

**CONVERSION OF EXISTING RETAIL AND
STORAGE ACCOMMODATION OVER 3
FLOORS TO PROVIDE, RETAIL TO
GROUND AND BASEMENT LEVELS AND 7
SELF CONTAINED APARTMENTS TO THE
UPPER FLOORS ACCESS VIA A NEW
DOOR AT STREET LEVEL AT
17 WYLE COP, SHREWSBURY**



**PLANNING AND HERITAGE
STATEMENT**



PLANNING AND HERITAGE STATEMENT

SECTION 1

- Introduction and Background

SECTION 2

- Historical Setting Statement

SECTION 3

Planning Statement

- Design Concept and Proposals
- Materials

SECTION 4

- Method of Construction

SECTION 5

- National and Local Planning Policies

SECTION 6

- Conclusions

SECTION 7

- References

SECTION 1

INTRODUCTION & BACKGROUND

Planning, Design and Access statements allow applicants to demonstrate how they have appraised the physical, social, economic and policy context of the development, and how their choice of design principles and concepts takes that context into account.

The applicants have recently purchased 17 Wyle Cop. The previous owner gained consent for the conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and 3 self-contained apartments to the upper floors access via a new door at street level and this was granted on 23/01854/FUL 23/01855/LBC in June 2023.

This Planning and Heritage Statement has been prepared by Moss Co LLP on behalf of JJ Signature Holdings Ltd in support of a full and listed building application for the conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and **No7 self-contained apartments** to the upper floors access via a new door at street level at 17 Wyle Cop, Shrewsbury, Shropshire SY1 1XB.

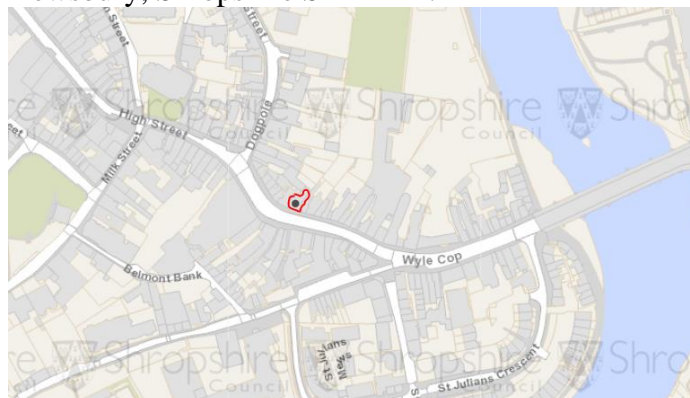
17 Wyle Cop is a grade II listed building.

In addition to this Planning and Heritage Statement, the application is supported by the following information:

- Existing Location Plan
- Proposed Site Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Construction Method Statement

SITE DESCRIPTION AND LOCATION

17 Wyle Cop, Shrewsbury, Shropshire SY1 1XB.



Source: <https://shropshire.gov.uk/website-information/arcgis-interactive-mapping-service/>



Location plan

Site plan

PRE-APPLICATION ADVICE

Pre-application consultation was considered but having prepared the scheme the agent considered that as the proposals are within standard planning policy deemed not necessary to take advice prior to the submission. Precedent for the conversion has been set with approvals 23/01854/FUL 23/01855/LBC in June 2023.

SECTION 2

HERITAGE SETTING STATEMENT

Heritage assets normally:

- pre-date 1950
- comprise traditional materials and building methods
- are of permanent and substantial construction
- are of local significance and add value to the landscape

The purpose of this Heritage Setting Statement is to consider the proposals against the policy context outlined below and is not concerned with any other planning issues and has three primary aims:

- To describe and assess the significance of any heritage assets that will be affected by a development proposal, including any contribution to that significance made by the assets setting.
- To assess the potential impacts upon and any resultant harm to, the significance of heritage assets that may arise from the development proposal.
- To identify any opportunity for a development proposal to positively enhance the significance of a heritage asset.

Significance

Current national policy guidance relating to the protection and enhancement of the Historic Environment is contained within the National Planning Policy Framework (NPPF). The purpose of this assessment is to

“...describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The NPPF, as a general rule, “recommends approval of development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.

Significance is defined within the glossary to the NPPF, *Annex 2: Glossary, National Planning Policy Framework, Department for Levelling Up, Housing & Communities 2023* as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- The application site is located within Shrewsbury Town Centre Conservation Area, therefore due regard to the following local and national policies, guidance and legislation is required to be demonstrated in terms of historic environment matters: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the Same component of the Local Plan, the National Planning Policy Framework (NPPF) and Historic England Guidance (including Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets). Sections 66 and 72 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 are/ also relevant in terms of the extent to which this proposal will preserve and enhance the character or appearance of the Conservation Area.

- Excerpt from *conservation officer notes* on applications 23/01855/LBC and 23/01854/FUL.

Number 17 Wyle Cop is a Grade II listed two storey with attic four window range painted brick building comprising part of the varied historic row of listed buildings along this section of the Wyle Cop street scene. The shop front at ground floor level is a replacement from the early part of the 20th Century and features slim cast-iron columns, large fascia sign board with moulded consoles, and a slightly off-centre inset entrance with the name of the former long-time occupant prior to the 1960s, Mansell stationers and newsagents, comprising a decorative mosaic tile on the entrance doorstep.

Archival photos show the original shop front composition prior to the late 1920s, with a central door with painted timber shop front and glazing to each side, and a left side positioned entrance door, which applications 23/01855/LBC and 23/01854/FUL and this current application for upper floor conversion proposes to reinstate. This modification to the shop front was supported previously and on the above application and from an earlier scheme in 2017 that proposed a similar shop front arrangement.

- **LISTED BUILDING STATUS 17 Wyle Cop, Shrewsbury, SY1 1XB SHROPSHIRE HISTORIC ENVIRONMENT RECORD (HER 10059)**

Listed as:-

SHREWSBURY

SJ4912SW WYLE COP 653-1/15/707 (North side) 19/09/72 No.17

GV II

Shop. Late C18. Painted brick with Welsh slate roof. 2 storeys and attic, 4-window range. Shop front of c1900 with slim cast-iron columns and fascia with moulded consoles. Upper windows are sashes with 2 upper panes (no glazing bars in lower pane) in moulded wood architraves. Modillion eaves cornice, and 2 dormers in the roof, the left hand cutting through the eaves band. Coped gables with moulded stone kneelers.

Listing NGR: SJ4937412359

Source: British Listing

- The agent has considered the Historic England's guidance document 'Conservation Principles' (2008) and Historic Environment SPD, which provides a methodology for assessing the significance of a heritage assets by establishing an understanding of their 'heritage values'.
- Shropshire HER records have been researched and where possible details have been included within the statement. The agent has researched only on line.

The previous owners started a soft strip of modern fixtures and fittings as part of approved applications 23/01854/FUL 23/01855/LBC. Below photographs show state of delivery, to satisfy condition 3 of 23/01855/LBC.



Ground floor



First floor



First floor lobby



Second floor



Internal roof scape

Setting

Setting is clearly defined within the NPPF Annex 2: Glossary, National Planning Policy Framework, Department for Levelling Up, Housing & Communities, 2023 as

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."

Historic England guidance <https://historicengland.org.uk/advice/hpg/has/setting/> adds to the understanding of setting by stating the following:

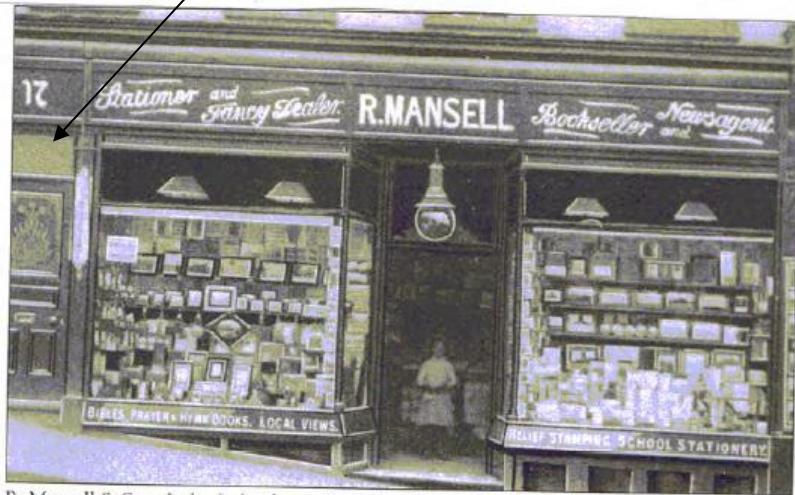
"The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation."



Source: National Library of Scotland: Surveyed 1879– 1880 Published 1882

- Many of the original C16th timber framed building remain with additional construction in all the following centuries, in particular in the C18th with new brick buildings with shops on the ground floor and accommodation to the upper floors, often with the brickwork simply facing over the timber frame.
- 17 Wyle Cop faces on to the main eastern route into Shrewsbury, via The English Bridge.
- The site lies within a mixed retail and residential area where most of the nearby dwellings are Grade II Listed.
- There are no changes to the street frontage other than the implementation of the previously approved consent to reinstate side door to provide access to the upper floors.

Original side door to be reinstated



R. Mansell & Sons Ltd, wholesalers and retailers, late 1920s. Established in 1905 by Frankwell's own Richard Mansell, Mayor of Shrewsbury in 1932-34, the business soon expanded into both wholesale and retail outlets. Later managed by his son, Theodore, the more mature townsfolk may remember the retail shop at 17-18 Wyle Cop with its extensive range of fancy goods, china and stationery-related products. The shop closed in the late 1960s. This illustration shows Theodore Mansell's shop.

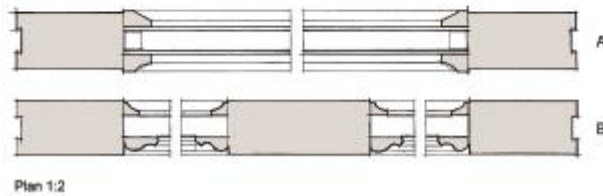
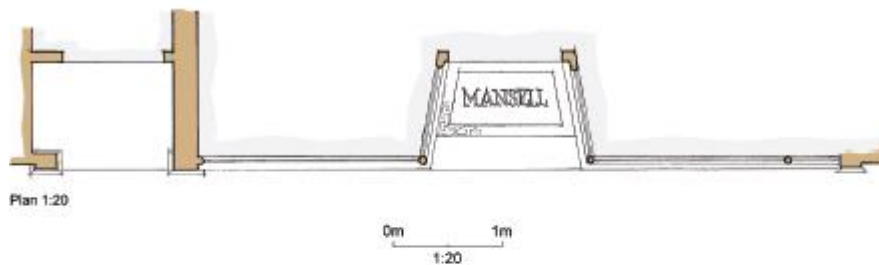
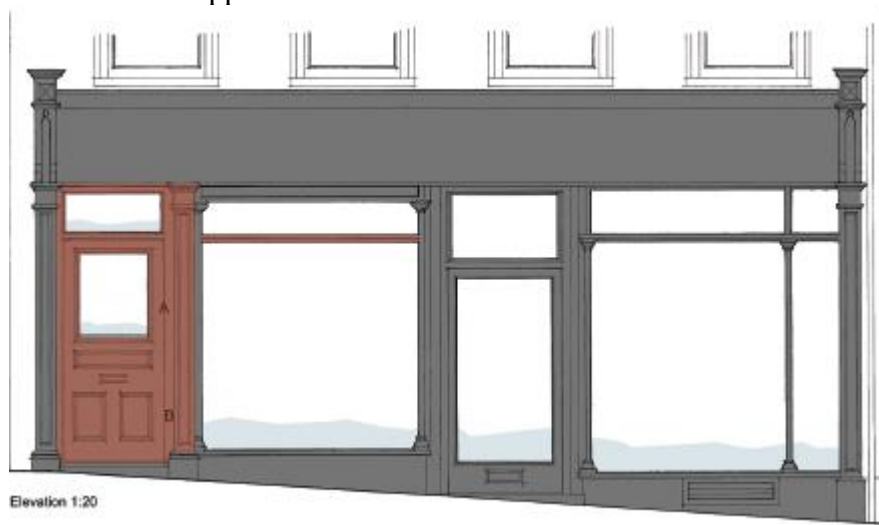


Original door step to the ground floor shop will be retained



- Above is a photo of the shop front from the 1960's. Note Mansells occupied both 17 and 18 Wyle Cop. It is not known if the shops were ever knocked into one, current shop fittings obscure any evidence.

- Proposed shop front joinery detail (red area shows new work), to satisfy Condition 3 – application 23/01854/FUL.



- It is considered that the proposal would not adversely impact on the character and setting of the Conservation Area or the existing dwelling and would comply with Policies CS6 and CS17 of the Core Strategy and Policies MD2 and MD13 of the SAMDev.

Harm

The NPPF effectively identifies two distinct levels of harm that may be caused to heritage assets, substantial and less than substantial. *These are not explicitly defined.*

“Substantial harm is considered to be serious to the significance of the heritage asset, e.g. the total or partial loss of a designated heritage asset.

Less than substantial harm is not as onerous and more varied in scope, but still a material consideration in assessing planning applications.”

The applicants would like it to be known that the building was stripped out by the previous applicants where work on approved consents 23/01854/FUL 23/01855/LBC was started.

The architect considers less than substantial harm is proposed, as follows;

Impact on the Listed Building

- Consent has been granted on applications 23/01854/FUL 23/01855/LBC to include alterations to the shopfront to include a side entrance door to the left reinstating the shopfront, as shown with the archival photographic record. There are no further changes to the external appearance from that already approved.
- Internally the ground and first floors, both currently in retail use, have been opened up into larger spaces, and modern shop fittings installed with steel beams and cast iron posts introduced. A C19th stair between these floors remains along with its balustrading and some newel posts. From the first floor a short flight of similar stairs leads to what was presumably an addition, the double external wall structure is visible. This it is over the rear retail area and a lightwell exists at the rear of the property. The second floor at the front of the building is within the roof with dormer windows to Wyle Cop, the framing dividing the rooms remains, but the plaster finishes, have long fallen off, leaving the exposed frames and roof structure, a C19th stair links the first and second floors, similarly to the first floor a short flight of stairs serves the rear area, this also has a further floor above served by a C19th staircase, remaining as a flight only, both floors in this area are full height with a traditional pitched roof over. There appears to be a flying freehold at ground floor and first floor level where number 16 Wyle Cop has occupied a section of No17. The second and third floor rooms are in a poor state of repair and have been infested with pigeons over some length of time, almost all plaster finishes have disappeared, but small decorative fireplaces remain and will be retained.
- There is an existing outshot to the northern side of the front range, projecting into the small courtyard or lightwell on the east side of the building. This is probably of mid C20th date and is to be reconstructed to make it sound, including extending it up to the second floor, to provide a bathroom for apartment 5. Presently this addition has a basic flat roof, which is proposed to be replaced by a pitched room forming a north east facing gablet.
- The applicant is well aware of the problems faced by those living in apartments during Covid and to future proof this development and to enhance the quality of life for the occupants, outside balconies are proposed, where there is space to construct them and were the harm to the listed building is minimal.
- On the first floor to apartment 1 a lightweight balcony will be added to the reconstructed outshot, facing north into the existing lightwell.
- On the first floor to apartment 3, one of the sash windows will have the cill lowered to form a n access onto external space formed by a flat roof over the WC below.
- On the second floor, similar to apartment 3, a lightweight balcony is to be added to the north elevation, over the external space below. Both sash windows are to have cills dropped to form door openings.

- As for apartment 1, apartment 5 on the second floor is to have a lightweight balcony added over that located on the first floor. The gablet is proposed so the access will be new.
- The increase in density of apartments will have limited impact with lightweight partitions used to provide room spaces would be reversible.
- The works will be carried out sensitively using appropriate construction techniques and materials sympathetic to the structure and fabric of the building to ensure least harm comes of the main dwelling.
- All existing windows will be repaired and overhauled.
- All existing features of architectural and historic interest are to be retained in-situ and fully protected during the approved works.
- The upper floors will be brought back fully into use and for the purpose of the original construction.

Impact on Adjacent Listed Buildings

- All adjacent and neighbouring properties are listed, too many to identify as individual properties, however the proposal is not considered to have any significant impact.
- This is a town centre location where various uses are in close proximity.

Impact on the Conservation Area

- The proposal will improve the character, appearance, functionality and future life of 17 Wyle Cop by creating a suitable and appropriate function, within the fabric of the original structure. There is no change to the footprint.
- The agent believes the proposal has the potential to sustain, the significance of the shopping area with residents using local shops and services and then conservation area.

Mitigation

To safeguard the architectural and historic interest and character of the Listed Building, the following shall apply.

- All existing features of architectural and historic interest shall be retained in-situ and fully protected during the approved works. Insertion of new partitioning is placed to avoid harm to historic fabric. New partitions will be constructed from lightweight stud-partition and plasterboard and will be reversible.
- All new partitions and other elements of construction will be scribed around historic and architectural features including cornices, picture rails, chair rails, skirting's, panelling, door and window linings and shall not cut through such features.
- All existing windows will be repaired and overhauled.
- Any new gutters, downpipes, soil and vent pipes and other external plumbing required shall be of cast iron or cast aluminium.

Conclusion

The proposal is not considered to result in the loss of significant historic fabric, or will it harm the original character and appearance of the listed building. This is done through careful design and retaining and respecting the historical importance that this site holds in its surroundings. The proposals impact upon this heritage asset is considered minimal, amounting to minimal significant harm as a result, being fully compliant with local policies and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The building is being brought back into a robust use which involves all of the building and not just the ground and first floors. Domestic use of the upper floors is what the building was as originally constructed.

SECTION 3

PLANNING STATEMENT

USE

The existing site is with a proposed Class 3 Use – Dwelling House.

DESIGN PRINCIPLES AND CONCEPT

Proposals

- Conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and No7 self-contained apartments to the upper floors access via a new door at street level.

Principle of development

- The building ceased trading as Salopian Sports in 2017 and has remained vacant.
- Precedent for conversion of the upper floors of the building via a new door at street level was granted on 23/01854/FUL 23/01855/LBC in May 2023. There is currently a significant demand for single person letting units within the historic town centre partially brought on by the university status now conferred on the town and medical staff seconded to the two NHS hospitals in the county.
- The proposal will provide low cost accommodation within the town centre.
- The conversion will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.

Impact of the siting, scale and design on the appearance of the property and the street scene within the Shrewsbury Town Conservation Area.

- There is no change to the front external appearance from that already approved on references: 23/01854/FUL and 23/01855/LBC.

Impact on neighbouring properties

- There is little/no loss of amenity, sense of overshadowing or overlooking caused by the proposal, due to the nature of town living.

Drainage

- There is an increase in the foul water burden with the introduction of 7No WC's and showers and kitchen sinks (an increase of 4 from that previously approved). Due to the town centre location dispersal of foul water can only be via the existing mains system.
- There is no additional roofscape and therefore the surface water dispersal remains as existing via the mains system.
- Internally, water efficient fixtures and fittings will be incorporated to minimise water usage.

AMOUNT

There are no extensions or demolition intended and therefore the amount of the building does not alter in this application

Existing accommodation:

There are no extensions and therefore footprint remains as existing.

Proposed accommodation:

Ground floor

Access corridor - 11m²

First floor

Apartment 1 - 24m²

Apartment 2 - 21m²

Apartment 3 - 25m²

Second floor

Apartment 4 - 33m²

Apartment 5 - 30m²

Apartment 6 - 27m²

Third floor

Apartment 7 - 31m²

TOTAL - 191m²

Total communal areas - 53m²

SCALE

There are no extensions or demolition intended and therefore the scale of the building does not alter in this application.

APPEARANCE

The external appearance street frontage of the building does not change from that granted on application references: 23/01854/FUL 23/01855/LBC for conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and 3 self-contained apartments to the upper floors access via a new door at street level.

Full details of the proposed shop front alteration to include the joinery details for the new door and any other alterations to the cast iron columns are included as part of the submission documents.

Internal elevations show formation of balconies for apartments 1, 4 and 5.



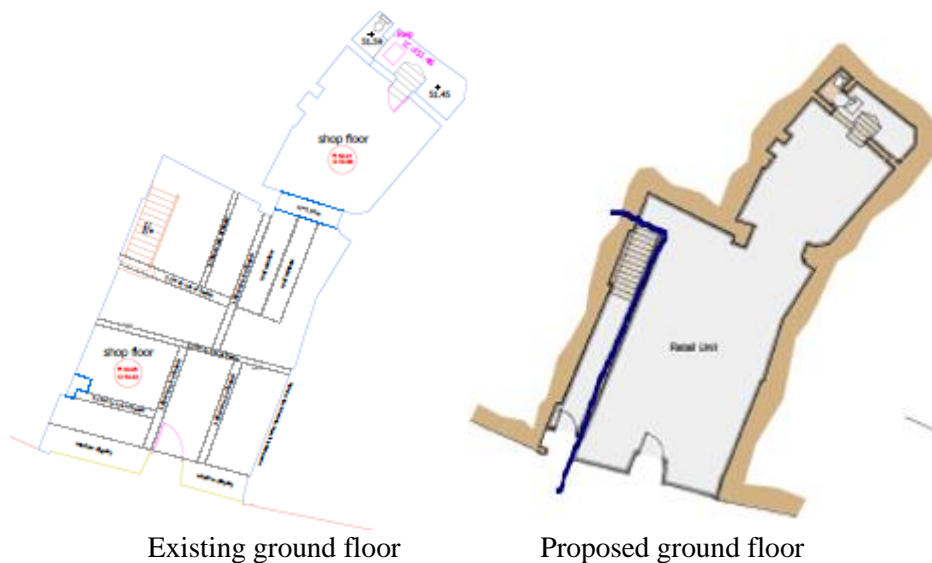
LAYOUT

The building at ground and first floor levels, has historically been opened in association with the shop use, removing internal walls and steel structures inserted to replace load bearing structures.

New partitions to form room spaces will be constructed from lightweight stud-partition and plasterboard and will be reversible.

Ground floor

The ground floor remains as shop use. A new entrance and corridor is formed (as approved on 23/01854/FUL 23/01855/LBC) to provide access to stairs to the upper floors.



Each apartment comprise, kitchen/sitting area, shower room and 1No double bedroom.

The total communal areas across three floors is 53m³.

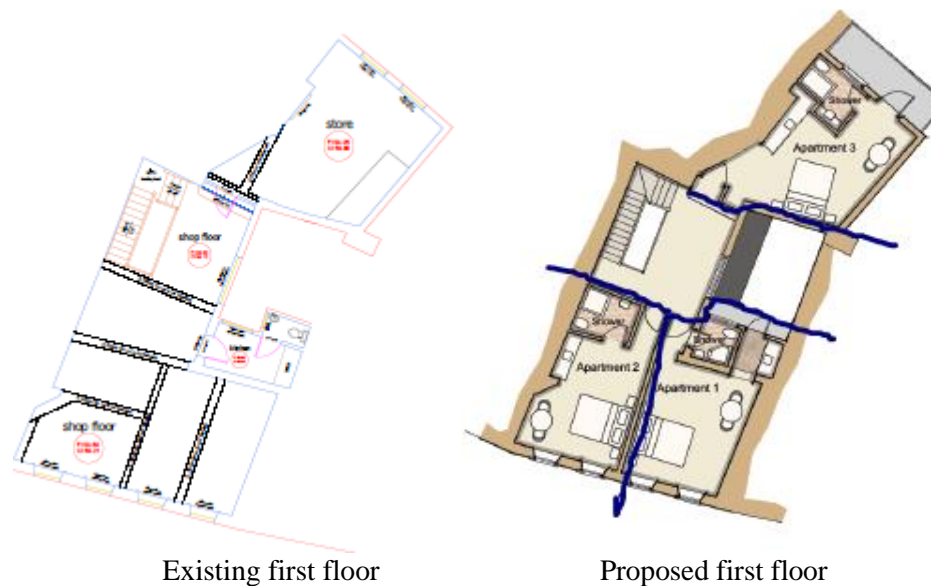
The applicant is well aware of the problems faced by those living in apartments during Covid (2020 – 2022) and to future proof this development and to enhance the quality of life for the occupants, outside balconies are proposed, where there is space to construct them and were the harm to the listed building is minimal.

First floor

There is an existing outshot to the northern side of the front range, projecting into the small courtyard or lightwell on the east side of the building. This is probably of mid C20th date and is to be reconstructed to make it sound, including extending it up to the second floor, to provide a bathroom for apartment 5. Presently this addition has a basic flat roof, which is proposed to be replaced by a pitched roof forming a north east facing gablet.

There are three apartments formed on the first floor.

- Apartment 1 - 24m² includes a lightweight balcony added to the reconstructed outshot, facing north into the existing lightwell.
- Apartment 2 - 21m².
- Apartment 3 - 25m². One of the sash windows will have the cill lowered to form a n access onto external space formed by a flat roof over the WC below.

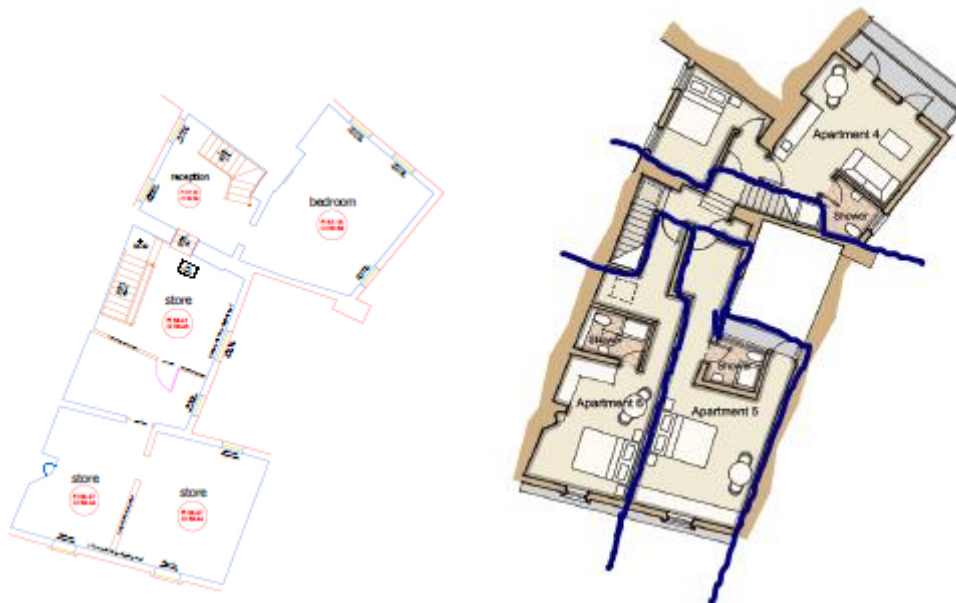


Second floor

At second floor original structure remains in situ although somewhat in need of repair, these structures will be retained.

There are three apartments formed on the second floor.

- Apartment 4 - 33m², including a lightweight balcony is to be added to the north elevation, over the external space below. Both sash windows are to have cills dropped to form door openings.
- Apartment 5 - 30m² includes a lightweight balcony added over that located on the first floor. The gablet is proposed so the access will be new.
- Apartment 6 - 27m²

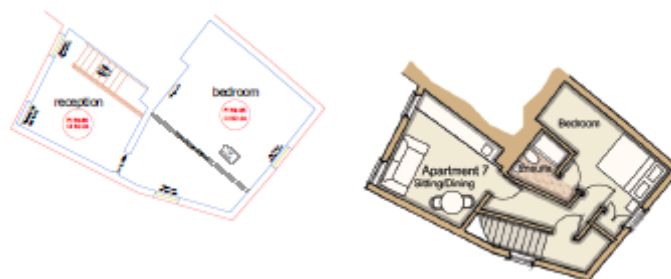


Existing second floor

Proposed second floor

Third Floor

Apartment 7 occupies the third floor. Floor area 31m².



Existing third floor

Proposed third floor

ACCESS

Residential and retail access to the property will remain directly from Wyle Cop. Due to the incline of Wyle Cop, level access will not be possible to either the retail unit or the residential accommodation above.

LANDSCAPING

The site is within the town centre. There is no existing or proposed landscaping within the site.

ENVIRONMENTAL

The proposals will be built to meet current energy and thermal efficiency standards and include fire and sound separation required under the building regulations.

Only external lighting to gain access to the property is proposed.

There are no public footpaths within the site.

It is proposed that waste is collected within the apartments refuse bins and recycling containers built into the kitchens. There would be no garden waste.

The collection of refuse will be carried out as existing - A refuse collection vehicle can park on the highway whilst collecting. It was previously agreed, for the similar scheme on applications 23/01854/FUL 23/01855/LBC that

- *Waste Management at SC, refuse collection for residential apartments in Shrewsbury allows residents to leave their waste in bags and recycling in containers on the pavement on the night before collection, collections are carried out early in the morning to ensure the paths are clear before the morning rush.*

The site is not within an area of special habitats or other biodiversity features.

The proposal does not involve the need to dispose of trade effluents or trade waste.

There are no known hazardous wastes within the study area.

No private outside amenity space is provided. However, Quarry Park and other facilities and services readily available and accessible on foot, in the town centre.

No off street parking is available for future residents of the flats However there are numerous National Car Parks in the near vicinity and street side council paid parking bays opposite. All town centre area are within walking distance.

ENERGY STATEMENT

The site is serviced by mains water, electricity and gas supply.

100% Low energy lighting will be used over and above the 75% currently required.

Natural/passive ventilation will be used facilitated by openable windows and total draught proofing.

Kitchen and shower rooms will have energy efficient mechanical extraction fitted.

The applicant will consider sustainable water saving devices, such as but not limited to dual flush toilets, water saving white goods, rainwater harvesting etc.

It is considered, therefore, that this development will take advantage of a blend of technologies to achieve significant energy savings to the Council's satisfaction.

DRAINAGE

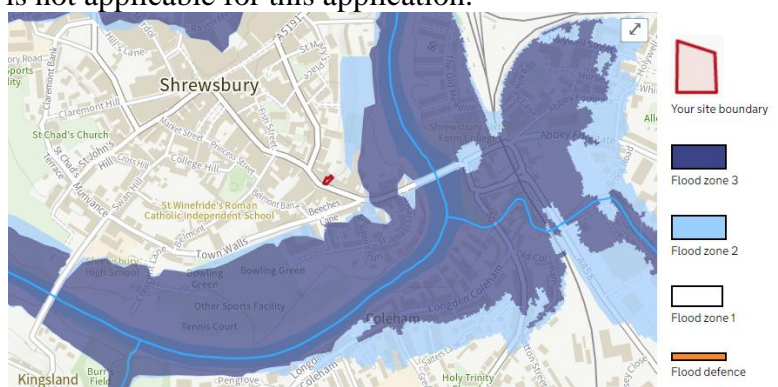
The proposed development results in a minor increase on the foul drainage loading by the creation of 7No WC's and showers and kitchen sinks. Due to its town centre location the foul water can only be dispersed via the existing mains system.

Surface water runoff from the new extension can only be via the existing mains system.

Internally, water efficient fixtures and fittings will be incorporated to minimise water usage.

FLOOD RISK

A review of the Environment Agency's web indicates that 17 Wyle Cop, Shrewsbury is located within Flood Zone 1: i.e. with an area assessed as having a less than 1 in 1000 annual probability of the risk of river flooding. Therefore a Flood Risk Assessment is not applicable for this application.



Source: <https://flood-map-for-planning.service.gov.uk>

A watercourse (river, stream or beck) is not within 20metres of the study area.

The proposals will increase the flood risk elsewhere.

COMMUNITY

The layout of the site remains as existing. There are no public areas, car parks or footpaths that cross the site.

Residential Amenity

The proposal is considered to have limited impact to other near residential properties due to the nature of town centre living.

Affordable Housing

As of May 20th 2016 Shropshire Council released their position on affordable housing following the Court of Appeal decision, this stated, in line with the WMS that developments of 10 units or less or 5 or less in designated rural areas would not be liable for affordable housing contribution and therefore not applicable to this application. There are no affordable housing obligation requirements relevant to this proposal.

SUSTAINABILITY

As the county town, Shrewsbury town centre offers a busy high street all offering huge range of shops, restaurants, cafes and facilities, all within walking distance. A comprehensive range of variety of cultural and tourist attractions, as well as professional and commercial service business parks, NHS services, education facilities, public houses and numerous types of places of faith, recreational and community centres – thus making the location of this application sustainable within the locality community.

PLANNING HISTORY

Taken from the Shropshire Council Planning Access:

Conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and 3 self-contained apartments to the upper floors access via a new door at street level.

Salopian Sports 17 Wyle Cop Shrewsbury Shropshire SY1 1XB

Ref. No: 23/01855/LBC | Validated: Tue 02 May 2023 | Status: Granted

Conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and 3 self-contained apartments to the upper floors access via a new door at street level.

Salopian Sports 17 Wyle Cop Shrewsbury Shropshire SY1 1XB

Ref. No: 23/01854/FUL | Validated: Tue 02 May 2023 | Status: Granted

Conversion of first, second and third floors into three flats and reinstate a second door affecting a Grade II Listed Building

Salopian Sports 17 Wyle Cop Shrewsbury Shropshire SY1 1XB

Ref. No: 17/04916/LBC | Validated: Mon 09 Oct 2017 | Status: Withdrawn

CONSULTATION

This is a busy town centre location but there would be no undue loss of amenity, sense of overshadowing or overlooking is caused by the proposal.

69 – 70 Wyle Cop is opposite the application site. As with this application the ground floor of these properties are shops with residential use on the upper floors. The proposal is considered to have limited impact to other near residential properties due to the nature of town centre living.

Doors are to be painted timber.

No work to the roof is required.

New internal partitions will be constructed from lightweight stud-partition and plasterboard and will be reversible.

Where relevant ceilings will be formed from plasterboard.

Rainwater goods will remain as existing - cast iron.

No new exterior pipes, cabling, vents, flues etc are proposed.

ACCESS AND FACILITIES FOR THE FIRE SERVICE

The application site remains as existing with reasonable facilities for the Fire Service. We have used the following guidelines

http://www.shropshirefire.gov.uk/sites/default/files/planning-and-developers_0.pdf

The Regulatory Reform (Fire Safety) Order does apply to this application.

SECTION 4

CONSTRUCTION METHOD STATEMENT

This Construction Method Statement has been prepared by Moss Co LLP on behalf of JJ Signature Homes Ltd in support of a full and listed building application for the conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and No7 self-contained apartments to the upper floors access via a new door at street level at 17 Wyle Cop, Shrewsbury, Shropshire SY1 1XB.

Access to the site is via Wyle Cop, the south east major route into and out of Shrewsbury Town Centre.

Site Evaluation & Constraints Assessment

The proposed site is located and accessed, during the week from a two way system, coming over The English Bridge. However during the weekends access is only on the downward side of the street. Due to the constraints of the site access, large vehicles will not be permitted for use as delivery vehicles and arrangements made for deliveries using smaller construction vehicles, where necessary.

Construction Site Layout The development area is entirely within the interior of the building.

Introduction

This statement considers the issues surrounding the development during the construction works, to ensure that neighbouring properties, residents and local amenities as well as the public are not adversely affected by the construction works and site operations that may be taking place.

Some of the issues and suitable solutions to ensure the well-being, safety and to protect the people named above are as follows:

- Site traffic and deliveries
- Delivery and storage of plant and materials
- Measures to control the emission of dust and dirt during construction
- Material use, waste and recycling
- Impact to neighbours

Site Parking

Vehicle parking for on-site workers and visitors is only available within National Car Parks in the vicinity or council street parking

Site Traffic and Deliveries

Delivery drivers will be provided with the site manager's mobile number, a map showing the area and informing them of the correct route to approach the site, avoiding any difficulties by the drivers in trying to find the site.

Deliveries will be scheduled to avoid busy periods on and off site, and wherever possible the smallest vehicle will be used applicable to its cargo.

All deliveries are to be programmed and managed by the site manager to prevent multiple deliveries at the same time.

All deliveries will take place in a dedicated location within the site.

Construction works shall take place from 7.30am and 6pm Monday to Friday and 8am and 1pm on Saturday, unless otherwise agreed. No construction work on Sunday or Bank Holidays.

Storage of plant and materials

On site storage will be kept to a minimum possible to reduce the attraction to thieves and vandalism.

Materials will be stored within the interior of the building.

Due to the nature of the conversion, large plant and materials are not required.

Site hoarding and site displays

Due to its location on Wyle Cop and with public pavement adjacent site hoarding and site displays will not be required.

Measures to control emission of dust and dirt from site

Due to the nature of the conversion, dust and dust will be minimal.

Material use, waste and recycling

Due to the nature of the conversion, waste and recycling will be minimal.

Potential Impact on neighbours

Work will be carried out during the day, when many residents in the upper floors will not be present.

If for any reason, there is a need to switch off services at mains supply appropriate notice shall be given to all affected neighbours.

Site noise shall be kept to a minimum possible.

SECTION 5

PLANNING POLICY

NATIONAL PLANNING POLICY

We believe the proposal complies with all national and local planning policies:

National Policy

Ministry of Housing, Communities and Local Government

- National Planning Policy Framework Section 16 Conserving and enhancing the historic environment
- Conserving and Enhancing the Historic Environment Designated Heritage Assets
- Sections 66 and 72 Of the Planning (Listed Buildings and Conservation Areas) Act 1990

Local Policy

- Shropshire Core Strategy
- The Adopted Site Allocations and Management of Development (SAMDEV) Plan
- Historic Environment Supplementary Planning Document
- Sustainable Design Supplementary Planning Document

The agent considers the proposal complies with policies sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and local plan policies MD2, MD10A, MD13, CS2, CS6, CS15 and CS17.

SECTION 6

CONCLUSIONS

The architect believes the proposals have considered a sensitive conversion scheme that fully respects, retains and protects the historic fabric and features internally and externally would provide a new use for the building which is a positive aspect of this scheme.

For the reasons outlined above it is considered that the proposals will result in little or no 'harm' to the character setting or significance of the listed building, and adjacent listed buildings, or the conservation area.

The proposals are considered to 'preserve or enhance' this heritage assets as recommended by the 1990 Planning Act, the National Planning Policy Framework, and local planning policies.

SECTION 7

REFERENCES

All sites have been researched, although some provide no information.

National Policy

Department for Levelling Up, Housing & Communities

- National Planning Policy Framework
- Historic England Planning Guidance
- Conserving and Enhancing the Historic Environment Designated Heritage Assets
- Planning (Listed Buildings and Conservation Areas) Act 1990

Local Policy

- Shropshire Core Strategy
- The Adopted Site Allocations and Management of Development (SAMDEV) Plan
- Shropshire Council Historic Environment Supplementary Planning Document
- Shropshire Council Sustainable Design Supplementary Planning Document

Googlemaps.co.uk

NSL maps

Britishlistedbuildings.co.uk

Shropshire Council public access

Flood-map-for-planning.service.gov.uk

Shropshire Council Community Infrastructure Levy

Shropshire Interactive Mapping Services

Shropshire Historic Environment Record

Shropshire Fire - Planning & Developers

Other sites may have been researched but were not considered relevant to this application