

<b>Agenda Item</b> A16	<b>Committee Date</b> 11 May 2009	<b>Application Number</b> 09/00127/LB
<b>Application Site</b> Basin Bridge Aldcliffe Road Lancaster Lancashire	<b>Proposal</b> Listed Building Consent for alterations to Basin Bridge	
<b>Name of Applicant</b> H2O Urban LLP And British Waterways	<b>Name of Agent</b>	
<b>Decision Target Date</b> 9 April 2009	<b>Reason For Delay</b> To be considered alongside the full planning application 09/00123/FUL	
<b>Case Officer</b>	Mrs Jennifer Rehman	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approve with conditions	

## **1.0 The Site and its Surroundings**

- 1.1 The Basin Bridge is the existing sandstone bridge connecting Aldcliffe Road with the former British Waterways Depot on the southern side of the Lancaster Canal. It is located at the eastern end of the wider development site. A more detailed description of the surroundings is provided in the report to application 09/00123/FUL, which is included on this committee agenda.
- 1.2 The bridge is a Grade II listed structure, constructed circa 1797. The listing describes the structure as the "only unaltered roving bridge on the Preston-Tewitfield section of the Lancaster Canal, although the same listing also refers to the western parapet of the bridge having been stepped-up in height over time. Regardless of whether the building has had some degree of alteration in the past, it still represents a structure of some local significance.
- 1.3 The road surface material to the bridge is quite poor and is potholed. It is the elevational detail of the bridge and the materials in which it was constructed that are most significant in relation to its listed status, not the surfacing treatment of the road it carries.

## **2.0 The Proposal**

- 2.1 The proposal seeks to retain the elevational detail of the bridge, but proposes to utilise a small section of embankment adjacent to Aldcliffe Road to widen the access road at the point it connects to the bridge. In order to do this a new retaining wall (in addition to the existing retaining wall) is proposed. Sectional details of these proposals have been submitted.
- 2.2 New low-level bollards incorporating lighting are proposed on the extended part of the bridge access, and details of these bollards would have to be agreed via a planning condition (should the application be approved).

2.3 The proposal for the altered highway layouts on Aldcliffe Road are discussed in the report to 09/00123/FUL.

### **3.0 Site History**

3.1 The relevant site history is discussed in the report to application 09/00123/FUL.

### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Statutory Consultee</b>	<b>Response</b>
<b>English Heritage</b>	Offer <b>no comments</b> on the scheme and advise the Council to determine the application in accordance with national and local policy guidance.
<b>County Archaeology</b>	<b>No objections</b> subject to conditions relating to removal of permitted development rights, details of all surfaces to be agreed (including road surfaces), and a restriction in size of vehicles during construction. These conditions would be imposed on the full application, should permission be forthcoming, although the issue of road surfaces is applicable to this listed building submission. No formal archaeological excavation is necessary.
<b>Lancaster Civic Society</b>	<b>No objections to the principle of the use</b> , however objections are raised to other elements of the scheme (away from the bridge).
<b>Lancaster Canal Trust</b>	<b>Concerns</b> regarding the single access to the site for all vehicular modes and the inadequate width of the bridge, the potential for bridge damage; and overall concerns regarding the wider heritage value of the site. Other concerns not relating to this individual listed building consent application are reported in the 09/00123/FUL report.

### **5.0 Neighbour Representation**

5.1 All representations are discussed in the report to application 09/00123/FUL.

### **6.0 Principal Development Plan Policies**

6.1 In terms of this Listed Building Consent application, the relevant Development Plan policies are:

#### **Lancaster District Core Strategy (July 2008)**

Policy SC5 - Achieving Quality in Design – This policy seeks to ensure that new development contributes to the positive characteristics of its surroundings and the quality of life of the District by improving the quality of development and promoting good urban design.

Policy E1 - Environmental Capital – This policy seeks to safeguard and enhance the District's Environmental Capital by, for example, enhancing and protecting urban greenspace, listed buildings and conservation areas.

#### **Lancaster District Local Plan (April 2004)**

Policy E33 - Alterations and Extensions to Listed Buildings – Seeks to ensure that proposals for alterations to a listed building do not have an adverse impact on the special architectural or historic character of the buildings or their surroundings.

National Planning Policy Statement 15 (Planning & the Historic Environment) is also relevant.

## **7.0** **Comment and Analysis**

- 7.1 The highway impact issues associated with the works to the bridge are discussed in full as part of the 09/00123/FUL report. In respect of this Listed Building Consent application, the main issues relate to the impact that the works will have upon the fabric and character of the bridge and its surroundings.
- 7.2 The bridge is an impressive structure, with a rather low, elliptical arch over the canal. It has witnessed relatively recent developments within its immediate locality, notably the development of student units in the latter part of the 20<sup>th</sup> Century. To a lesser extent, modern timber bollards are placed at regular intervals from the southern corner of the bridge towards the Waterwitch public house.
- 7.3 The bridge will be unaltered in terms of its form over the canal, but the vegetation on part of the embankment to Aldcliffe Road will be utilised to provide additional shared roadspace. Sectional drawings indicate that the new retaining wall will not be visible above the carriageway. Therefore, the physical impacts upon the appearance of the bridge itself are minor and are considered appropriate in context to redeveloping the site as a whole.
- 7.4 The road surface across the bridge is poor and this will be upgraded to provide appropriate access for all modes of transport (cars, bicycles, pedestrians). Subject to these details being appropriate and agreed, this has the potential to enhance the setting of the bridge.
- 7.5 The low bollards will not be placed upon the main part of the bridge, and are well-located away from the Canal. They are necessary to protect the wall of the bridge as it curves round to Aldcliffe Road. It is therefore considered that these too (subject to design) are appropriate and do not compromise the listed status of the bridge or the setting of the Conservation Area.
- 7.6 The provision of road markings at the Aldcliffe Road end will require sensitive handling, and this is discussed in the main report. However these are located away from the structural walls of the bridge, and do not compromise its visual and historic importance as a structure crossing the canal.

## **8.0** **Conclusions**

- 8.1 This proposal forms part of a wider reuse of the site. The bridge is necessary to facilitate vehicular, bicycle and pedestrian access to the site. The reuse of the buildings surrounding the bridge will help enhance its setting.
- 8.2 However, in order to facilitate access, the works of alteration to the access point to Aldcliffe Road are required. They are sensitive in form and respect the character of the bridge. As such, Members are advised that permission can be supported.

## **Recommendation**

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard Listed Building Consent
2. Amended Plan Condition
3. Development to accord with approved plans
4. Details of road surfacings and markings on the bridge to be agreed
5. Precise details of the bollards and lighting to be agreed

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

## **Background Papers**

1. None.