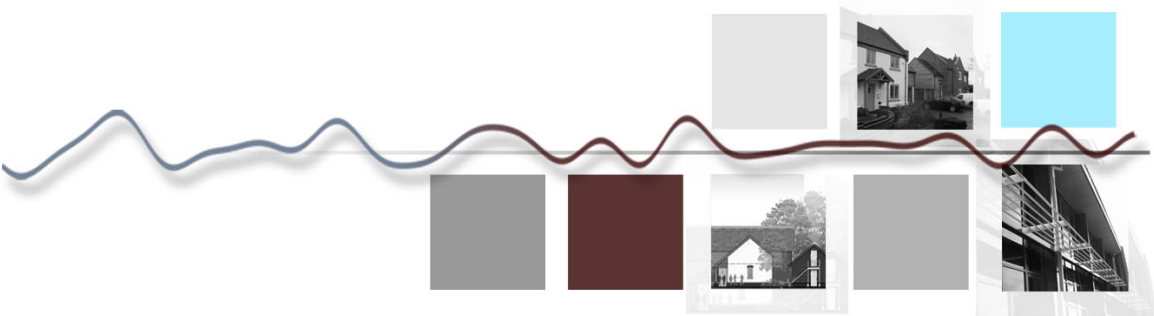


proposed residential development | on behalf of ADB Roofing Ltd



app doc 4: heritage and sustainability statement

proposed residential development on
land of former workshop
No. 62 Hemming Street
Kidderminster

Barn 5a, Sutton Hall Farm
Sutton Maddock
Shropshire
TF11 9NQ

t: 01952 730 492 w: www.mtcplanning-design.co.uk



1.0 Introduction

- 1.1 MTC Planning & Design Ltd are instructed by ADB Roofing Ltd to prepare this statement to support the submitted proposals. This report has been at the request of Wyre Forest District Council to assist with an application for the demolition of a redundant workshop and erection of a single dormer style bungalow. This document should be read in conjunction with application document no. 1, Design and Access Statement and submitted application drawings. This information provides detailed descriptions of the site, the proposals in terms of layout, scale, orientation, and massing.
- 1.2 The application site occupies a corner plot on the junction of Hemming Street and Greatfield Road, Kidderminster. The site is regular in shape, forming a rectangular plot that has a maximum width of 11.23m (in a east to west direction), and a maximum length of 28.2m (in a north to south axis). The site itself is relatively level with a maximum rise in ground levels in a north to south axis of just 430mm and a drop of 100mm in an east to west direction. However the land slopes around the site's edge as Greatfield Road slopes upwards towards the west and Hemming Street rises towards the south. Across the site's northern boundary (Great field Road) the land only rises only 170mm but then rises sharply further west along the frontages of no. 6 and 7 Greatfield Road. The pavement along the site's easter boundary, facing Hemming Street is relatively level for the first 23.5m then starts to rise along the frontages of no. 64 and 65 Hemming Street. As a result the existing yard to the rear of the work shop is some 500mm lower than the pavement level beyond the site boundary.
- 1.3 Application drawing no.22/12583/110 includes an existing site layout. The workshop site sits some 3.0m from the site's eastern boundary. This has been historically used for on site parking of customers, vehicles being parked at 45 degree angle to the building. A dropped curb exists on the Hemming Street boundary of the site. This provides vehicle access to the rear yard that can accommodate a further 3 no. vehicles that then have space to turn and leave the site in a forward gear. A further set of double gates lead onto the pavement of Greatfield Road. There is no dropped curb here, but again this access has historically allowed cars/deliveries to be made from Greatfield Road.

2.0 Existing fabric, it's condition and suitability for re-use

- 2.1 The local authority have requested that a report is produced that examines the existing building which is considered a non-designated heritage asset. It should be noted that the building is not listed or lies within a defined conservation area. The site is currently occupied by a disused workshop and store. A general description of this is that the structure is single story in height (above ground floor level) and includes 2 no. lean-too add on structures, there is a secure yard to the rear of the buildings. The building is constructed from single skin external walls, does not have modern day foundations and the inner side of the existing roof is need of severe repair. The building is not fit for modern commercial use, requiring significant improvements to all walls, roofs, windows and floor construction to make it conform to modern building standards. The existing roof is showing signs of bowing, the basement is not weather proofed to modern standards, whilst the ground floor construction is simple timber decking with gaps being visible between ground and basement floors. As such the property would not be suitable for office

staff, suitable to store materials that could perish in damp conditions and would not provide practical spaces for disabled users within the building.

- 2.2 **Appendix A** attached to this report provides a full set of internal images taken by the building surveyor. The former works shop includes a gross internal floor area of 92.3 sqm, of this only 65.4 sqm is within the main structure that is known to have traditional foundations. The main building's internal spaces include a maximum width of only 3.4m. the main rooms within the building have an internal eaves height of just 1.9m. the existing finished floor level is located only 75mm above street level.
- 2.3 Externally the building is completed in p[ainted brickwork. The existing roof structure is clearly in a perilous state with bowing to the main ridge line being evident. it is unknown whether all the existing openings are original openings, but it is clear that the cill heights are consistent for all windows which are set low. The proximity of the building to site boundaries means that it would be difficult to convert these spaces into liveable areas and retain an element of privacy for the occupants.
- 2.4 The immediate locality of the application site is dominated by residential dwellings. There is a wide range of properties designs, styles and sizes. The site faces onto both Greenfield Road and Hemming Street, opposite the site on Greatfield Road are a series of semi-detached dwellings including projecting bay windows, partially hipped roofs and a range of different types of front porch extensions. These dwellings are completed in either facing brick or smooth painted render. To the east of the application site along Greatfield Road is a range of single storey bungalow dwellings, completed in facing brick. Further towards the Sutton Road carriageway are modern flats and extended terrace dwellings. Again these are completed in facing brickwork with some details including vertical timber cladding.
- 2.5 There is a greater consistency of dwelling types along Hemming Street. All dwellings here are 2 storey properties, the majority being traditional facing brick properties with steep roof pitches. The dwellings include a combination of arched and flat brick headers and cills. A number of dwellings are completed with painted brickwork, however the majority are facing brickwork, some having bands of contrasting brickwork. Adjacent to the southern boundary of the application site are 2 no. detached modern dwellings that are orientated at 90 degrees to Hemming Street. These have their main gables facing the carriageway and include brick corbelling details. Most properties in the area include white upvc window frames.
- 2.6 Unfortunately there are no other buildings that are of the same age of the former workshop or are of a style that relate to it. Furthermore, although he workshop occupies a prominent position its small scale does mean that it does not stand out as a landmark building or could be considered to contribute to the overall street scene.
- 2.7 For the existing building to be made re-usable the following remedial actions would be required:
- The existing basement would need to be waterproofed and most likely sealed away form the reminder of the existing building.

- The existing ground floor would need to be removed and new ground floor with additional insulation added. This may require cutting into the ground floor to add insulation so that sufficient height can be created within the retained entrance doorways. This would result in the loss of any original ground floor surfaces
- All of the main building fabric will need to be inspected, cleaned, and mortar joints improved where wearing has occurred. This would most likely require the existing paint work to be removed and the existing character of the building altered.
- All windows would need to be replaced, as the building is not listed the owners could replace with style and material of their choice.
- A full survey of the roof is required, it is likely from a visual inspection that the roof would need to be replaced and MTC understand that there are no controls to stipulate that the owner would have to re-use existing tiles.
- All existing external walls would require an inner skin added to create a building with appropriate insulation and thermal; performance. MTC would suggests that the inner stud work and insulation would require circa 75mm to each outer wall, thereby reducing the internal width for the building by 150mm, creating rooms with a gross width of just over 3.0m.
- If the building is converted into modern workplace it will require a kitchenette and toilet provision, these are likely to be completed through new build extensions, diluting the retained building.
- If the building is converted into a dwelling it would result in too small a dwelling to be viable, as such extensions would be required that again dilute the original/existing fabric.

2.8 As such it is clear that extensive works and costs would have to be undertaken to retain the building, and even then it is unclear if a) the retained fabric would be altered so much that the existing character of the structure is lost, and b) the refurbished building could create a viable business or residential space/property. It is clear that the proposals make a much more sustainable use of brownfield land.

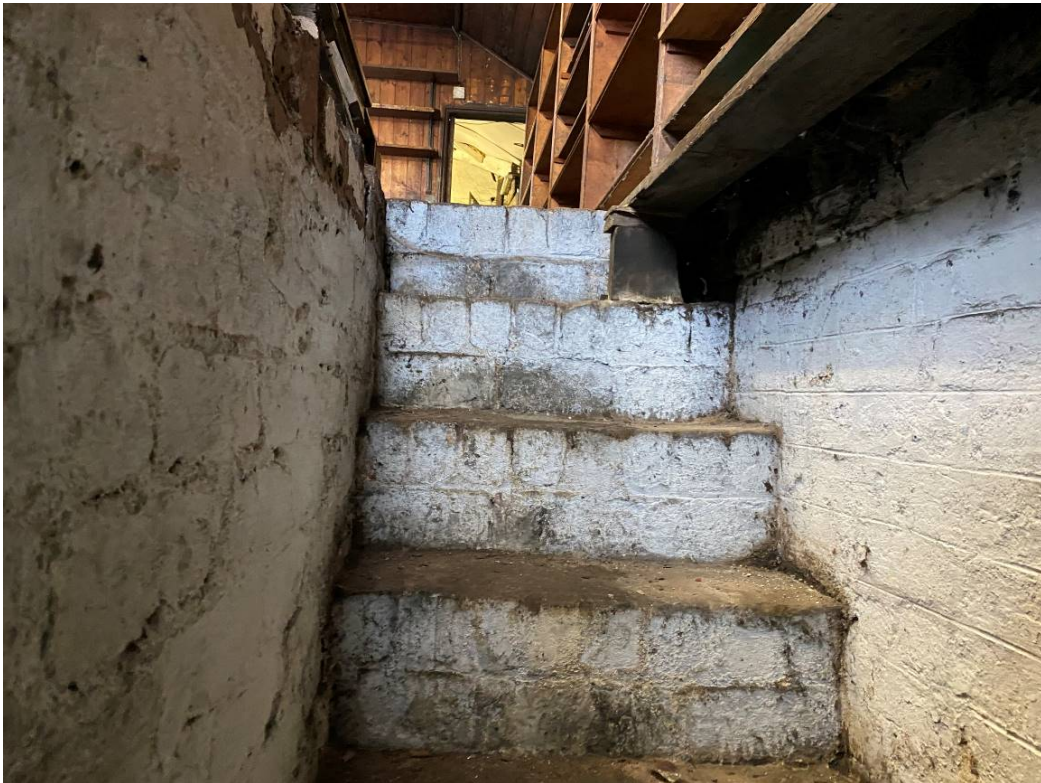
3.0 Conclusions

3.1 This report has set out to highlight the heritage characteristics of the application site, it's contribution to the street scenes of Greatfield Road and Hemming Street. The report has provided an overview of the constraints and required remedial works required to retain the building and make it fir for modern purpose, be it commercial or residential. The condition of the building and it's very modest size simply make the building unfit for either purpose and would require extensive expenditure to create a building that is likely to fail. As such it is clear that the proposals offer a much more viable and sustainable use of the land within the established residential location.

Appendix A: Images of the redundant workshop



Above and below: Images of the existing basement





Above and below: Images of former hardware store





Above and below: Images of former main store





Above and below: Images of former main outer store





Above and below: Images of former secondary outer store





Above and below: Images of existing staff WC.





Above: External images of the site, please refer to Application Document no. 1 (Design and Access Statement) for further external images.