

**PLANNING, DESIGN &
ACCESS STATEMENT**

**6 & 7 THE BULL RING
LUDLOW
SY8 1AE**

GRID REF: SO 51229 74708

PLANNING STATEMENT

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1. OVERVIEW

Introduction

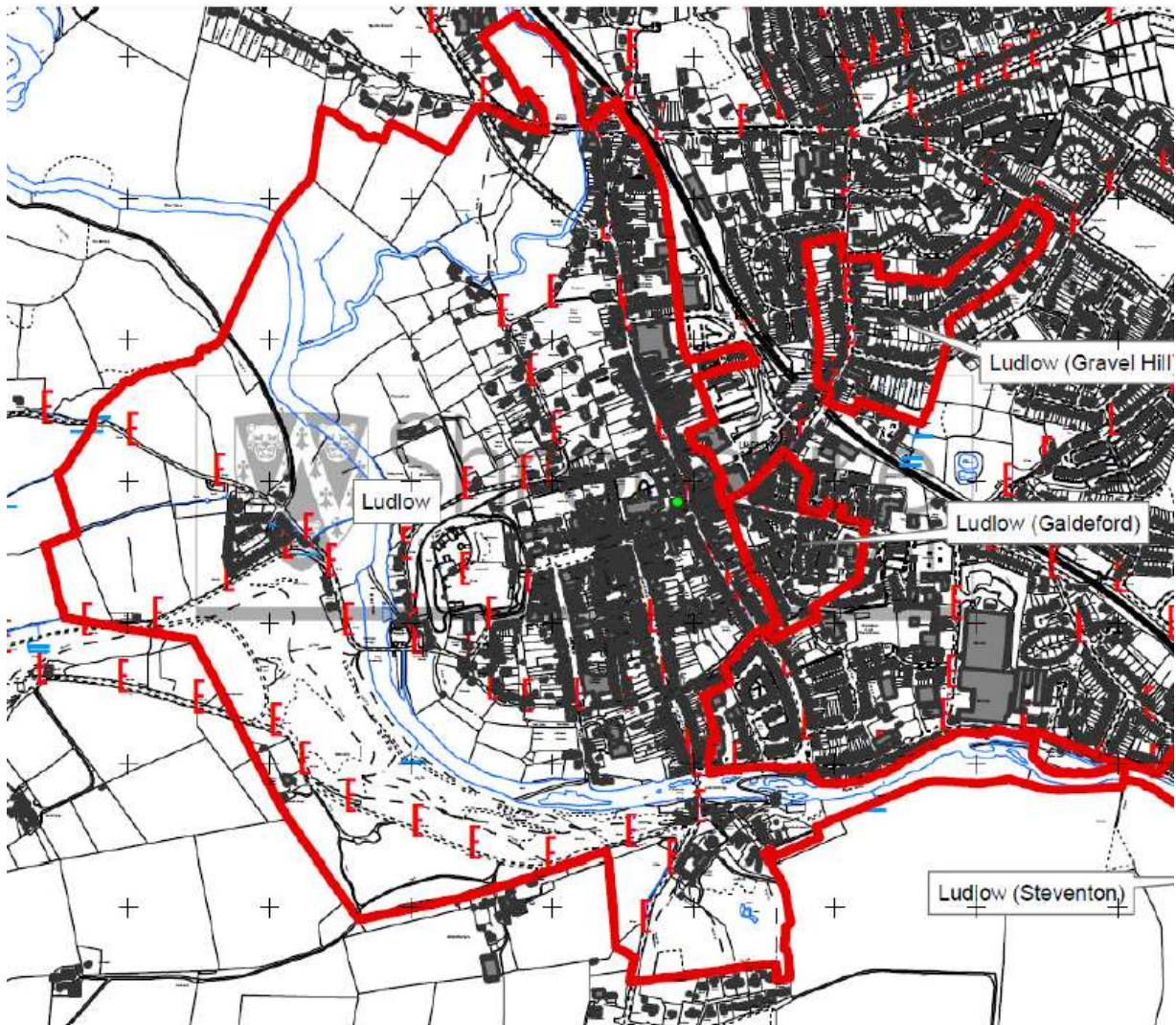
- 1.1. Carter Jonas have been instructed by Mr and Mrs Dalsan to prepare this statement in order to accompany ***'A full planning and listed building application for the conversion of the first and second floor into two separate 2-bed residential apartments (Use Class C3a), including all associated building works and connection to services, use of the ground floor and The Courtyard Building as Use Class E (incorporating Ea, Eb and Ciii)***. This statement extends to the site outlined in the accompanying site location plan.
- 1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 33 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

Location and Description

- 1.3. No. 6 & 7 The Bull Ring lies within the historic county town of Ludlow. Rickards & Son Ltd have operated from No. 6 & 7 The Bull Ring for over 150 years. It is believed that both No. 6 & 7 were rebuilt on an existing site early in the nineteenth century. The interiors appear to have been refurbished in 1871 when Heber Rickards moved in with his family and formally utilised the upstairs as living accommodation. This practice was the norm in Victorian commercial life and it was only since the turn of the 1900 that the upstairs became a store to the retail premises.
- 1.4. This proposal seeks to restore residential accommodation on the upper floors by providing two 2-bed apartments on the first and second floor.

1.5. The National Grid Reference for the site is SO 51229 74708 (see Location Plan).

1.6. The site lies within the Conservation Area of Ludlow and is depicted in the map extract below with a green dot.



Extract from Shropshire Council – Ludlow Conservation Area

1.7. The properties are Grade II Listed and described as follows by Historic England:

'Shops and dwellings, now shop. Mid C19. Brick; painted brick; plain tiles and Welsh slate; brick end stack to No.6. 2-unit plan. 3-storeys and cellar. No.6: 3-window range: margin-glazed sashes under enriched lintels with keyblocks with figureheads, to 1st and 2nd floors; moulded wood eaves. Shopfront has central glazed double doors with nameboard over, under panelled soffit, flanked by

canted windows with moulded glazing shafts; moulded fascia board and hood, with consoles on pilasters.

No.7: single-window range: canted bay with margin glazed sashes, coved underhang, and wood modillioned eaves; 2 margin-glazed sashes over, with stucco lintels and corbelled stone sills; moulded wood eaves. Shopfront has central half-glazed door with overlight, under panelled soffit; flanked by canted shop windows with moulded glazing bars and pilasters, under moulded wood hood, with enriched consoles on moulded pilasters. Right returned side: passage to rear has C19 timber-framing with brick infill, and half-glazed door with margin glazing and fielded panels in simple architrave. Gable of rear wing displays C19 timber-framing, with 8/8 sash and C20 leaded 2-light casement to 2nd floor; two C20 leaded lights to 1st floor; three 15/10 sashes, bowed, to ground floor; panelled door, now partglazed, and overlight with glazing bars. Wing to rear: fixed lights to 1st and 2nd floors; plank door and leaded overlight under segmental arch, with leaded light under segmental arch to left.

INTERIOR: cellar mainly brick lined with mutilated brick vault to No.6; No.7 retains earlier ceiling beams with chamfered joists. Stick baluster staircase; C17 chamfered beam in wing to rear of No.6. C19 fireplaces. The whole retains many fixtures and fittings of the iron monger's trade, having been owned by the Rickards family since 1868.'

The Proposed Development

- 1.8.** This proposal seeks to restore residential accommodation on the upper floors by providing two 2-bed apartments on the first and second floor. Access to the apartments is achieved through the existing side door allowing direct access to the staircase which serves the first and second floor.
- 1.9.** The ground floor will continue to operate under Use Class E, but will incorporate **Ea** (for the display or retail sale of goods, other than hot food, principally to visiting members of the public) **Eb** (for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises) and **Ciii** (for the provision of the following kinds of

services principally to visiting members of the public -
(iii) any other services which it is appropriate to provide in a commercial, business or service locality).

1.10. The vision for the applicant is to utilise No. 6 & 7 The Bull Ring (ground floor and The Courtyard Building) as a mixed space which will incorporate retail, spaces for local artisan crafters to utilise, sale of drink and food from local suppliers, spaces to hire for meetings and small events and the display of historic artifacts associated with Rickards and Ludlow.

1.11. It is considered that the proposal provides a sustainable and well-designed scheme which is in accordance with policies CS6 and CS17 of the Core Strategy and MD10a and MD7b and MD13 of the adopted SAMDev Plan.

Pre-Application Enquiry

1.12. A Pre-Application enquiry was submitted for the conversion of the two upper floors and The Courtyard Building to provide three 2-bed apartments in 2019 (Reference HEPRE/19/00021) whereby no principle conservation objections to the proposal were raised. The proposal was noted as being largely sympathetic to the existing integrity of the listed building, where most importantly, its reuse would aid its long-term viability and conservation.

1.13. The key points that have been incorporated into this proposal from the advice received in the pre-application enquiry are summarised as follows:

1.13.1. The conversion of the principal section of the building is more straightforward, where this would have been the former domestic quarters for the principal shop. The hallway amendments for the principal hallway are noted, where there are no principle objections, subject to details with regards to how the floor levels shall work within apartment 2 (between bedroom and en-suite). The second floor shall be largely be retained as existing with the insertion of a new bathroom.

1.13.2. The existing sash and leaded casement windows are largely historic and significant. They also seem to be in a reasonable condition and capable of repair and refurbishment (including re-cording of the existing sashes), where extra insulation should be achieved by inserting secondary glazing units.

1.13.3. The courtyard has not been greatly altered, consisting of stone flagstones and nineteenth century blue engineering setts that are high in quality and should be retained. The rear access seems to have had some later concrete scree, where this area could be enhanced with appropriate matching materials that in turn, would aid the legibility of the entrance.

1.14. After consideration, the residential conversion of The Courtyard Building was omitted from this application.

2. PLANNING CONSIDERATIONS

Planning Policy – National Guidance

National Planning Policy Framework

2.1. The NPPF supports the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourages the reuse of existing resources, including conversion of existing buildings. It is considered that this proposal is in accordance with the NPPF as it utilises an existing building to its full potential.

Planning Policy – Local Guidance

2.2. Policy CS5 states that conversions of existing buildings must have regard to National Policy and demonstrate that the uses are appropriate for, and take account of, the character of the buildings themselves and their wider landscape setting (as required by Policy CS6)...High standards of sustainable design and construction will also be required in order to mitigate the impact of development and maximise resource.

2.3. Policy CS6 seeks to ensure that development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character. The proposal subject to this application has been designed to a high quality, consistent with national good practice standards, including appropriate landscaping. The proposal also makes the most effective use of land and safeguards natural resources.

2.4. SAMDev Policy MD10a states that in Category B Centres (Ludlow):

- i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas*

ii. Additional main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.

iii. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre

iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.

2.5. The proposal is in accordance with Policy MD10a as it maintains a continuous frontage and promotes economic activity within the Primary Shopping Area.

2.6. SAMDev Policy MD7b Paragraph 3.64 states that: *'In order to promote a sustainable approach to development, proposals which minimise the impacts of new development, appropriately conserve the existing historic and landscape resource, and/or provide environmental amelioration are encouraged. This will include the appropriate re-use of existing suitable buildings and previously developed land.'* It is therefore considered that this application is in accordance with the above aims of Policy MD7b.

2.7. The proposal is considered to be in accordance with the aims set out in **SAMDev Policy MD13** which states that: *'In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by: Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.* The proposal will not have an adverse effect on 6 & 7 The Bull Ring and in accordance with Policy MD13, the proposal will deliver a positive benefit to the designated heritage asset. The proposal takes into account the historic transition of the building and respects its evolution.

2.8. In summary, the proposal is compliant with Planning Policy for the following reasons:

2.8.1. The building is of architectural and historic interest in as far as its external and internal traditional vernacular features.

2.8.2. The proposed conversion is consistent in character and scale with the existing building. The size and visual appearance of the dwellings will not have an unacceptable impact on the surrounding area or immediate setting.

2.8.3. There will not be any unacceptable levels of air, water, soil, odour, noise, light or other environmental pollution.

2.8.4. The proposed conversion will not have a detrimental effect on the amenities and locality of occupants of other neighbouring properties. Indeed, the proposed residential conversion will enhance the immediate locality and condition of the building. The use of the Ground Floor and The Courtyard Building will offer employment opportunities.

2.8.5. The design, layout, scale, materials and colour of the proposed conversion will harmonize with the locality, which is further detailed in Section 3 (Character).

2.9. The proposal respects and responds positively to its context and enhances the quality of the local built and natural environment, it demonstrates an integrated design approach combining layout, building form and design. It respects the landscape setting and topography and preserves the historic layout. It promotes good links through the site and to the surrounding area for all users. The proposal produces a secure environment which is legible, safe, attractive and convenient through the design and orientation. The layout facilitates and promotes energy efficiency through design and will not lead to a significant adverse impact on nearby properties by noise, dust, odour or light pollution.

3. DESIGN STATEMENT

Introduction

3.1. The proposal aims to enhance the local character through incorporating traditional design features for the area. This Design and Access statement will appraise matters including building materials, local architecture, historic quality, plan forms, and locally distinctive features and traditions. This contextual appraisal of the proposal will be detailed below.

Environmental sustainability

3.2. The proposal has been designed to integrate within the existing context of the site. The pattern, grain, appearance and colours of the proposal aim to sustain the character through the main facade, fenestration, layout, use and accommodation arrangement.

3.3. The construction team will consider waste management, including the provision of appropriate facilities for sorting, storing and recycling waste. The construction team will also be mindful of sustainable building standards and will look to incorporate recognised and quality assured standards to demonstrate that environmentally sustainable design solutions have been incorporated into the development.

Movement to, from and within the development

3.4. The proposed development is within the historic town centre of Ludlow which benefits from regular bus and train services that connect to the wider County, Herefordshire and beyond.

3.5. It is considered that the traffic movement created by the proposal will not be of any significance compared to the existing use.

Character – Appearance

3.6. No. 6 & 7 The Bull Ring is a designated heritage asset of visual and local historic appeal. It is in sound structural order and capable of conversion without major re-building.

3.7. The proposal will incorporate existing traditional materials and it is considered important that the external details reflect the local vernacular style, ensuring that the proposal maintains and enriches the character of the area.

Character - Amount, Layout, Scale and Mass

- 3.8.** In terms of scale, the proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space. The design of the proposed apartments respond to the context of the local landscape, culture, form and scale.
- 3.9.** The amount of development is reflected in the context of the existing site by allowing for the conversion of the upper floors. The proposal provides for the efficient use of land whilst safeguarding quality of life.
- 3.10.** The layout of the proposal integrates with its surrounding environment and its position respects the layout of the existing property.

Character - Landscaping

- 3.11.** The proposal will appear fully integrated within the existing landscape with a harmonious palette.

Context – Physical

- 3.12.** A Building Report found that the building is structurally sound and capable of conversion.
- 3.13.** It is not considered that the proposal will have a detrimental impact upon the surrounding area. The proposal will blend into the backdrop and will therefore not have a negative impact on the surrounding environment.

Context – Social

- 3.14.** The proposal will not have a detrimental social impact. It will provide an opportunity for the re-use of an existing building to provide accommodation which in turn will benefit the local economy.

Context – Economic

- 3.15.** The proposal will create economic advantages to the local area through the employment of a construction team and also through the continuation of the occupants utilising the local services and facilities. It will also provide a key benefit to Ludlow through the provision of opportunities for local artisan crafters and suppliers to develop their businesses.

Community Safety

3.16. The proposal will provide for a high-quality development that will partially be visible from the public realm. The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.

Access

3.17. Access will continue to be taken from the existing points. The upper residential floors will be accessed through the existing side entrance which leads to a private staircase. It is not considered that the traffic movement created by the proposal will be significantly greater than the existing use.

3.18. Inclusive Access – The proposal will ensure safe inclusive pedestrian links, access for all whilst ensuring safety and the provision of off street private parking.