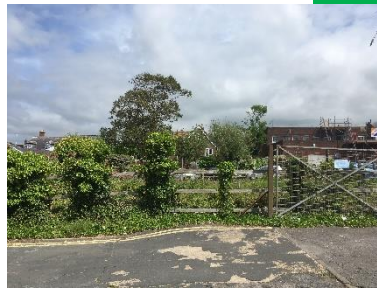


**Planning, Design & Access Supporting Statement &  
Heritage Assessment  
Proposed Storage Facility for Bridport Cultural Organisations  
Rope Walks, Bridport**



**Footprint Futures – Planning & Regeneration**

**For Bridport Town Council**

**November 2021**

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# **Proposed Storage Facility for Bridport Cultural Organisations**

## **Rope Walks, Bridport**

### **1 Introduction**

1.1 This proposed development is to create a much-needed storage, workshop and office space and facilities for a range of Cultural and Community Organisations in Bridport, who regular approach the Town Council seeking premises for this use and who at present have insufficient space to host all of their historical, theatrical, costume and other artefacts.

1.2 The proposed new building will therefore provide for their various storage and associated requirements in one place and will include the following:

#### **Storage Facility**

The new space will allow for all their stored material that are currently dispersed, to be housed in a single, purpose built building, with conditions that match the requirements.

#### **Workshop**

This is required to provide space for repairs and other activities, preparation of 'props' etc

#### **Office Space**

Like many organisations, the cultural organisations in Bridport rely on volunteers to help run their activities and back-room services. Office space will therefore be used for research and other administrative functions by both volunteers, and where appropriate, employed staff.

1.3 Bridport Town Council is therefore showing local community leadership, by taking forward this initiative, which will help ensure the long-term future and sustainability of the various cultural organisations.

### **2 Site Location and Description**

2.1 The plot of land proposed for the new building is located at the eastern end of Rope Walks in Bridport, to the rear and south of West Street. The access road is essentially a service road providing rear access to business premises located on the West Street; notably Waitrose supermarket, the Ropemakers pub, as well as providing access to parking areas for businesses. The Rope Walks large public car park is also located nearby.

2.2 However Rope Walks is also a through route with links to Gundry Lane which the joins St Michaels Lane and also has a pedestrian link to South Street via The Tanyard.

However, there is little vehicular traffic using this part of Rope Walks, due to the narrowness of the road and tight turning at the southern end at Gundry Lane, which is one way in the westerly direction.

2.3 The site itself has its own access and entrance from the end of Rope Walks and is adjacent to a gated private car park. The site itself extends to some 277 square metres and is vacant/unused and so there are no buildings on the site, with 3 sides being bounded by various forms of fencing and a brick wall in varied condition on the western side. Discussions are taking place with the adjacent owners with regard to its refurbishment as part of this project, so as to ensure the site has a sound boundary on this side of the site for the long term.

2.4 The site is on a 90+ year lease from Dorset Council to Bridport Town Council which is working in partnership with the cultural organisations on this project and is coordinating the development and this planning application on their behalf. See Location and Site Plans in **Appendix 1** and photographs in **Appendix 2** which illustrate the situation and the characteristics described.

### **3 Site History & Proposed New Use Classes**

3.1 Whilst the site has been vacant for many years and has no recent planning history of applications, it does have an interesting history as the plans and photographs in **Appendix 3** demonstrate. A summary of the history is as follows:

3.2 Evidence from plans of various dates show that the site was developed in 1888 and 1890 with two buildings although there is no evidence of what the uses were at that time.

3.3 By 1962 and in 1971, the OS maps show that the site was used as Dairy although by 1985 it was shown on the OS map as being a Bakery; at least the frontage part of the site where buildings are shown, with no doubt storage and ancillary uses to the rear. It has not been possible to identify when this use ceased and the buildings were demolished.

3.4 It is therefore clear that the site is classic town centre 'brownfield' site that has had active quasi-industrial uses in the past in what in previous planning parlance would have been termed Class B1 uses. Having regard to the latest changes in Use Classes the proposed uses would include **B8 Storage**, together with associated office and workshop use which would now be **Class E9(g)**.

## 4 Proposed Development in More Detail

4.1 Although the uses in the proposed building may be considered as standard and somewhat unremarkable storage-type uses, which could be accommodated in a basic warehouse type storage building, the Town Council is committed to providing, not only an attractive building which contributes to the street scene, but also a building with high sustainability credentials.

4.2 With this in mind, the building will have the following attributes, which are further illustrated on the plans included in **Appendix 4**. It is proposed that the building will be 14.5 metres wide and 13 metres deep with a height of 6.2 metres to the eaves and 8 metres to ridge level. The building will therefore be 188.5 square metres measured externally, but will have a gross internal footprint of 168 square metres. Based on the plot size of 277 square metres, this represents a site coverage of 68% which is considered to be reasonable for a site such as this within an urban, town centre location and having regard to its business-related context and other nearby land uses.

4.3 The ground floor will be mainly all storage units, together with WC/shower, whilst at first floor as well as further storage units for the various arts, cultural and community organisations, such as the theatre group, there will be space for the following activities:

- Exhibition preparation space (4m x 4m)
- Photography studio (3m x 3m)
- Workshop space with sink (4m x 4m)
- Work space/office (5m x 5m)
- Meeting room/training room (5m x 5m)
- Kitchenette area

### Summary of Uses and Layout

4.4 In summary therefore, the characteristics of the building and uses will be as follows:

- It will be the equivalent to two storeys in height with a pitched roof running in a north south direction.
- There will be an access from Rope Walks leading to a roller shutter door at the western end of the southern side of the building for van deliveries, which is recessed to first floor level. It will also be set back from the highway to allow for easy vehicle access and entry. Clearly a good delivery and collection point will be required for materials brought to and from the building.

- As the ground floor will be the main storage area, there is no requirement for windows for and this would also not be desirable for security reasons.
- The ground floor will be the primary storage area with various forms of storage units/racking systems appropriate to the material being stored.
- The whole building will need to have stable environmental and temperature conditions and so will be provided with high levels of insulation.
- In addition, there will be a toilet and shower room at ground level.
- The upper area will be accessed by both staircase and a lift for further stored materials to be easily transferred.
- In addition to this area ,the workshop space and offices, there will be a staff meeting/rest room, kitchenette and a further WC and utility room.

### **Windows & Materials**

4.6 At first floor level on the southern elevation, and mirroring the slope of the roof, will be a triangular panel which can either be glazed or panelled with other material, to provide an attractive design feature on what will be the main frontage elevation. Further windows will be provided below this to provide natural light to the office and workshop areas that will be located at this southern end of the building. Some further small windows will be provided at the upper level on the northern and western elevations, to provide internal natural light and to add visual interest to the building, although these can be obscure glazed if required. No windows are proposed on the eastern elevation closest to the first floor residential accommodation on the far side of the adjacent private car park that overlooks the site; albeit some distance away. See Photograph in **Appendix 2**.

4.7 In order to provide further visual interest it is proposed that a mixed palette of materials will be used on the building's external faces and site boundary.

This will include the following:

- Red brick on the Rope Walks frontage to match the decorator's retail building nearby and the brick boundary wall on the site's western side.
- Metal roller shutter doors in grey
- Part red brick on the lower level of the other elevations, to match similar materials and coloured brickwork in the area
- Part metal cladding to upper parts of the elevations in cream
- Edging of the roof, guttering and ridge line plus window frames, in dark blue metal to match the colour of the decorator's retail unit closest to and opposite to the building

- Trapezoidal Profiled metal roofing in grey
- Site boundaries in new wooden post and rail fencing, apart from the western boundary where the existing red brick wall will be retained and repaired as necessary

4.8 With regard to the buildings sustainability credentials the following are proposed:

- Photovoltaic cells on the western elevation of the roof to help generate electricity, with a supplementary internal storage battery to maximise the use of the power generated.
- An air sourced heat pump
- Whilst the building structure will be provided by a bespoke steel frame, the framing may be filled with a double skin/cavity wall of hemp blocks rather than concrete, as well as the internal dividing walls.

4.9 The combination of these different elements will provide an attractive and functional building designed for its purpose with 336 square metres on the two floors, providing the much needed storage space for materials and artefacts, in a suitable and sustainable building.

#### **Jurassic Fibre Hub/Sub Station**

4.10 Dorset Council, as freeholder of the site has agreed that Jurassic Fibre, which is a Devon based internet network provider, can install one of its hubs or sub stations in the south east corner of the site. This can be physically accommodated without prejudicing the proposed storage building. The location and size of the unit is shown on the plans accompanying this application but purely for information and illustrative purposes only, as the company has submitted its own planning application for the unit. **It does not form part of this application.**

### **5 Access, Parking & Services**

5.1 As noted above there will be access for a delivery vehicle which will reverse into the site and drive out in forward gear. There will be one car parking space provided together with a cycle rack for 4 bicycles.

5.2 The site is located right within Bridport town centre and immediately adjacent to a large public car park. There is therefore considered to be no need for any further on-site

parking. Staff who may be employed in the building and volunteers who live locally, will be able to walk or cycle to the building, and/or use the nearby public parking facilities.

5.3 Electricity, water and foul drainage are all available in the nearby highway and so can be easily linked in, subject to service providers requirements. There is no requirement to 3 phase electricity or any other services above and beyond normal supplies.

## 6 National and Local Planning Policies

6.1 The facilities to be provided are essential for the proper functioning and continuation of the cultural organisations that help make Bridport such a popular and thriving town in which to live and to visit. It is reasonable therefore to refer to the uses in the new building as being ancillary cultural uses. As such, the references and policies in both the NPPF and the Local Plan relating to cultural facilities are relevant to the proposal.

### National Planning Policy Framework

6.2 The NPPF defines appropriate uses for **Main Town Centre** and this does include... **offices; and arts and cultural uses.**

6.3 Within Section 8 that refers to sustainable development under the '**social objective**' it states – *“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, **social and cultural well-being**”*.

6.4 There is a significant number of new dwellings planned for Bridport in the Local Plan and this will generate increased population for the town. The various arts and cultural organisations and activities will continue to provide enhanced services to meet the social and cultural well-being’ of the existing and developing community.

6.5 In section 20, with reference to strategic policies in plans, amongst other factors, the NPPF highlights the importance of .....  
**c) community facilities (such as health, education and cultural infrastructure);**



## **West Dorset & Weymouth & Portland Local Plan**

6.6 The Local Plan contains numerous references to cultural facilities and as this storage building is essentially an extension of their public facing activities and so should be seen as an integral part of their overall facilities. It is therefore submitted that the Local Plan references to cultural activities apply equally to this proposed new building, which will accommodate important storage and other uses that are essential and ancillary to the organisations' successful operation.

6.7 Section 6.1.2 of the Plan in referring to 'Community Infrastructure' includes *.....cultural facilities, such as arts centres; libraries and museums.* Likewise Section 6.3 in referring to the importance of Local Community Buildings, includes again *.....cultural facilities, such as arts centres, theatres, libraries and museums,* whilst Section 6.4 refers to the provision of *'cultural learning'* as part of Educational and Training Facilities.

6.8 The Plan also states as follows:

*"Arts centres, museums and visitor centres are at the heart of communities if they capture local experience and history, fostering shared community identity and understanding. They also have a role in supporting local tourism."*

The Plan highlights the fact that such cultural facilities are appropriate uses in the 'Main Town Centres' of which Bridport is clearly one, with Section 13.2.1 stating as follows:

*In 2031 Bridport will: "..... still be seen as a working town with a good balance between housing and jobs and a vibrant town centre providing shopping, cultural and other facilities to the rural hinterland."*

6.9 Arts and cultural organisations can not function properly without the right 'back room' facilities and services. This new building will meet their essential needs and be shared by a number of different organisations under the management of the Town Council.

**6.10 All of these statements in both the NPPF and Local Plan therefore provide full support for the retention and viability of local cultural organisations as an integral aspect of cultural facilities and life and which support both local communities and tourism.**

## 7 Heritage Assessment

7.1 The application site is located within the Bridport Conservation Area, with the Map identifying the boundary and this site, included as **Appendix 5**. Whilst there are no listed buildings on or directly abutting the site, there is No 31 Rope Walks to the north and a group of terraced dwellings that are listed buildings; Nos 37-45 Rope Walks, some distance to the South. Photographs of these buildings and their Listed Building Descriptions are included in **Appendix 6**. Therefore, an assessment of the heritage implications and impact of the proposed development on these historic assets has been made and is set out below.

### National Planning Policy Framework

7.2 In Chapter 16, the NPPF does require that due regard is given to ‘heritage assets’ when development proposals are considered and so, it is appropriate to consider the visual impact of the proposed building on features of heritage interest in this locality.

7.3 However, it is important to note that Section 189 [extract] of the NPPF states as follows:

*“In determining applications, local planning authorities should require an applicant 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. .....*”

This therefore, is the advice that has been followed and the approach that has been undertaken in this case.

### West Dorset & Weymouth & Portland Local Plan

7.4 There are sections and a policy in the Local Plan that are relevant to the assessment of impacts on proposals on conservations areas and heritage assets, which echoes the advice in the NPPF, with the key extracts as follows:

*“2.3.3 .....The effect of development on the significance of a heritage asset will be taken into account in determining planning applications, and proposals will be expected to include available information sources to help evaluate any such impact. Where development is likely to impact on a heritage asset, a statement of heritage significance must be submitted with the application.*

*The information required in the statement will be proportionate to the importance of the asset and no more than is needed to understand the potential impact. It should normally include:*

- *reference to the Dorset Historic Environment Record;*

- *information on the purpose of works / justification for the development;*
- *a description of the built heritage asset and its setting, including its historical context and evolution (identifying any key phases when additions or alterations have taken place). Where there is evidence of deliberate neglect of or damage to a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision;*
- *an assessment of its overall significance, and the significance of the particular element/s affected by the proposal, identifying the degree of harm if any.”*

7.5 Section 2.3.10 of the Plan is more relevant in this case as it relates to Conservation Areas, stating as follows:.....***In assessing proposals that may affect a conservation area, the councils will have particular regard to:***

- *avoiding the loss of buildings and features which make a positive contribution to the character or appearance of the area;*
- *the characteristics of proposed development (including its function) and how it reinforces local distinctiveness;*
- *the relationship of the new development to historic development patterns both in terms of the siting of buildings on plots and the form and layout of streets or the settlement as a whole;*
- *the appropriateness of the proposed design and use of the development and its likely impact on any built or landscape features which make a positive contribution to the character or appearance of the conservation area.*

7.6 The relevant Policy in the plan is as follows:

#### **ENV4. HERITAGE ASSETS**

***i) The impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance.***

***ii) Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would positively contribute to the asset’s conservation.***

***iii) A thorough understanding of the significance of the asset and other appropriate evidence including conservation area character appraisals and management plans should be used to inform development proposals including potential conservation and enhancement measures.***

***iv) Any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal; if it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and; if the works proposed are the optimum required to secure the sustainable use of the asset.***

***v) The desirability of putting heritage assets to an appropriate and viable use that is***

*consistent with their conservation will be taken into account.*

*vi) Where harm can be justified, appropriate provision will be required to capture and record features, followed by analysis and where appropriate making findings publicly available.*

7.7 The advice and criteria above has therefore been taken into account in undertaking this Heritage Assessment.

***Background to the application including purpose of works/ justification.***

7.8 As noted, the proposed building is needed to provide essential storage of cultural organisations' material and artefacts with ancillary other uses to enable them to function at their best. It is a visually straightforward building that will take up space on a brownfield, town centre site, that has lain derelict for many years. The building will have interesting glazed feature on its southern elevation, which faces the public domain and so will make a positive contribution towards the Conservation Area. It will also 'close down' the corner plot and provide a 'visual stop' when approaching the site and this section of Rope Walks from the south and improve the appearance of the area, which is currently dominated in this location by the tall, but unattractive rears of West Street shops and their service yards/parking areas, located beyond the site.

***The building's location and description and its historical context, including the setting of the building or the conservation area.***

7.9 The nearest listed building's description is in **Appendix 6** but as noted the application site is vacant and has been as far as can be established, since the former dairy that occupied the site was demolished.

7.10 With regard to the wider context, the boundary of the Bridport Conservation Area is very expansive and embraces the whole of the town centre and surrounding areas. The Map is included in **Appendix 5** with the application site highlighted. The 2010 Conservation Area Appraisal includes this part of Bridport within **Sub Area 7; The South West Quadrant** which includes land to the south of West Street and west of South Street. The Appraisal advises that historically, this quadrant was the industrial, rope and net making area of the town, will also the presence of various mills. There is however no direct reference to this particular site or its environs in the appraisal.

7.11 The appraisal describes the Rope Walks area as follows:

*"Rope Walks was and still is a back lane area that allows access to the rear of burgage plots on West and South Streets. Following the removal of buildings and boundaries, the only part of it with strong enclosure and medieval proportions, is the section*

*between St Mary's School and Priory Works. The same lack of enclosure applies to the historic east/west footway that crosses the southern end of the car park in Rope Walks.*

7.12 In addition, in Section 6.1.2, it suggests that the large public car park in this location has undermined 'townscape coherence' and elsewhere in the Appraisal that ...'*more car parking followed in the 1970s, when sub-standard housing was demolished in Rope Walks*'. It is clear therefore that the somewhat open, backland character of this general Rope Walks area is due to the past programme of demolitions.

7.13 With regard to potential effects of the nearest listed buildings; No 31 Rope Walks and Nos 37-45 Rope Walks, the following analysis has been made.

### **31 Rope Walks - Grade II Listed**

7.14 This building is cited as being Probably C18 and constructed of red brick, with some rubble and a pitched slate roof, with a lean-to extension to north with a catslide roof. It is in use as a residential property which has its own parking area accessed from the private car park to the east of the application site and has its own pedestrian entrance.

7.15 This building is visible to a degree from the private businesses car park its West and is separated from the application site by its own large open yard/parking area and by a high boundary brick wall, a wooden fencing to the property and extensive shrub planting. No 31 is located in what can be considered a 'backland' site, with a significant number of other buildings close by, as would be expected in a tight-knit, town centre urban environment, notably the large overbearing brick building which is an extension to shops on West Street on its immediate boundary. All of these features are shown clearly in the additional annotated photographs in **Appendix 6**. As such, it is clear that No 31 does not have a wider or open setting, but is hemmed in by other buildings.

7.16 The development of the application site will reintroduce a built form of development that would be similar in principle to what would have been on the site in the historical past. The new building will affect some views of the rear of No 31 and therefore there will be some change in the local environment, although as can be seen from the photograph in **Appendix 6**, it is already partially hidden from view by mature trees in its garden. The new building will therefore have no direct effect on the building itself, but will result in marginal change in the view of it, but just from the south. However, this change in the local environment is no different from what can be found in many other locations in the Bridport Conservation Area

and close to other listed buildings. It is what would be expected a tight-knit built up area, where old and newer buildings are set 'cheek by jowl'.

### **37-45 Rope Walks - Grade II Listed**

7.17 This group of buildings is cited as being Early C19. hammer dressed stone with some limestone ashlar with a pitched slate roof. This terrace of dwellings is located some distance to the south of the application site, beyond The Tanyard and has no relationship with the site or its context. As such it is submitted that there are no impacts that need to be considered. Photographs are included within **Appendix 6**.

7.18 Having regard to the criteria in 2.3.10 of the Local Plan referred to above, the following observations can be made:

*In assessing proposals that may affect a conservation area, the councils will have particular regard to:*

- *avoiding the loss of buildings and features which make a positive contribution to the character or appearance of the area;*

**There will be no loss of buildings, but an addition which will improve the site and its context.**

- *the characteristics of proposed development (including its function) and how it reinforces local distinctiveness;*

**The building and its design will be defined by its function, which is primarily storage and the form of development will echo the type of buildings that were on the site in the past with their quasi-industrial uses: Bakery and Dairy.**

- *the relationship of the new development to historic development patterns both in terms of the siting of buildings on plots and the form and layout of streets or the settlement as a whole;*

**The form and position of the proposed building echoes previous development on the site and infills what is essentially a 'backland' plot to the rear of the main street frontage shops and businesses on West Street. Rope Walks was never an important 'frontage' in Bridport like the main streets, but rather a 'behind the scenes' location for more utilitarian uses and industrial activities.**

- *the appropriateness of the proposed design and use of the development and its likely impact on any built or landscape features which make a positive contribution to the character or appearance of the conservation area.*

**As noted above, it is submitted that compared with the current state of the site and its immediate neighbours, the proposed development of this storage building, its design, attractive street frontage and its sustainable construction credentials will itself enhance and make positive contribution to the Conservation Area.**

*Assessment of the degree of harm if any to the significance of the listed building or conservation area*

**Being empty and semi derelict, the site can be considered as having a negative or adverse impact on the Conservation Area in its present state. Therefore, rather than harm the Conservation Area or any heritage assets, the proposed development will enhance to local environment in this part of the Conservation Area. The fact therefore that a new building will be close to a listed building in the town centre by is not a valid reason for preventing its development, especially given the other positive environmental benefits.**

### ***Conclusion of Heritage Assessment***

7.19 The NPPF requires that the *significance* of any impact is assessed. It is submitted that in this case, there is no direct effect on, or loss of any heritage asset and the proposed development causes no indirect, adverse impact on, or harm to the Bridport Conservation Area or any nearby listed buildings. Therefore, in the words of the NPPF, it is concluded that the scheme has **'less than substantial harm to the significance of heritage assets'** and indeed, it is submitted that by contrast, the proposed development will result in no harm and will be a positive enhancement to the Area.

## **8 Area of Outstanding Natural Beauty**

8.1 Although the site is located within the Dorset AONB, like the whole of Bridport, the application site is a 'previously developed' and 'brownfield' site' with no landscape qualities relevant to the AONB status. It is a semi derelict site within an otherwise, built up part of the town, with a service road and parking the dominant nearby uses. As a result, it is submitted that Local Plan policies relating to the AONB and its landscape character and those within the AONB Management Plan, are not pertinent to this application.

## **9 Other Material Considerations**

9.1 It is appropriate to consider any general material planning considerations that may be relevant to this modest proposal.

**Access** – There is no change to the current access position and visibility is excellent onto the public highway to the west and private car park to the east.

**Overlooking** – There is no prospect of any overlooking of any other properties, mainly due to the limited number of windows planned for the storage building. There is only one

residential unit to the east, across the private car park that has a window at first floor level. Therefore no windows are proposed in the eastern elevation of the new building.

**Outlook/ Visual Impact** - The new building will take up a plot that is currently vacant so there will clearly be a visual change in the site and its immediate environment. The properties at the rear of the plot are mainly the blank walls of the rear of West Street shops. The residential unit referred to above will see a change in its outlook, but the distances between the site and this property are such that there is no prospect of any loss of light and the outlook will be a new building, rather than an overgrown semi-derelict plot of land with broken fences. In addition the height of the boundary wall to the property and shrub/tree planting is such that there is little intervisibility between the two plots.

## **10 Conclusions**

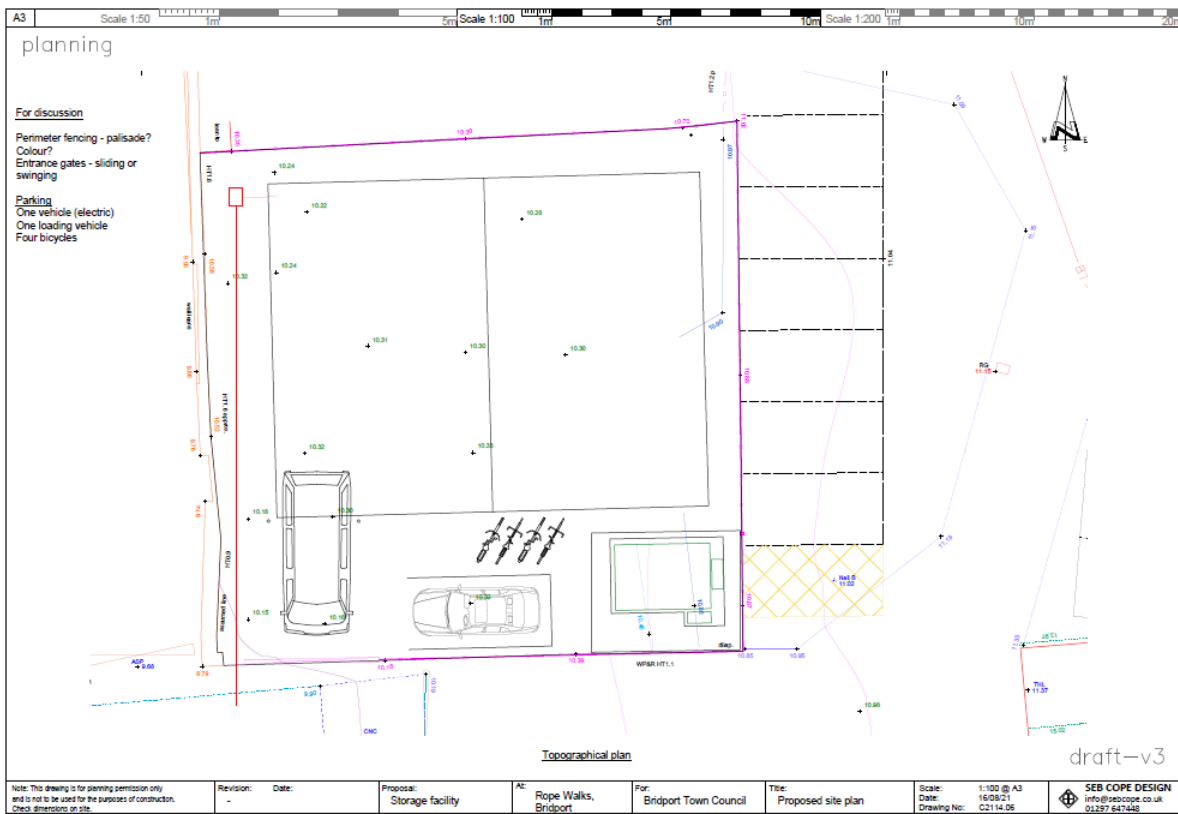
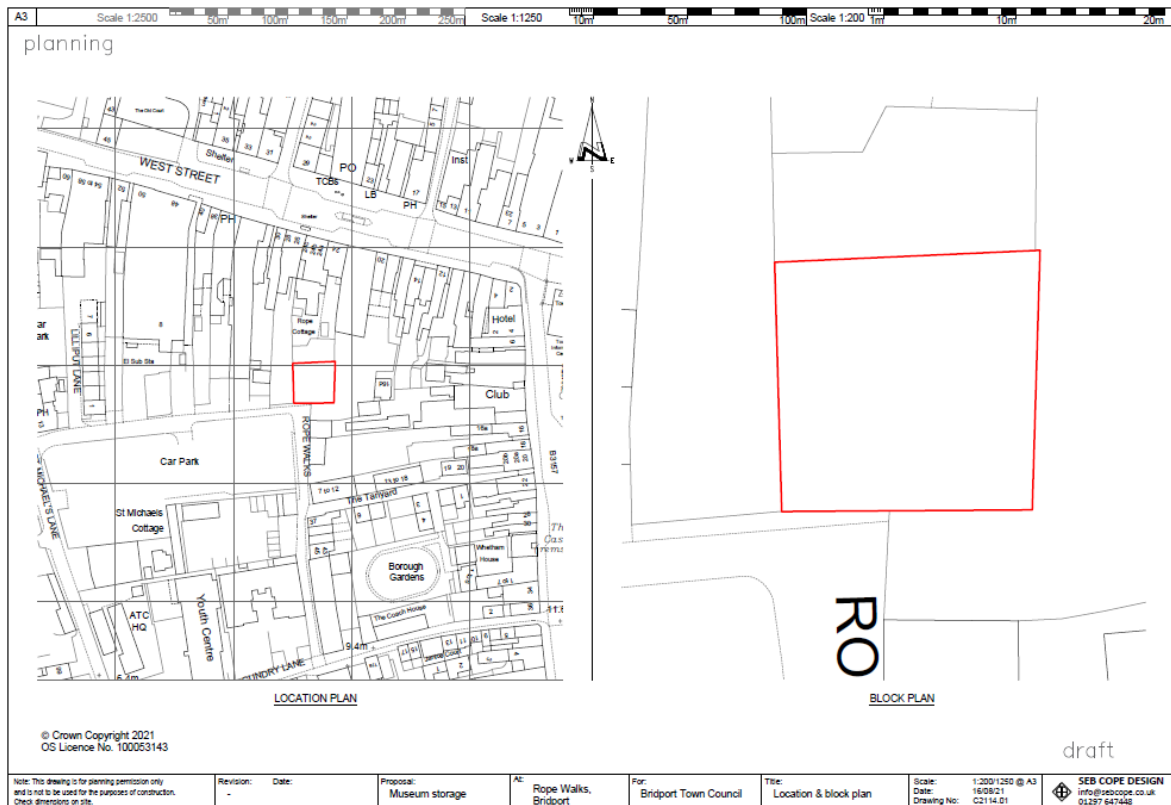
10.1 A number of conclusions can be drawn which support this planning application:

- This is modest 2 storey, pitched roofed development; comprising a storage unit and associated ancillary uses for the diverse range of cultural and arts related organisations in Bridport.
- The proposal and its cultural related use accords with relevant policies and statements in the NPPF and Local Plan that are supportive of such cultural facilities, as appropriate town centre uses.
- The proposal has no adverse impact on the Bridport Conservation Area; rather, it will improve the Area, providing a new sustainable building, filling in a vacant, unkempt plot, resulting in a visual improvement.
- The Heritage Assessment has demonstrated that there impacts on Heritage Assets are certainly 'less than substantial' and that in fact the development will result in an improvement to the Conservation Area.
- Access is available direct from the public highway with good visibility and having regard to all other material planning considerations, there are no adverse impacts.

**10.2 In the light of all of the above, it is submitted that this proposal has been comprehensively assessed and there is no reason why this planning application should not be approved.**



# Appendix 1 - Location & Site Plans



**Appendix 2 Annotated Photographs Illustrating the Site and Environs**

Rope Walks & Application Site  
Aerial View



Ropewalks Access Road to & from the site



Views of the site from South, South East & Eastern Sides



## Current Overgrown Condition of the Site and Broken Fencing



## Proposed Access/Egress Point to & from the site from Ropewalks



## Application Site Looking South





## Adjacent Private Car Parks to West & East of Site



## Private Car Park to East of Site Showing Blank Brick Walls Rear of West St Buildings & Residential Property



## Brick Wall on Boundary with site to west



## Nearby former Industrial Building in context of the site



**Appendix 3 – Historical Evidence of Previous Uses**  
All Images provided by Peter Chapman – Bridport Engineer

# 1888 & 1890 OS Maps – Two Buildings on site



# 1962 & 1971 OS Maps – Bakery 1985 OS Map - Dairy



# Photographs Showing Site from West & East 1925



1925 from east

# Appendix 4 - Proposed Plans - for Illustrative Purposes Elevations & Floor Plans

A3 Scale 1:50 1m 5m Scale 1:100 1m 5m Scale 1:200 1m 5m 20m

planning

East elevation North elevation

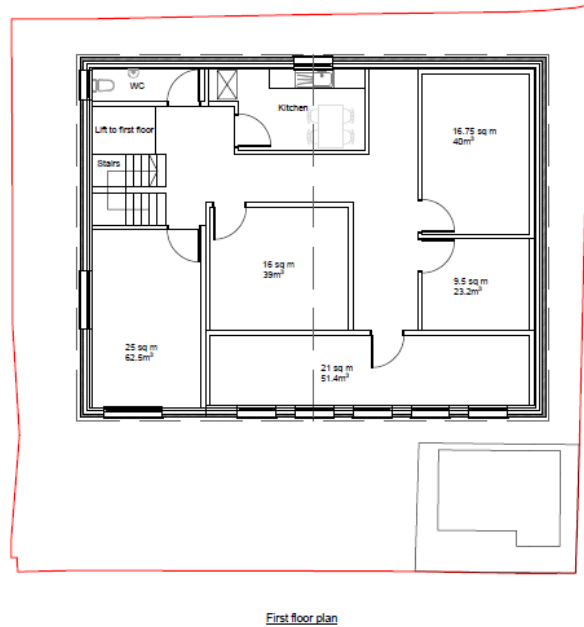
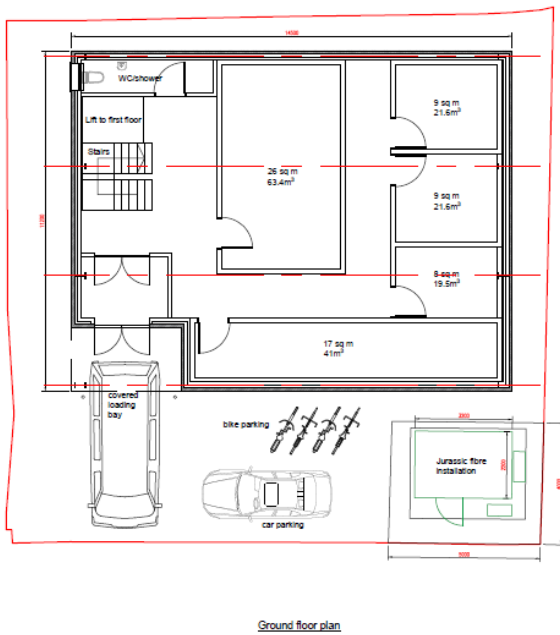
West elevation South elevation

**Proposed materials**

Roof: Composite trapezoidal cladding, Goosewing grey (BS10A05) or similar  
 Sides: Composite trapezoidal cladding, Merlin grey (BS18E25) or similar above red brick (similar to surrounding buildings)  
 Flashings and trims: Azure blue (BS18C30)  
 Doors and windows: Aluminium, Azure blue

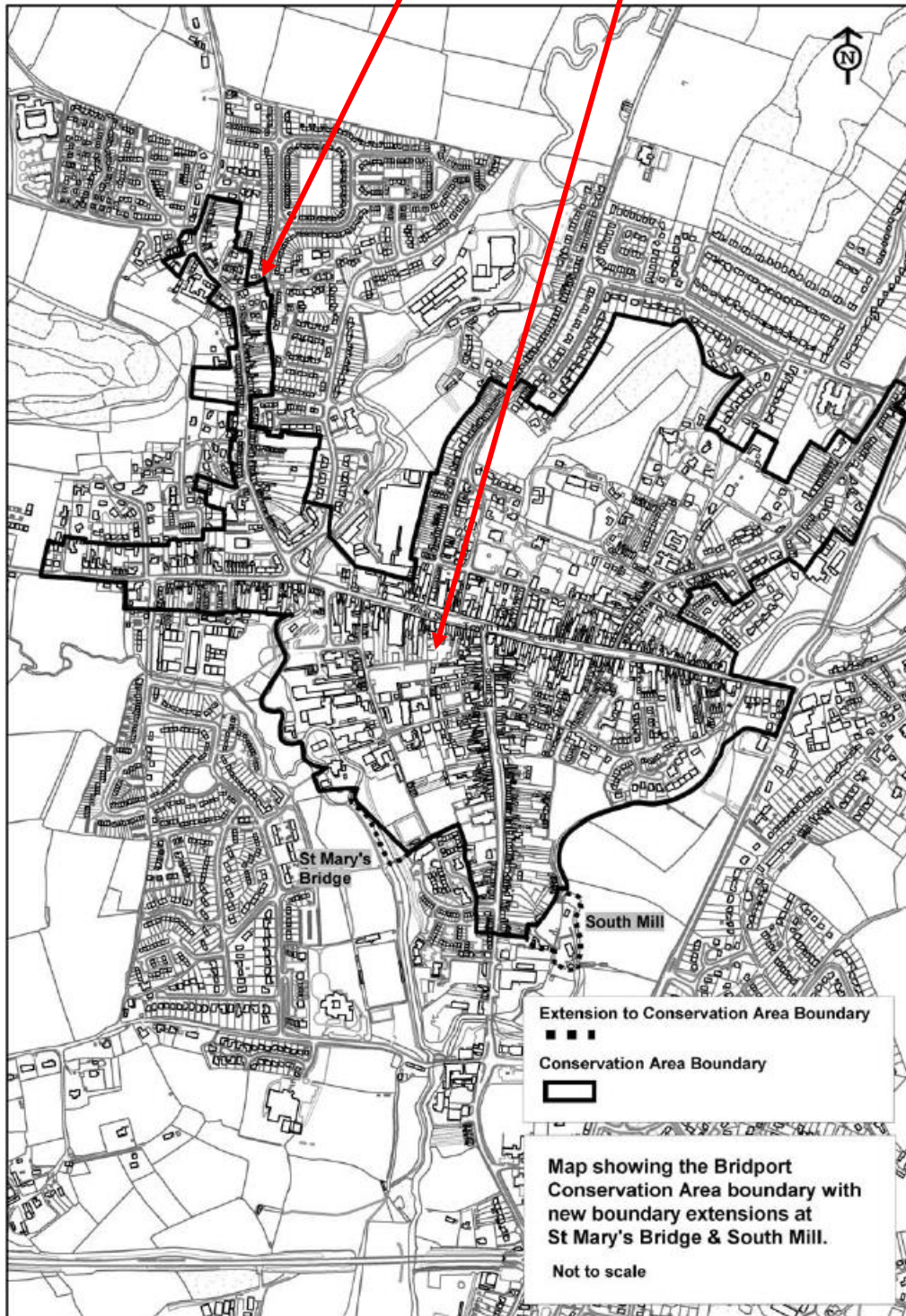
draft-v3

Note: This drawing is for planning permission only and is not to be used for the purposes of construction. Check dimensions on-site.	Revision: - Date: -	Proposal: Storage facility	At: Rope Walks, Bridport	For: Bridport Town Council	Title: Proposed elevations	Scale: 1:100 @ A3 Date: 16/08/21 Drawing No: 02114.05	SEB COPE DESIGN info@secope.co.uk 01297 647448
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# Appendix 5 – Conservation Area Boundary and Application Site



## Appendix 6 - Nearest Listed Buildings to the Application Site

### No 31 Rope Walks

**Entry Name:** 31, Rope Walks  
**Listing Date:** 19 September 1975  
**Grade:** II  
**Source:** Historic England  
**Source ID:** 1216447  
**English Heritage Legacy ID:** 401845

SY 4692 3/366

Probably C18. Red brick, with some rubble. Pitched slate roof. Brick gable parapet on kneelers. Eaves cornice of bricks set diagonally. 3 storeys. 2 ranges of segment-headed windows. 1 planked door. 1 blocked loading door. Lean-to extension to north with catslide roof.

Listing NGR: SY4647192886

### 31 Rope Walks –Partially Hidden by Mature Trees



No: 31 -Rope Cottage  
From West in Adjacent Private Car Park



Parking Area /Yard for No:31 to South and  
Lying Between Application Site & No 31





## No: 31 -Rope Cottage From South & South East Corner Accessed Via Private Car Park



### Nos 37-45 Rope Walks

**Entry Name:** 37-45, Rope Walks

**Listing Date:** 19 September 1975

**Grade:** II

**Source:** Historic England

**Source ID:** 1227742

**English Heritage Legacy ID:** 401844

SY 4692 3/365

Early C19. Hammer dressed stone with some limestone ashlar (especially on ground floor). Pitched slate roof. Red brick stacks, 3 storeys. 5 ranges of sashes with glazing bars. 5 modern doors. 5 ranges of casements with glazing bars behind.

Listing NGR: SY4648692831

## Nos 37-45 Rope Walks



## The Tanyard

