

HERITAGE IMPACT ASSESSMENT

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

GRID REF: SO 51229 74708

HERITAGE IMPACT ASSESSMENT

CONTENTS

1. Overview

Introduction

Location and Description

2. Historic Impact Assessment

Description and Reasoning of Proposed Works

Description of Architectural and Historic Interest

Statement of Significance

Planning Policy – National and Local

Summary of Options

3. Assessment of the Impact

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

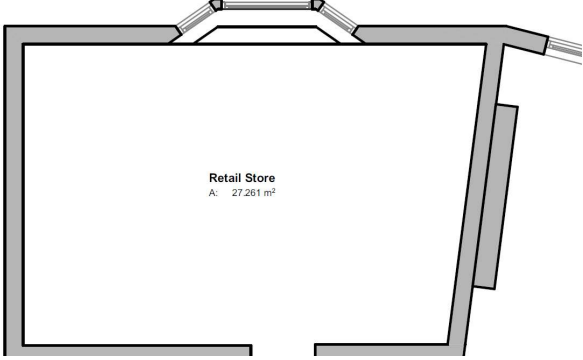
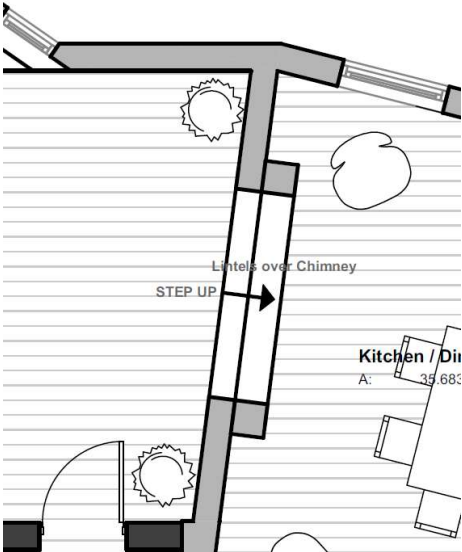
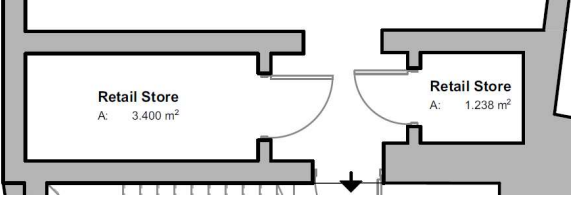
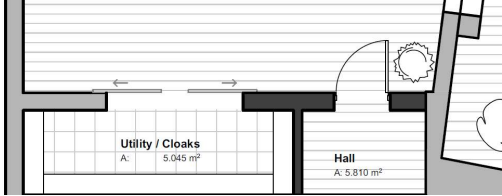
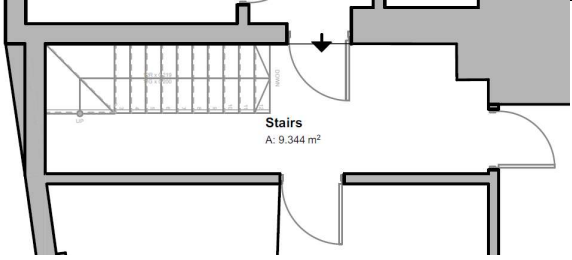
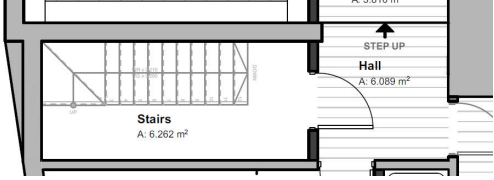
- 1.3. No. 6 & 7 The Bull Ring lies within the historic county town of Ludlow. Rickards & Son Ltd have operated from No. 6 & 7 The Bull Ring for over 150 years. It is believed that both No. 6 & 7 were rebuilt on an existing site early in the nineteenth century. The interiors appear to have been refurbished 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).

HISTORIC IMPACT ASSESSMENT

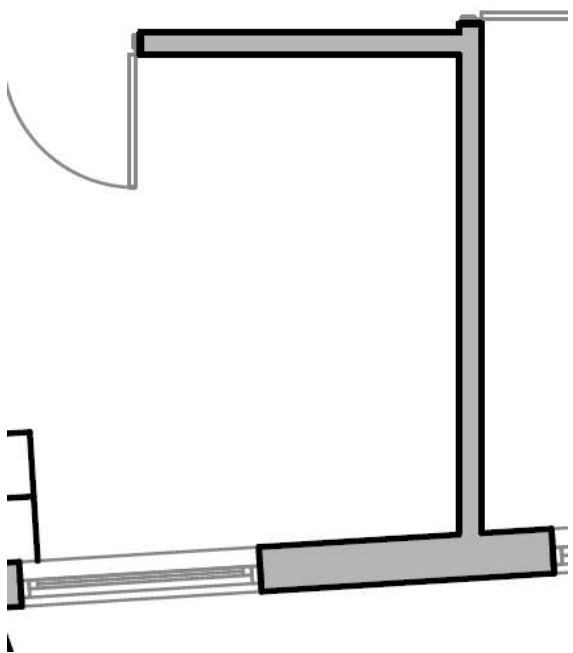
Description and Reasoning of Proposed Works

- 1.6. 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.
- 1.7. 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).
- 1.8. 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.
- 1.9. 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.
- 1.10. The required alterations that impact on the existing building are detailed overleaf

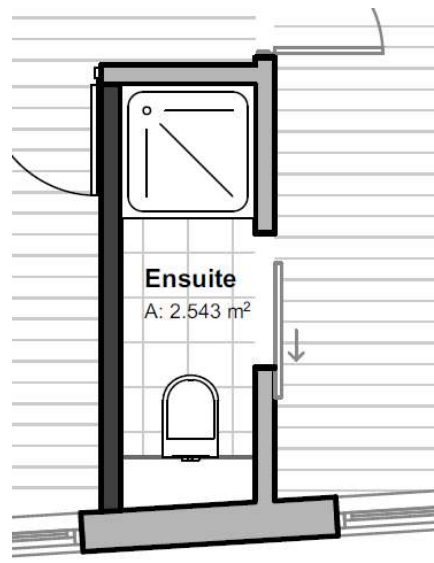
First Floor

Existing	Proposed
 <p>Retail Store A: 27,261 m²</p>	<p>Opening through chimney to allow access into proposed kitchen.</p>  <p>Lightels over Chimney STEP UP Kitchen / Dining A: 25,683 m²</p>
 <p>Retail Store A: 3,400 m²</p> <p>Retail Store A: 1,238 m²</p>	<p>Re-alignment of store cupboard to allow for the creation of a cloak room, hall and access into Lounge</p>  <p>Utility / Cloaks A: 5,045 m²</p> <p>Hall A: 5,810 m²</p>
 <p>Stairs A: 9,344 m²</p>	<p>Stud partition to allow for creation of private hallway to apartment and separation from staircase.</p>  <p>STEP UP Hall A: 6,089 m²</p> <p>Stairs A: 6,262 m²</p>

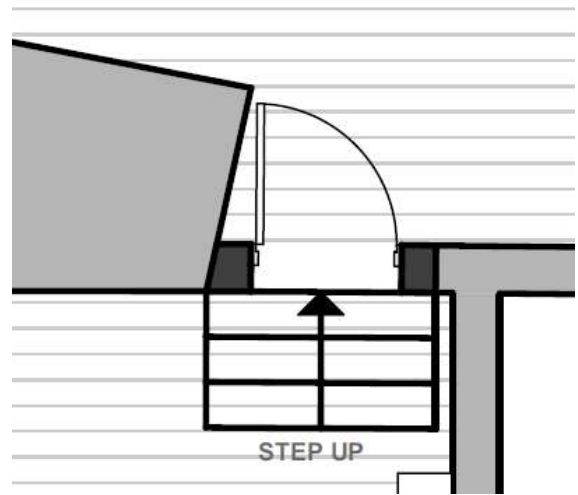
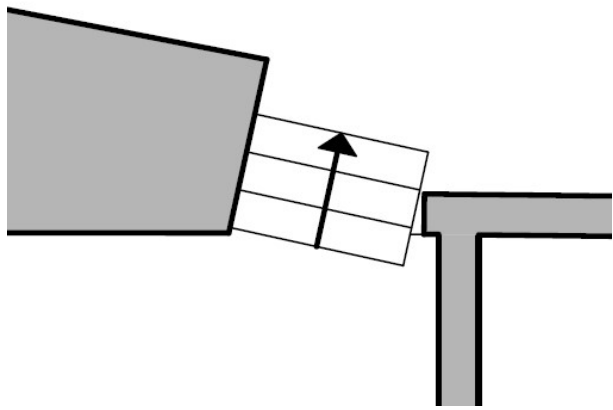
airs
.344 m²

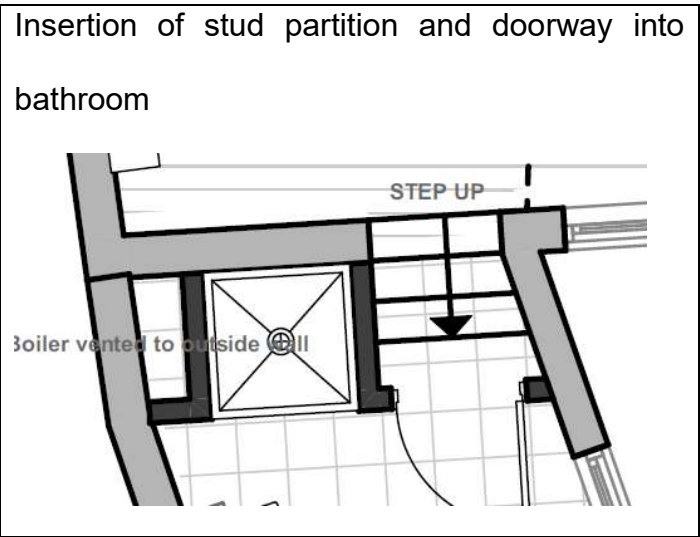
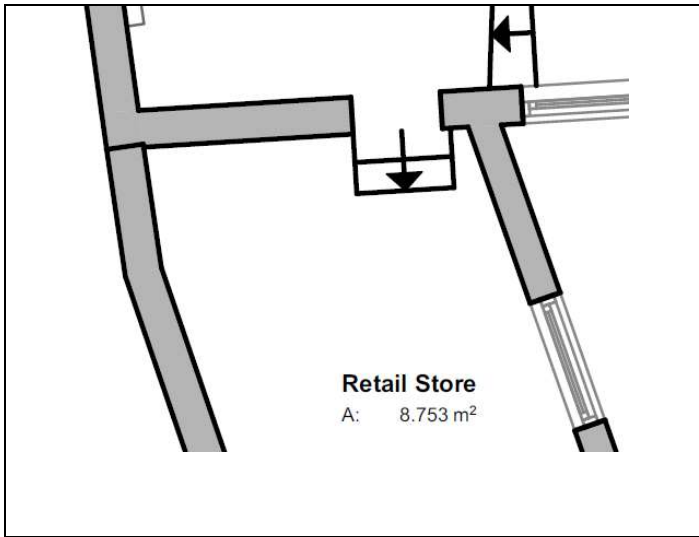


Stud partition wall to allow for creation of ensuite



New door on existing opening to separate kitchen from bedroom

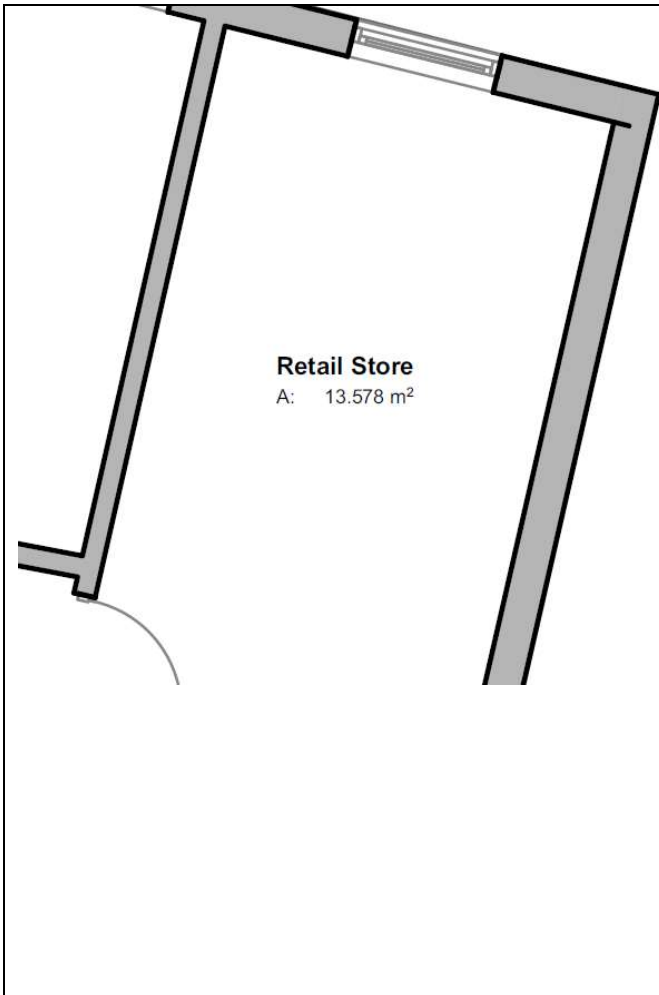
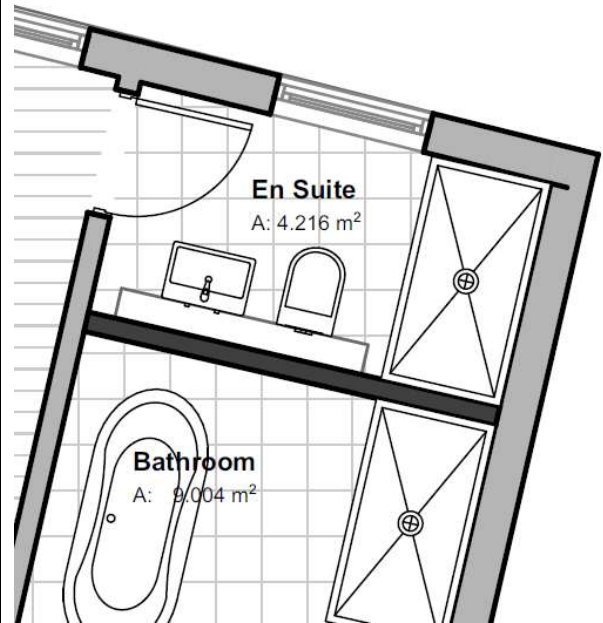




Second Floor

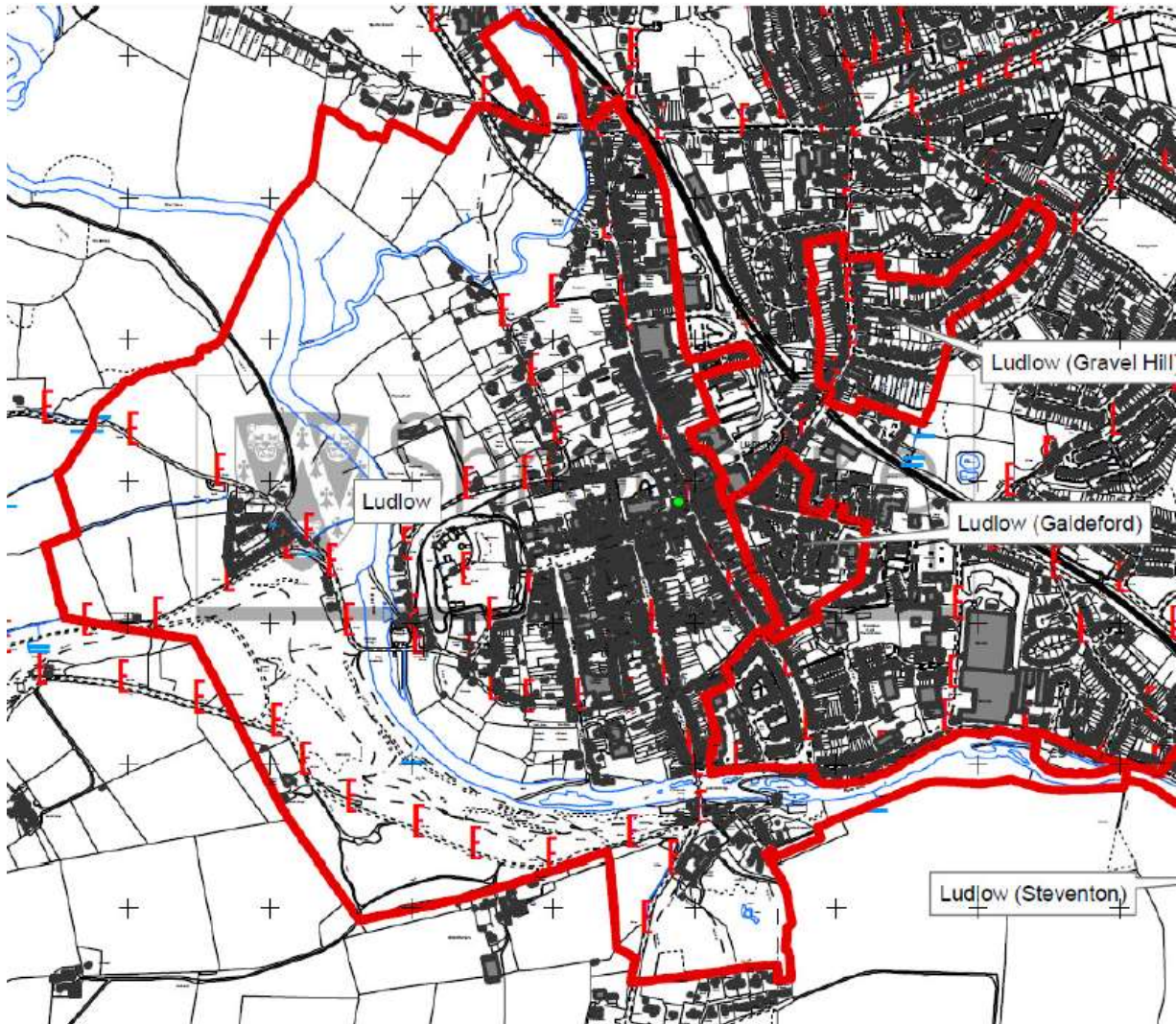
Existing	Proposed
<p>Stairs A: 2.986 m²</p> <p>Retail Store A: 1.094 m²</p>	<p>New glazing panel in location of existing door, widening of step and incorporation of store to allow light infiltration and improved access at the top of the stairs.</p> <p>Hall A: 9.894 m²</p> <p>Stairs A: 2.986 m²</p> <p>new glazing</p> <p>STEP UP</p>

New stud partition to allow for creation of bathroom and separate ensuite. New opening from bathroom into ensuite



Description of Architectural and Historic Interest

2.1. 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

2.2. 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.'

Statement of Significance

- 3.1.** The NPPF defines the significance of a heritage asset as its value *'to this and future generations because of its heritage interest...Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.2.** The significance of No. 6 & 7 The Bull Ring is reflected through its evidential, historic, aesthetic and communal value. The evidential value is seen in the physical layout and fabric and the applicant is seeking to make improvements to enhance the overall character and appearance. The aesthetic value will be enhanced through the programme of works and will be in keeping with the setting and modest proportion.

- 3.3. Levels of significance include Very High Level, High Level, Medium Level, Low Level No Interest and Intrusive.

Planning Policy – National and Local

3.4. National Planning Policy Framework (NPPF)

The NPPF stipulates that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for future generations.

Paragraph 197 states that: *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.'*

The proposal will not lead to any significant harm and therefore accords with paragraph 202 which states that the proposal should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use. It is considered that the proposed use will bring greater benefits to the local economy and community.

3.5. Policy MD13 – Heritage Assets

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 No. 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.

This Heritage Impact Assessment demonstrates that the proposal will not have a detrimental impact on the significance of the building. It is considered that the proposed use will enhance and preserve the building. There is no loss or substantial harm to the significance of the building and its proposed use will allow others to enjoy its historic features. The proposal will aid the preservation of its heritage significance.

In accordance with the planning policies and guidance notes, the proposal is sympathetic to No. 6 & 7 The Bull Ring and surrounding buildings within the Conservation Area. The proposal reflects the design and character of the area as a whole and the form, scale, detailing and materials. The proposal respects the setting and character of the listed building and does not harm its historic integrity and identity.

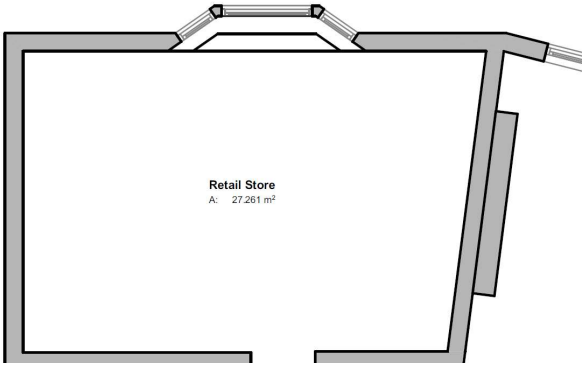
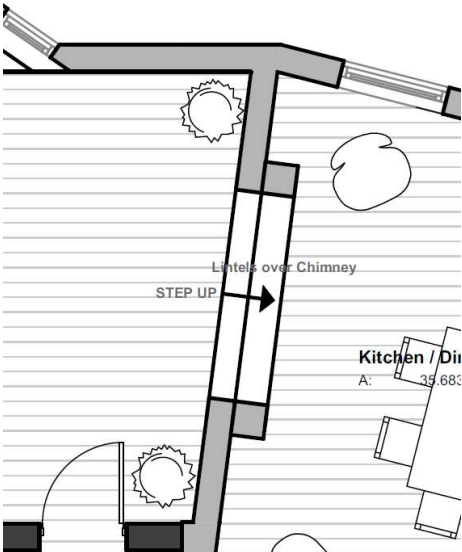
3.6. The proposal will not have a negative impact on the evidential value of the historical asset. It will not result in the loss or damage to the historic fabric, nor will it make it harder to appreciate the way in which the building and walls were used in the past. The proposal will include for the retention and restoration of significant architectural features. There will be no negative impact on the aesthetic or design qualities as there is no compromise to the layout, scale and proportion. The proposal will have a positive impact on communal value and will reduce maintenance risks as the building works will be undertaken to a high standard. Overall, the proposals will have a positive impact on the heritage asset, and it will not involve the loss of any significant features.

3.7. Summary of Options

The works are respectful of its heritage & built form and will use traditional materials where appropriate. The proposed works fully respect the built form of No. 6 & 7 The Bull Ring and the proposal will be undertaken with due care and attention to detail.

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
 <p>Retail Store A: 27.261 m²</p>	<p>Opening through chimney to allow access into proposed kitchen.</p>  <p>Lintels over Chimney STEP UP Kitchen / Dining A: 39.680</p>

Proposed Work

Opening through chimney to allow access into proposed kitchen.

Objective

To allow direct access between lounge and kitchen

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

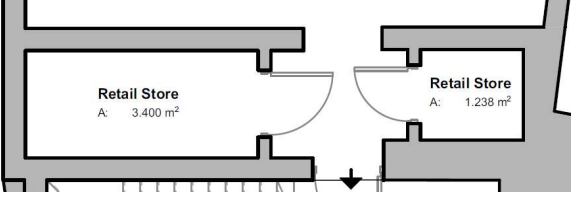
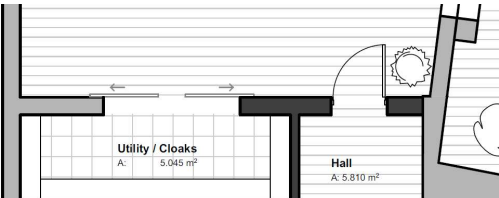
Change in appearance of the interior

Proposed Solution

Lintel required to create proposed opening

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
 <p>The existing floor plan shows two adjacent retail store areas. The left store is labeled 'Retail Store' with an area of 3.400 m². The right store is also labeled 'Retail Store' with an area of 1.238 m². A double-headed arrow indicates the space between the two stores.</p>	<p>Re-alignment of store cupboard to allow for the creation of a cloak room, hall and access into Lounge</p>  <p>The proposed floor plan shows the re-alignment of the store cupboard. A new 'Utility / Cloaks' area is created with an area of 5.045 m², and a 'Hall' area is created with an area of 5.810 m². Arrows indicate the flow of access into the lounge area.</p>

Proposed Work

Re-alignment of store cupboard to allow for the creation of a cloak room, hall and access into Lounge

Objective

To create a hall and cloak room

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

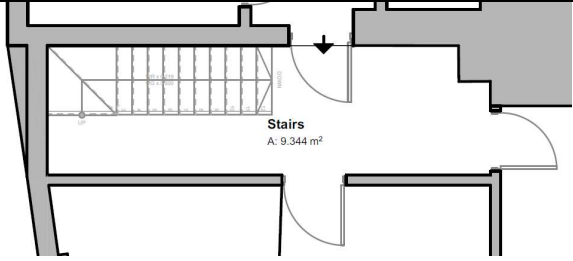
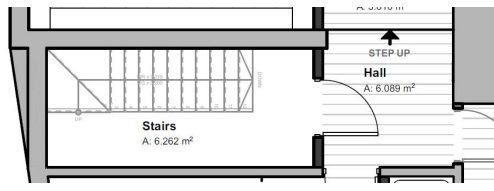
Change in appearance of the interior

Proposed Solution

No structural alterations will be required – stud partition only required

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
	<p>Stud partition to allow for creation of private hallway to apartment and separation from staircase.</p> 

Proposed Work

Stud partition to allow for creation of private hallway to apartment and separation from staircase.

Objective

To separate apartment from stairway

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

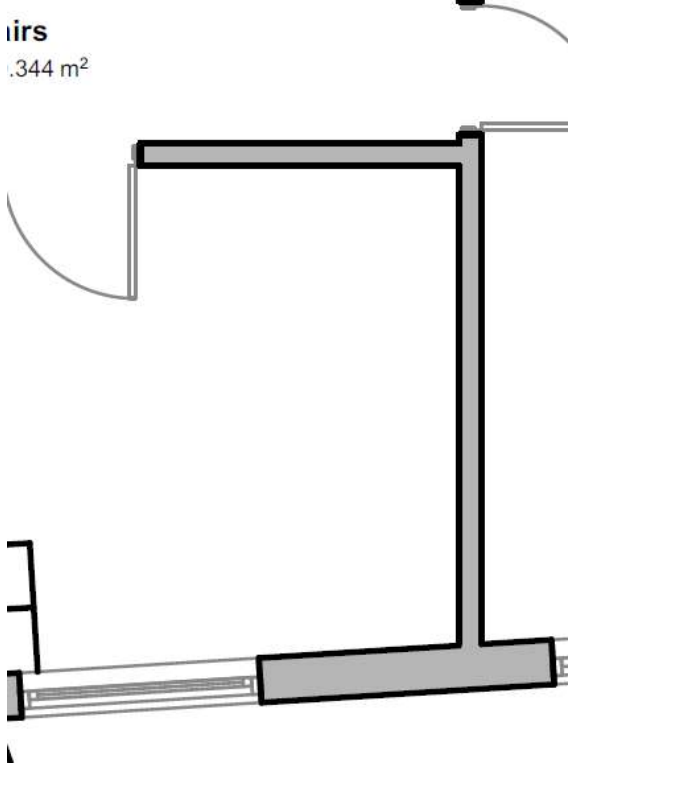
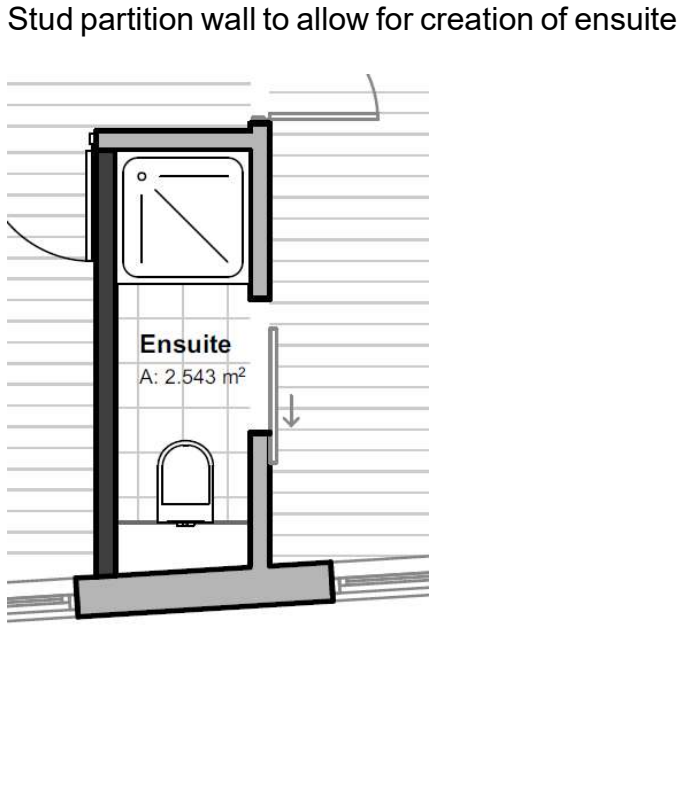
Change in appearance of the interior

Proposed Solution

No structural alterations will be required – stud partition only required

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
<p>Bedroom 13.344 m²</p> 	<p>Stud partition wall to allow for creation of ensuite</p> 

Proposed Work

Stud partition wall to allow for creation of ensuite

Objective

To create an ensuite to serve the bedroom

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

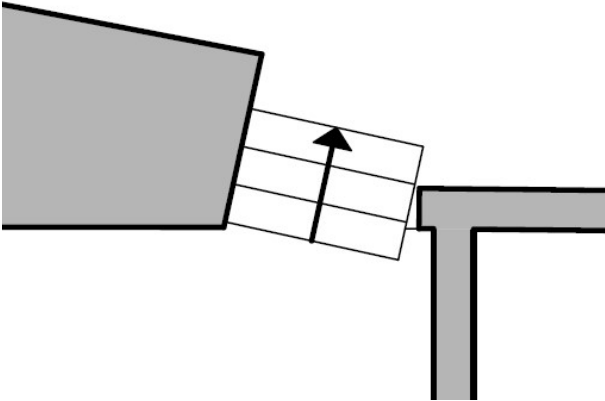
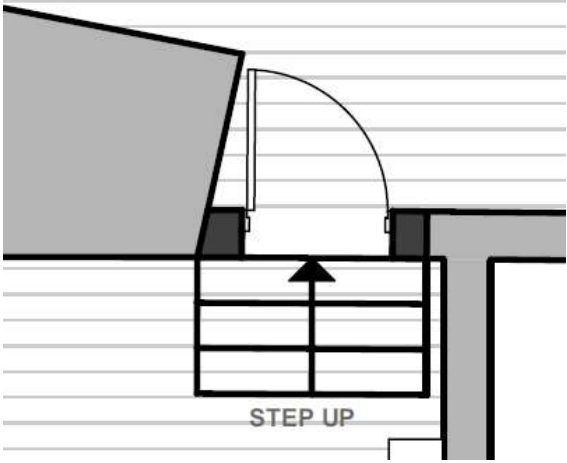
Change in appearance of the interior

Proposed Solution

No structural alterations will be required – stud partition only required

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
	<p data-bbox="810 573 1490 680">New door on existing opening to separate kitchen from bedroom</p> 

Proposed Work

New door on existing opening to separate kitchen from bedroom

Objective

To separate bedroom from kitchen

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact


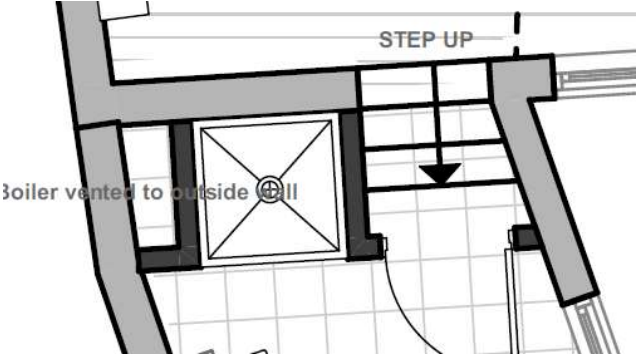
Change in appearance of the interior

Proposed Solution

No structural alterations will be required – stud partition only required within existing opening

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
 <p>Retail Store A: 8.753 m²</p>	<p>Insertion of stud partition and doorway into bathroom</p>  <p>boiler vented to outside</p> <p>STEP UP</p>

Proposed Work

Insertion of stud partition and doorway into bathroom

Objective

To create a bathroom

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

Change in appearance of the interior

Proposed Solution

No structural alterations will be required – stud partition only required within existing opening

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
<p>Stairs A: 2.986 m²</p> <p>Retail Store A: 1.094 m²</p>	<p>New glazing panel in location of existing door, widening of step and incorporation of store to allow light infiltration and improved access at the top of the stairs.</p> <p>Hall A: 9.894 m²</p> <p>Stairs A: 2.986 m²</p> <p>new glazing</p> <p>STEP UP</p>

Proposed Work

New glazing panel in location of existing door, widening of step and incorporation of store to allow light infiltration and improved access at the top of the stairs.

Objective

To improve the circulation space into the Apartment by incorporating the store.

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

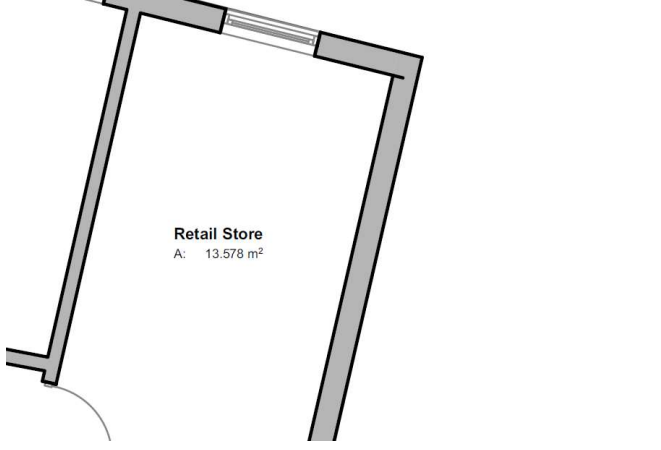
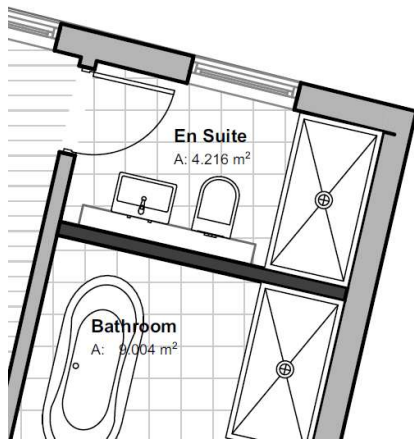
Change in appearance of the interior

Proposed Solution

Stud partition required and alterations to existing opening

ASSESSMENT OF IMPACT

The significance of the heritage asset has been taken into account in the design proposals as follows:

Existing	Proposed
	<p data-bbox="810 571 1476 750">New stud partition to allow for creation of bathroom and separate ensuite. New opening from bathroom into ensuite</p> 

Proposed Work

New stud partition to allow for creation of bathroom and separate ensuite. New opening from bathroom into ensuite

Objective

To create an ensuite and bathroom to serve the apartment

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

Allows for practical gains

Assessment of Harmful Impact

Change in appearance of the interior

Proposed Solution

Stud partition required and new opening to access ensuite from bedroom.