Tony Coppin.

Group of ladies from the WVS packing parcels for servicemen.

Women also found new roles in voluntary work. Many joined the newly created Womens Voluntary Service. In the Guide Hut on Irwell Street they sewed clothes for the forces –pyjamas were apparently a local speciality- and rolled bandages; they also formed knitting groups

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and packed parcels of comforts for the troops; they raised funds and collected salvage. Longridge women also helped to staff the famous Preston Railway free buffet.



W.V.S. volunteers sewing clothes for the Forces and rolling bandages in the Guide Hut.

Photograph from Longridge archive

Extract from Longridge the way we were

- 3.4 The land was sold to the trustees on the 12th October 1934 for the sum of £21.7s.6d. The Guide Hut is of timber framed construction typical of the era, possibly an ex-army hut. Many of these WW1 structures were re-purposed following the end of the Great War.
- 3.5 This is the only Guide Hut in Longridge. The prefabricated wooden huts were designed as temporary structures, easy and quick to erect, to house troops during WW1. They were never intended to still be standing some 100 years later.
- 3.6 The building has been altered during its lifetime as the photo from Longridge Archive 1970 indicates. The front entrance door is central on this photo with symmetrical windows either side. In its present state, the door is to the left, presumably it was moved at some point to try and create an easier access though this is still not ideal and certainly doesn’t conform to current standards.



Current access from Irwell Street

4.0 PROPOSALS

- 4.1 This application proposes to demolish the existing hut and replace with a new building, well insulated and fit for purpose.
- 4.2 The existing hut, by nature of its construction, has poor thermal efficiency. It is draughty, cold, damp, and mouldy. There is woodworm in the floor structure. The heating system is old and unreliable. There are no disabled facilities and the building is inaccessible to some users due to the steep ramp and steps to the entrance.
- 4.3 The proposals are to replace the building with one of similar footprint and profile. The proposed building will be slightly longer with a lowered floor level to enable pedestrian access to current mobility standards. The aim is to keep the roof at the same level as the existing, with the same profile, enabling use of part of the roof space as a valuable storage area. There will be a new mobility standard WC/changing room plus a kitchen area to rear of building. The front will be landscaped and is to include a ramped access along with a level area for waiting parents. There will be a raised patio area to rear for occasional use. There will be roof lights over the multi-purpose, meeting area for added natural light and ventilation, with roof space storage above the kitchen/WC area to rear.
- 4.4 The new construction is to be blockwork cavity walls with timber cladding to exterior to replicate the current finish but provide a suitable insulated weatherproof shell. The roof will be clad with profiled sheet, again similar appearance to existing but insulated to current standards.

5.0 QUANTUM OF DEVELOPMENT

- 5.1 The proposed building will have a footprint of 5.9m wide x 15.4m long with the same level eaves and ridge. It is proposed to reduce the ground level by approx. 0.8m.
- 5.2 The existing building is approx. 5.8m wide x 12.8m long with an eaves height of 2.6m and 4.5m ridge.
- 5.3 The front of the building will be in the same location as the existing.

6.0 APPEARANCE AND MATERIALS

- 6.1 The proposed building will be clad in timber to replicate the existing hut, with a grey profiled sheet roof. The principle view is directly from Irwell Street. The public views from elsewhere are limited by the existing surrounding buildings. The scout hut stands taller than the guide hut and shields the view from Foleys Path whilst the adjacent stone buildings fronting onto Berry Lane, along with the narrow nature of Irwell Street, shield the views from the main public highway.



7.0 HEIGHT, MASSING AND SCALE

- 7.1 The proposed extension will have a similar footprint to the previous without imposing on the existing boundary walls to either side and also maintaining access along the southern side
- 7.2 The new ridge and eaves will be at the same level as existing but with the ground level reduced to allow a part M compliant ramped access to the front entrance.

8.0 LANDSCAPE

- 8.1 The existing front boundary railings will be replaced with a boundary wall to retain the proposed new ramp access.
- 8.2 There will be no change to the other existing boundary treatments.

9.0 ACCESS

9.1 Site Access

The existing access from Irwell Street will be greatly improved, enabling access for all.

9.2 Statement of Intent

It is the intention of our client to fully comply with current regulations and methods of best practice.

9.3 Guidance & Legislation

The design of the scheme with regards to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Falling, Collision and Impact) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.

- 9.4 The floor level within new building is to be designed to current access and mobility standards as required by the current Building Regulations.

10.0 CONCLUSION

- 10.1 The proposals should have negligible impact on neighbouring properties as the basic massing and appearance would remain as the existing building.
- 10.2 The existing building would be demolished and replaced. As previously stated, it is neither a positive nor negative contribution to the conservation area. The new building will enable the continuation (well into the next century) of the Brownies and Girl Guides Longridge providing a safe, accessible and comfortable environment for guides to meet.
- 10.3 The existing building has come to the end of its useful life and is no longer fit for purpose.
- 10.4 There is a covenant on the land that states it must remain in the ownership of the trustees. The Longridge District Girl Guiding group have been busy raising funds to replace/modernise the building.
- 10.5 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 minimal negative effect in terms of visual impact within this site.