



Date: 28th January 2019

c/o Charlene Sussums
Carter Jonas
Canon Court North
Abbey Lawn
Shrewsbury
SY2 5DE

Our Ref: HEPRE/19/00021

Your Ref:

Dear Charlene,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE: HEPRE/19/00021

PROPOSAL: Conversion of existing listed building to three apartments.

LOCATION: Rickards & Son Limited, Woods Yard Stores, Wood Yard,
6-7 Bull Ring, Ludlow, Shropshire.

Thank-you for your amended letter dated 25th January 2019 where the following advice follows our site visit last week and the amended submitted plans. It should be noted that these comments are strictly in relation to historic environment issues and does not give an opinion on whether the proposal would be acceptable in planning terms. Should further planning advice is required, then this is a service that is subject to a fee. The following advice is based on the amended drawings following the site visit with yourself on 24th February 2019.

The existing building and outbuildings are grade II listed and lie within the Ludlow Conservation Area. The existing spaces are generally in a sound state of repair (ie no significant water ingress) where they are used for ancillary storage purposes, though some roof repairs may be required imminently, along with further insulation using appropriate breathable materials, along with the existing walls that should use appropriate lime based materials and plaster.

The conversion of the existing outbuildings needs to be carefully considered in terms of dealing with the existing spaces and differing floor levels. The conversion also needs to take into account in terms of retaining as much of its existing character and appearance as possible along with all existing fabric (floorboards etc), especially given the fact that the spaces have seen a very low level of alteration over the years. Any floor coverings should be reversible in order for the floorboards to be retained insitu (ie for kitchens and bathrooms). The existing latch doors are for example all original and should be retained where possible, where external doors should be replaced like-for-like', where the existing doors should be retained and reused elsewhere internally. Some of the floors are also have their original cobbled setts, where floating floors should be inserted that effectively preserves the existing fabric insitu.

As per the doors and floors, the insertion of stud partitions should be undertaken also as a reversible intervention, where they could be taken out at a later date without damaging the existing floorboards. Any doors to be blocked up should consist of locking the doors, or be studded out on one side, with the door remaining fixed on one side.

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.

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.

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.

The proposal shall require a dual application, including a planning application for the principle of change of use to separate residential units, and Listed Building Consent. Overall, there are no principle conservation objections to the proposal subject to relevant details as discussed above. The proposal seems largely sympathetic to the existing integrity of the listed building, where most importantly, its reuse would aid its long-term viability and conservation. The Listed Building Consent application should contain a Historic Impact Assessment (HIA) in accordance with paragraph 189 of the NPPF and policy MD13 of SAMDev. This can append the submitted Design and Access Statement as would be required for the accompanying planning application. Details should also be provided for all new services to be installed as part of the conversion, including all new electrics and plumbing (for new kitchens and ensuites etc), that may have implications upon the existing historic fabric of the building.

Due to the location of the building within the historic core of Ludlow and proximity to St Laurence's Church (grade I listed), the site has high archaeological potential, where advice from SC Archaeology is strongly recommended in terms any potential archaeology work that may be required as part of this proposal (ie works to the existing courtyard). You may therefore wish to discuss the proposal with my colleague Hugh Hannaford, email:hughhannaford@shropshire.gov.uk.

Ecology surveys may be required for any proposed works to the roofspace, where further advice can be given by my colleagues in the Ecology Team, email: ecology@shropshire.gov.uk.

I hope that the above advice is helpful in developing this proposal further, where if you have any further queries or clarification, then please do not hesitate to contact me.

PTO

Yours sincerely,

A handwritten signature in black ink that reads "M. Williscroft". The signature is written in a cursive style with a large initial 'M'.

Ben Williscroft
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