



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

Rushgreen Garage, Lymm

Client

Brookhouse (Manchester) Ltd

Location

Lymm, Cheshire

Services Provided

Archaeology
Historic Buildings

Date of Completion

September 2014

Key Issues

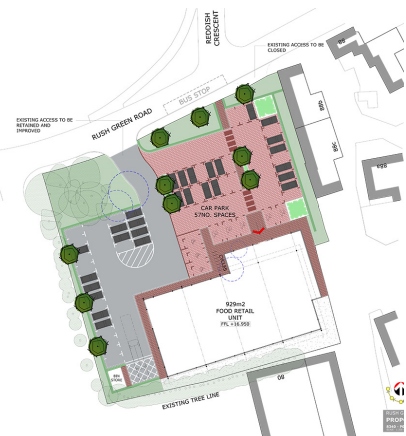
Heritage Assessment to support the outline planning application for demolition of existing buildings and the subsequent development of a supermarket

Assessment of the setting and significance of the proposals on a Listed Farmhouse and its associated curtilage buildings

Assess the archaeological potential of the site



Outline planning application was granted in 2014 for the demolition of the existing structures associated with a petrol filling station, including the removal of a forecourt canopy and buried fuel tanks, and the construction of a retail unit. The proposals were for the development of a supermarket of 929 square metres of floorspace.



Adjacent to the east side of the site was a Barn converted recently for residential use. It is within the curtilage of the Grade II Listed Tanyard Farmhouse located c. 20m to the east of the site.

An assessment of the impact on the setting and significance of the proposals on the Barn and Farmhouse was required to support the application. The client was seeking to balance the sensitivity of the Listed assets with the functional requirements of the foodstore and associated car parking.

A Heritage Assessment was undertaken by CgMs. It was concluded that with appropriate scheme design and landscaping alongwith the positioning of the foodstore would have a beneficial effect on their setting.

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