

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

Name and address of proposed development site:

ss Peter & Paul's former Presbytery, Stydd Lane, Ribchester, PR3 3YQ

List Description

Please provide the grade of the building (I, II, II) and a copy of the list description:*

List Entry Number: 1072262.

Listing status: Grade II listed building.

SD 63 NE RIBCHESTER STYDD.

8/149 Stydd Lodge, presbytery to Church of St. Peter and St. Paul, and attached outbuilding.

GV II.

Presbytery, 1789. Squared, coursed sandstone with slate roof. 2-storey, 3-bay symmetrical composition with plinth, chamfered quoins, moulded cornice and end stacks. Windows have plain stone surrounds, those on the ground floor being wide and possibly having lost mullions. The door has an architrave, fluted frieze with corner paterae, and moulded cornice. To the west is a single-storey one-bay link to a 2-storey outbuilding with hipped roof, chamfered quoins and a plain stone window surround on each floor. This balances the church (q.v.) to the east and ,from the south, makes it appear to be one of a pair of pavilions to a house.

Proposed Development or Works–

Please provide a brief description of the proposed development or works:

Installation of 2no security cameras on the front elevation for the retired Priest Fr Martin Magee to help manage problems with anti-social behaviour including the dealing of illicit substances outside the property.

Consultation -

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals ? If so, please give details.

Due to the minimal nature of the proposals, no consultations have been undertaken.

DESIGN COMPONENTS

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings?

The layout of the site will remain as existing with no alterations being undertaken.

Scale –

How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ?

The new security cameras are small (only 68x68x138mm) and will blend well with the existing building. The cameras are solar powered, and images are captured via Wi-Fi signalling so no cables are required to be run across the external fabric. The mounting bracket is small and can easily be fitted into the mortar joints with plugs and screws to avoid drilling into the sandstone blocks.

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

Apart from the new 2no security cameras, the external appearance and all associated materials will remain as existing.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? If there are any impacts, how will these be minimised or mitigated?

The property has sandstone walls and a slate roof, which are of architectural and/or historical significance.

The cameras are solar powered, and images are captured via Wi-Fi signalling so no cables are required to be run across the sandstone walls. The mounting bracket for the new security cameras is only small and can easily be fitted into the mortar joints with plugs and screws to avoid drilling into the sandstone blocks.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

The property is a former Presbytery located between ss Peter and Paul Roman Catholic Church to the East and a disused two storey barn, shippen and piggery to the West. The proposed 2no security cameras will be of great assistance to the resident in managing the anti-social behaviour that is occurring, but will have no impact on the church, barn, shippen and piggery.

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues? If so, please give details.

The proposals do not affect access to the site which will remain as existing, and it was therefore not necessary to obtain any technical advice.

Degree of access -

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

Access and egress to the site will remain as existing and will not be altered in any way.

Future access requirements -

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change? If so, please give details.

Access and egress to the site will remain as existing and will not be altered in any way.

Emergency access-

Is there sufficient access for the emergency services?

Yes. Access and egress to the site will remain as existing and will not be altered in any way.

Please feel free to add any further design and access information that you feel may be relevant to your application.

None.

