

Design, Access & Heritage statement, proposed part demolition of rear of existing shop. Proposed 2 Semi-detached dwellings to rear, and conversion of First and Second floor into flats, 9, Union Street, Ryde, Isle of Wight. PO33 2DU



Design, Access & Heritage Statement

The site is within a conservation area and is a grade II listed building.

The proposal is to demolish part of the rear of the shop to be replaced by two semi-detached town houses and convert the First and Second floors into flats.

Relevant Planning History

The building was listed 18th May 1972.

Character Appraisal

6 Character areas

6.1 The townscape of Ryde varies according to age, topography and usage. Road layout, building density, architectural details and the presence of open spaces are all characteristics derived from the area's historic development: the dense, closely knit area of the commercial centre (i.e., Union Street and High Street) contrasts markedly with residential areas such as Augusta Road and Melville Street (expansive villas set within spacious gardens); similarly, the seaside activities along the Esplanade contrast with the quiet leafy residential streets and semidetached town houses around Vernon Square.

6.2 Based on this spatial analysis it is possible to discern 5 distinctive and discernible character areas within the conservation area.

The 5-character areas are:

Area 1: Esplanade, Pier and Seafront

Area 2: Historic core and commercial centre

Area 3: Regency and Victorian Housing

Area 4: Pelhamfield, Ryde School & All Saints Church

Area 5: Ryde Cemetery

6.3 In coastal areas, the boundaries may follow the line of the mean low water mark, extending to include the whole of any pier, any part of which is within the mean low water mark which is the extent of the jurisdiction of the Council and so is used for consistency.

7 Key views and vistas

7.1 The most commanding views in the area are those northwards to the sea and to the mainland. Such views can be seen from Union Street and George Street and from the lower length of High Street (further up the High Street, the views are more obscured). Arguably the best views are from the pier and several churches provide local landmarks and focal points, most notably All Saints Church and Holy Trinity Church. The Town Hall clock tower on Lind Street is also highly visible.

Relevant Planning Policies are: -

DM2 Design Quality for New Development

The Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. A robust design process with the use of skilled designers and pre-application discussions will be promoted.

Relevant information according to the site's size, location and context will be required in order for the Council to determine planning applications properly and quickly. All new development should respond to a clear understanding of physical, social, economic, environmental and policy context.

Development proposals will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place.**
- 2. Optimise the potential of the site but have regard to existing constraints such as adjacent buildings, topography, views, water courses, hedges, trees, wildlife corridors or other features which significantly contribute to the character of the area.**
- 3. Be appropriately landscaped to provide an attractive setting for the development that integrates with the surroundings.**
- 4. Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.**
- 5. Minimise the consumption of natural resources and the production of waste or pollution.**

Development proposals which preserve or enhance a Heritage Asset or the setting of a Heritage Asset will be supported.

DM11 Historic and Built Environment

The Council will support proposals that positively conserve and enhance the special character of the Island's historic and built environment. Development proposals will be expected to:

- 1. Deliver economic led regeneration.**
- 2. Relate to the continued use, maintenance, rescue/refurbishment, repair and re-use of heritage assets and historic places, especially where identified as being at risk, or likely to become at risk.**
- 3. Relate to the conservation, enhancement and enjoyment of the Island's heritage assets and public realm.**
- 4. Consider and balance the relationship between the quality of place, economic, social and environmental characteristics.**
- 5. Be informed by sufficient evidence to reveal impacts upon the significance of heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document.**

The demolition or substantial harm to non-designated heritage assets and their settings, which make a positive contribution to the special character and/or local identity of an area, will be resisted.

Demolition or substantial harm to designated heritage assets and their settings will only be permitted in exceptional or wholly exceptional circumstances. Depending on their significance and only once a lack of appropriate viable alternatives to demolition or substantial alteration have been demonstrated. Consent will be refused unless it can be demonstrated that:

- i. The substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or**
- ii. a. the nature of the heritage asset prevents all reasonable uses of the site; and
b. no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
c. conservation through grant-funding or some form of charitable or public ownership is not possible; and**
- d. the harm to, or loss of, the heritage asset is outweighed by the benefits of bringing the site back into use.**

National Planning Policy Framework (NPPF)

203. 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.

Impact and justification of Proposals

As stated before, the building was listed 18th May 1972, but following a fire the building was extensively damaged and in 1994 the building was rebuilt around a steel frame.

The rebuilding works included the extensive replacement of external walls including front wall facing Union Street, all floors and roofs, new stairways, and internal partitions, very little of the original fabric remains.

The Shop as is stands is no longer viable due to falling footprint in Town centres and competition from online shopping.

Under these proposals the shop would still retain 266 sq. m of floor space. The frontage to Union Street remains unchanged other than the addition of the door to access some of the flats above. This would be a reinstatement of a door that was originally there.



Rear of 9 Union Street facing Union Road

The rear section of the building will be demolished to make way for two town houses following similar adjacent development. They will be 2 bed houses with small rear gardens and are of a size to be affordable housing.



They will replace a simple single storey flat roof and facing brick structure, along with a slate roof and facing brick structure, that have very little potential to redevelop in themselves.

There is a small stone wall element along the boundary and the section to be removed and incorporated within one of the proposed dwellings as the garden wall. This feature can only be viewed properly from private land.



Buildings fronting Union Lane are almost exclusively residential properties.

The conversion of the First and Second floor into flats retains the existing internal stairways with a new external stairway to the side. This conversion follows similar conversions and features approved to other buildings within this location such as 12, Union Street P/00115/01, 13, Union Street and 14, Union Street P/01680/01. The front remains the same with new appropriate doors and windows added to the middle and rear section of the building.



Rear of adjacent buildings

Highways Considerations

No onsite parking is provided, but the site is very close to Ryde Interchange with its connections by bus and train, and connections to mainland by Wightlink and Hover Travel.

Conclusion

The site is within a sustainable location with its proximity to local shops and transport connectivity.

The part demolition of the rear of the listed building does not damage any heritage assets, as stated before, after the fire nearly all the structure was replaced.

The most important part, the front of the building to Union Street remains unchanged other than the reinstatement of the doorway. At the time of the reconstruction planning were only concerned about the front portion of the building.

The proposals will still retain a large retail portion of the building at ground floor level, they will also provide a more financially viable option to retain the retail section.

As the proposals will provide much needed residential accommodation, including affordable housing and retain a more secure retail business for the shop, and no loss of any heritage assets, it is respectfully suggested that planning can support this application.