



## DESIGN AND ACCESS STATEMENT

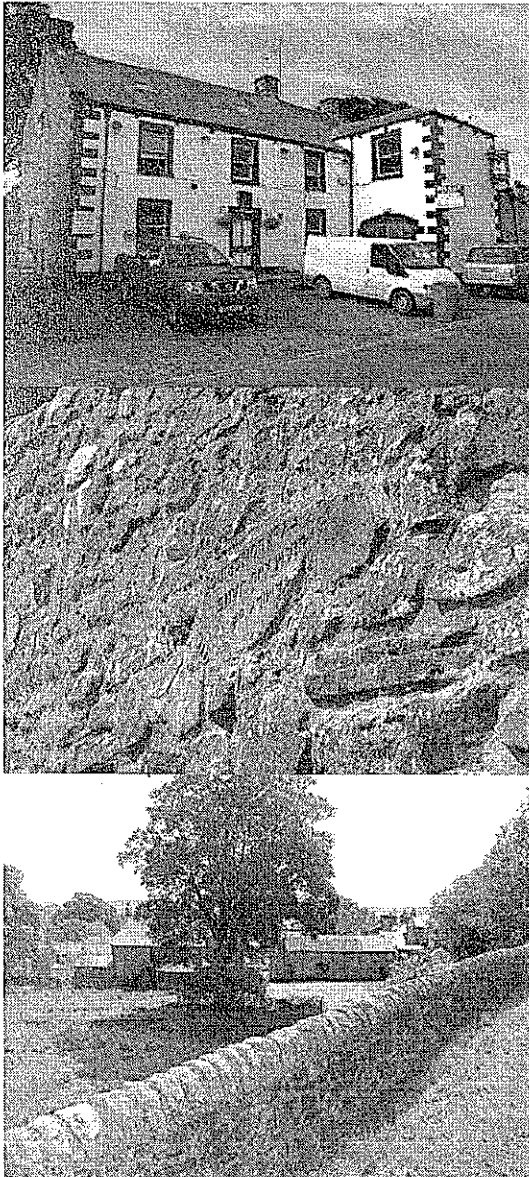
The Talbot Hotel, Talbot Street, Chipping

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IWA Architects



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## 1. INTRODUCTION

The Talbot Hotel, Talbot Street, Chipping

This document is prepared by IWA Architects to accompany the Planning and Listed Building consent application submitted to Ribble Valley Borough Council on behalf of The Talbot Hotel at Chipping Ltd.

The application is seeking consent to demolish the single storey rear extension and remove the render to the front elevations, repair & repoint the existing stonework; refurbish and internally alter the existing hotel building to provide bar and restaurant facilities with 9no. ensuite bedrooms; also to construct a single storey extension to the rear of the hotel to create a reception, additional dining space and function room together with ancillary kitchen, servery and staff facilities; and convert the existing detached barn and stables to form 11no. ensuite bedrooms ancillary to the use of the overall hotel accommodation.

As this application will involve an element of demolition and alteration to achieve the desired scheme we have prepared this report in conjunction with the requirements of PPS5 Policy HE6, and in particular Policy HE6 2. We have also made reference to Section 6 of the Government's *'Guidance on Information Requirements and Validation'* (2010).

In essence, this report is divided into four main sections or statements:

- Contextual Analysis Statement
- Heritage Asset Statement
- Planning Statement
- Design and Access Statement

Each of these statements is reliant upon the other to inform the design decisions at each stage of the project development.

The text also cross-references to stand-alone documents - either provided by other consultants as part of the overall application, or previous documents produced by the Local Authority. This is to avoid lengthy repetition of previously produced descriptions or text.

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## 2. CONTEXTUAL ANALYSIS STATEMENT

The Talbot Hotel, Talbot Street, Chipping



### PHYSICAL CONTEXT

The village of Chipping is situated on the slopes above the River Loud. It is approximately 10 miles west of Clitheroe Town Centre and 10 miles northeast of Preston City Centre. The market towns of Longridge and Clitheroe lie to the south and west respectively. It sits within the Ribble Valley Area of Outstanding Natural Beauty (AONB).

The site of the Talbot Hotel is situated in the centre of the village of Chipping within the Chipping Village Conservation Area. The main hotel building with its distinct black and white rendered and painted frontage is very much a key 'gateway' building on Talbot Street entering the village from the Clitheroe direction. The adjoining barn and stable block is more contextual in the general streetscene with its traditional stone walls. Both buildings are separately grade II listed.

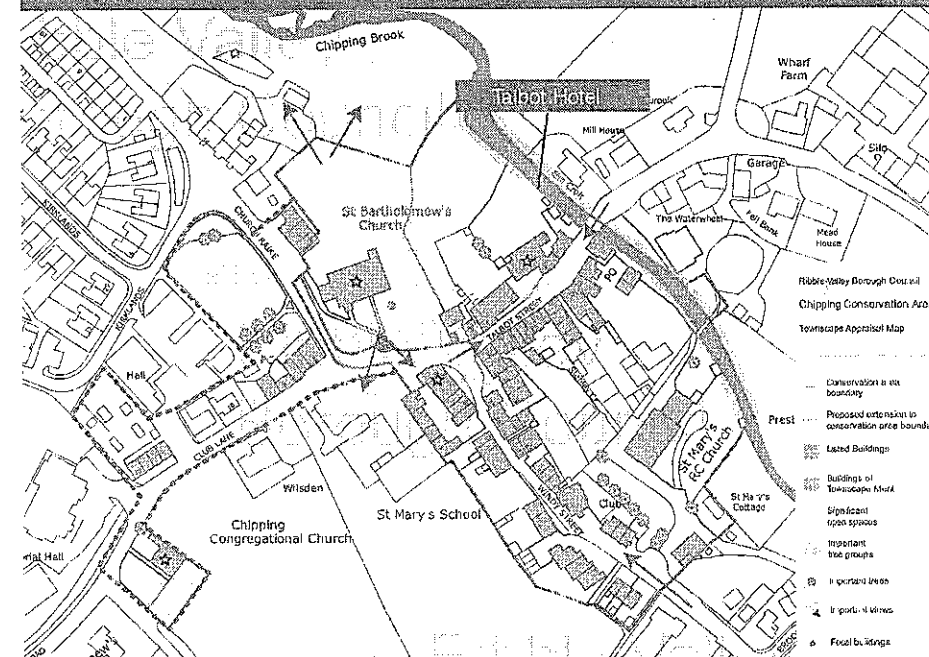
Talbot Street has a distinctive character of closely spaced terraced buildings - both commercial and residential, with no defined pedestrian pavement areas. The Talbot Hotel forms a welcome break from this pattern. Set back from the road edge and flanked by its own later addition coach house and the adjoining barn, the cobbled forecourt has a welcoming character and forms a focal point for this part of the village.

The existing buildings sit to the southeastern boundary of what is a much larger site of nearly 0.4 hectares. The main site to the rear of these buildings is predominantly flat, with a slight fall towards Chipping Brook which bounds the north eastern side of the site. In fact each boundary to this site has its own unique character which defines and gives character to different areas of the site. The north west boundary looks towards the former Berry's furniture works through a newly created woodland area, in contrast to the south east boundary which has a steeply rising embankment up to the stone boundary wall of the adjoining St Bartholomew's Church and churchyard.

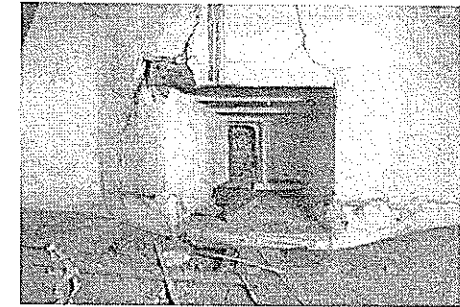
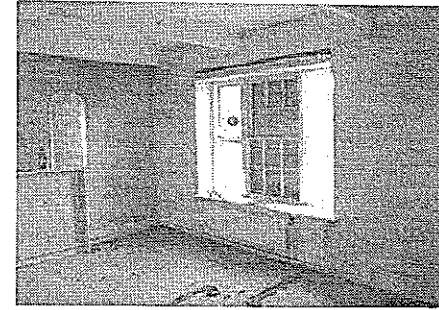
The rear site itself is clear of structures and is mainly scrub, with the exception of an existing sycamore tree to the northeast of the hotel building. The brook is also bounded by trees giving a dense screening to properties on the far side of the brook.



Outline of the Chipping Conservation Area







## SOCIAL CONTEXT

The Talbot Hotel is one of three pubs in the village of Chipping and has served as an inn since its construction in the late 18th century. In his Historic Building Assessment, Stephen Haigh makes reference to the historic basis for public houses at this time -

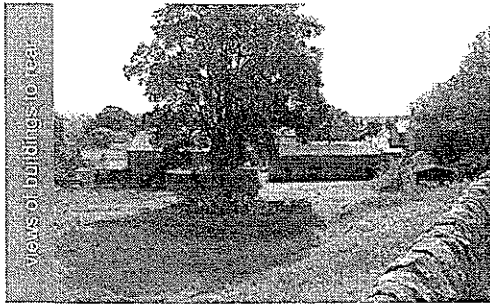
*"...at that time inns were generally little different from private houses, and the provision of hospitality to locals and travellers (in the form of food, drink and accommodation) would have been carried out as an adjunct to other activities such as farming. In the late 1880's the Talbot Inn became the Talbot Hotel, a change which must have been an attempt to appeal to better-off customers ..."*

It is suggested that the barn has always been part of the Talbot Hotel complex providing the farming aspect of the business together with potential stabling for guests at the hotel. There are records available which confirm that farming use continued at the site into the middle of the 20th century including livestock sales in the back yard up to the 1950's. There is also documentary evidence that the south-west of the building was used as a butchery into the 1960's.

Throughout its life, the building has continued to be a public house and hotel - in various guises. In more recent times it has been owned by a pub and leisure chain providing a pub and restaurant, with landlord's and guest's accommodation to the upper floors. This has included some alterations and additions to the buildings to try to respond to the changing face of the hospitality, catering and accommodation market. In recent years though this has proved ineffective and the company decided to place the hotel on the market around 2008.

The current owners and applicants still see a place for a hotel in the village and wider valley setting, but with facilities which respond to the modern tourist and leisure markets. This is supported by Chipping Parish Council through the Parish Plan, who see the tourism benefits to the village of creating a more sustainable and cohesive set of uses for the building.





## ECONOMIC CONTEXT

The current application proposals have to be assessed in the immediate context of the existing use and facilities provided, but also the wider economic contexts of the village and the Ribble Valley.

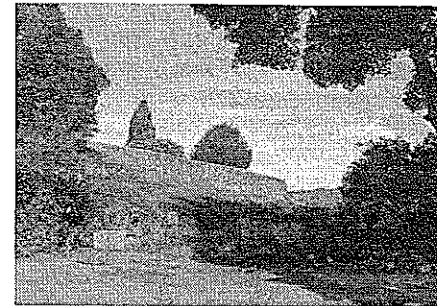
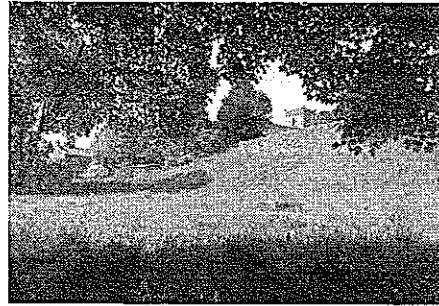
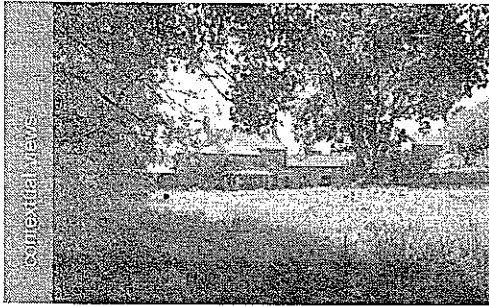
The current owners have provided a Business Plan with this application which outlines their ideas for the future uses of the existing buildings in great detail. It suggests that the previous business model for the hotel is not viable with current market trends and requires a significant change in the accommodation provided to achieve a business which is sustainable long term. This, by default, will involve significant investment - something which the previous owners were unwilling to do. The primary shift in the business model is that the future plans see the development as providing a 'hotel with restaurant and function room facilities' and not a 'pub with rooms' as had previously been provided. This new accommodation will provide a much more holistic set of facilities which can be used individually but also create a synergy between uses if required. It is a model very prevalent in the wider Ribble Valley and has led to the increasing popularity of the area as a destination for tourists as exemplified by the success of the Ribble Valley Food Trail.

It is this tourism context that the wider economy of the village will also benefit from the redevelopment of the existing buildings. In the last year, the village has been badly hit by the continuing effects of the recession with the demise and eventual closure of the long established HJ Berry furniture works. In the recent community survey conducted by the Chipping Parish Council as part of their consultation for the Chipping Plan, 100% of the 181 responses received supported initiatives and projects which would regenerate jobs for the immediate community. This was further supported by 71.6% of residents supporting a B&B/Hotel/Restaurant/Pub use for the site.

It is envisaged that the new facilities will provide employment opportunities for at least 30 - 35 people, which is the target set by the Chipping Plan for the whole village to replace the jobs lost at HJ Berrys.



### 3. HERITAGE ASSET STATEMENT



The Talbot Hotel, Talbot Street, Chipping

In accordance with PPS5, **Policy HE6.1** requires the applicant to provide a description of the significance of the heritage assets affected by the proposal and the contribution of their setting to that significance

As part of the scheme appraisal and design development, our clients appointed Stephen Haigh (Buildings Archaeologist) to prepare an Historic Buildings Assessment. This provided the following statement to summarise the significance of the heritage assets:

*"The Talbot Hotel was built as a late 18th century inn-cum-farmhouse, but shows a number of different construction phases seemingly related to its commercial success, and it continued in its original purpose into the 21st century. It stands next to a large barn with which it has been associated for most of its existence, and the two form important assets both visually and historically at the heart of Chipping village centre, recognized in their status as grade II listed buildings. Although the development of the hotel over time has led to the loss of some important aspects, including the main stairs, much of its internal historic character is preserved, particularly on the upper floors*

*In something of a contrast to the Hotel, the barn's most important historic asset is its exterior, as its interior has been almost entirely stripped of fixtures, some of them (of demonstrable historic interest) removed in the recent, unauthorised works, but others at an earlier, unknown date. As a consequence, its significance has diminished, and now depends for the most part only on its external structure and appearance, which are in many ways typical of barns in the district and the contribution these make to the building group and the wider village centre."*

(Stephen Haigh, Talbot Hotel Historic Buildings Appraisal June 2011)

In addition to the specific heritage report produced by Stephen Haigh, other key documents were also consulted regarding the significance of the Talbot Hotel site - both in its historic and heritage context

These documents were:

#### Chipping Conservation Area Appraisal

(The Conservation Studio on behalf of Ribble Valley Borough Council 2005/06)

#### Chipping Conservation Area Management Guidance

(The Conservation Studio on behalf of Ribble Valley Borough Council 2005)

#### Supplementary Planning Guidance Notes -

#### The Retention of Public Houses in Rural Areas

Ribble Valley Borough Council

#### Chipping Parish Plan

Chipping Parish Council (2011)

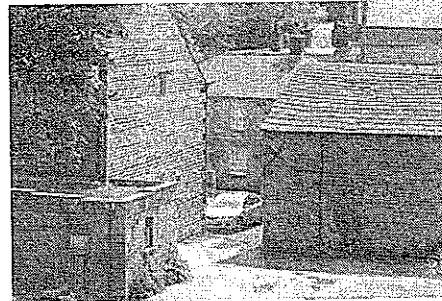
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These documents provided us with a detailed background as to the historic origins of the site and its past uses, together with outlining the principal stages of its development in the local and wider context. A brief summary of some of these facts has been provided within the earlier Contextual Analysis Statement.

In the context of the Conservation Area Management Guidance document, the Talbot Hotel was singled out as a weakness in the conservation setting - "...neglected appearance of the vacant Talbot Hotel, front and rear, to the detriment of the conservation area". In the same respect though, its restoration and re-use was seen as a key opportunity to raise the profile of the conservation area. More importantly, the Conservation Area Appraisal document itself lists a number of key areas of the Talbot Hotel site as 'special interest', which the submitted designs have sought to keep and, where possible enhance. These include:

- Historic layout and street pattern of Talbot Street and Windy Street
- Chipping Brook
- Open areas in front of The Sun Inn and the Talbot Hotel.
- Prevalent use of local stone as a building material
- Trees, particularly beside Chipping Brook ...
- Areas of historic stone floorscape.





The Talbot Hotel, Talbot Street, Chipping

It is an interesting fact that historically the land to the rear of the Hotel was a focus for the local farming community up until the 1950's when sheep sales would take place. This placed the existing hotel buildings right at the heart of the community and made the land to the rear of the buildings a centre for regular activity, meetings and social events - something which has now been lost sixty years on.

In both Conservation Area documents, the importance of the streetscene is emphasised, especially in the context of the existing tight street pattern which is evident in both Talbot Street and Windy Street. Such a sentiment is echoed in the Chipping Parish Plan - the importance of preserving and enhancing the frontage of the hotel buildings is *"a priority to enhance this part of the village for both residents and visitors"*. It has therefore been a priority within the scheme development proposals to avoid any alterations to the existing streetscene, and where this is necessary it is in a positive manner to enhance the overall Conservation Area.

On a more general point, the SPG for Public Houses in Rural Areas highlights the plight of many establishments due to various reasons and the detrimental effect it can have on the social, economic and environmental wellbeing of the village community. The document says - *"... the pub also plays an important role in the visual appearance of the village. This is particularly true where the pub is located within a conservation area."* The SPG concludes with a list of Listed Rural Public House of which the Talbot Hotel is included.

There have been a number of planning applications for alterations and changes of use within the last twenty years - a summary of these is provided in the Planning Statement to follow, along with an outline of the design proposals as requested under HE6.2 of PPS5. These are reflective of either the desire on the part of previous owners to enhance the existing building, provide additional accommodation to suit the current business model or look to make some form of planning gain to fund further development. Not all of the consented schemes were implemented.

mindful of the requirements of HE7.5 of the PPS which requires any new development to make a positive contribution to the character and local distinctiveness of the historic environment. In this particular context this will be the listed buildings and the wider conservation area. In the current application the proposal seeks to minimise the amount of non-reversible changes to the existing buildings and extending in a manner which will not conflict with either existing building or setting. This has to be balanced though with the need to create a level of accommodation that will support a viable business proposition.

Below is a summary of the proposed demolition and/or alterations to the existing:

- it has been decided to remove the hard cement render to the front elevations as this is causing a trapping of moisture in the existing walls and internal damp problems. The existing stone below is to then be repaired and repointed. If it is found that the stone is of poor quality, further discussions may be required to re-render the facade in lime render to match the existing.
- ground floor hotel extensions: it is proposed to demolish the more recent ground floor additions to the rear elevation of the hotel building. From the research provided in the Heritage Assessment these are not original structures and do not make a contribution to the heritage value of the building. Through removing these structures it allows the restoration of the original external plan form of the building at ground floor. It also allows a safer route for vehicles negotiating the narrow vehicular access onto the site.
- external fire escape and ancillary fixtures and fittings: it is proposed to remove the existing rear fire escape along with the more modern fittings to the face of the building. These include various light fittings, wiring and the like in order to remove the clutter which has compromised the architectural quality of the front facade, in particular, over the years.
- existing 'link' to kitchen & store: it is proposed to demolish the existing structure which was erected to the east elevation of the hotel to provide a covered link between the kitchen and store accessed from Talbot Street for deliveries. It is intended to provide a more suitable and smaller extension which will be less intrusive onto the adjoining property.

In terms of the loss of or impact of proposals upon the heritage asset we have been



- internal hotel partitions: it is proposed to remove the modern partitions currently installed to ground and first floors in order to reinforce the existing plan form of the original building. These include the stair and its enclosure between the restaurant area and the first floor, and some enclosing stud partitions to the first floor areas.
- external window opening to rear elevation: it will be necessary to adapt one existing window opening within the rear elevation to form a doorway. This window opening is not of any particular architectural merit and sits to the rear of the building. In adapting this opening it will assist in the general circulation and functioning of the building
- new door opening in existing wall to first floor: in order to create an en-suite facility to one front bedroom it is necessary to adapt an existing wall. The room itself is not useable accommodation and lends itself to this purpose. The opening could be removed if required in the future.
- new openings within the existing internal walls of the existing barn/stables.

In referring to the principal areas of impact on the heritage asset and their context in HE9.1 of PPS5, we have also made use of the data and references in the following documents, which we would refer you to separately:

- Heritage Assessment Report.
- Talbot Hotel at Chipping Ltd Business Plan.
- Chipping Parish Plan
- Pre-Application advice discussions and correspondence.

It has been illustrated in the previous text that in the context of PPS5, the proposed works can be defined as having 'harmful impact' in the context outlined in Clause HE9.4, as the proposed areas of demolition and alteration are limited to both structures. It is our view that the proposals clearly represent the point made in items (i), that local authorities should -

*"...weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm..." PPS5 HE9.4(i)*

The buildings as they currently exist provide accommodation which have ceased to be viable in their current format and therefore require some adaptation and extension in order to secure their sustainable, long-term survival. Ultimately the use proposed will not change the contribution which the building has made to the conservation area historically, but other factors have to be weighed against this. Paragraph 89 & 90 of the Historic Environment Planning Practice Guide (HEPPG) states the following, which supports the proposed changes to the buildings -

*'88. It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance...*

*89 Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided that the harm is minimised."*

The submitted Business Plan is crucial in understanding the viability of the proposals. It also sets up certain criteria for the scheme to be sustainable, which formed the basis for the initial briefing document on which the scheme was developed. This included:

- Minimum 20 - 25 bedrooms with en-suite facilities.
- Function Room facility for up to 120 people.
- Restaurant facility to support guests and visitors.
- Kitchens and ancillary accommodation to support both areas.
- Car parking to support the establishment.

This is important when assessing the scheme under HE10.1 of PPS5 and the appearance and significance of the Chipping Conservation Area. The scheme positively addresses the spirit of this policy by retaining all key elements highlighted in the plan. This includes the focal point tree to the centre of the site, the trees to the edge of the brook, the open frontage onto Talbot Street and the significant open spaces to the northwest are all retained. There is also the intention of opening up better access to the brook from the proposed building as outlined in paragraph 117 of the HEPPG.

The HEPPG paragraph 178 also states the following -

*"...It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting."*

By the nature of the building type proposed, spaces of a certain footprint, height and massing are unavoidable to achieve modern standards and meet client expectations. In the context of HE10.1 though, the observations of the Chipping Conservation Area were taken into account and the creation of a single storey structure in a linear arrangement was developed.

In this context, it was also assessed whether all the required bedrooms could be contained within the existing hotel, within additional new structures on the site or within the new extension to reduce the impact on the barn as HE9.1. On balance it was decided that the harm of increasing the density and height of the development on the wider heritage asset of the Conservation Area and the possible further dilapidation of the barn structure with a non-viable use (HE7.4) outweighed the harm to the character of the interior of the barn or hotel with the proposed internal alterations (HEPPG paragraph 183).

## 4. PLANNING STATEMENT

The Talbot Hotel, Talbot Street, Chipping

### POLICY

This application is submitted following extensive discussion and consultation with various parties as outlined later in this report. It is an application which will bring new life back to the Talbot Hotel - something which has been sought for a number of years. The previous planning history and the extent of the schemes proposed can be summarised as follows:

3/2010/0131 14 Apr 2010: *Partial careful demolition of bulge in gable wall of barn and rebuild in stone from demolition (LBC APPROVED)*

3/2006/0428 11 July 2006: *Erection of signs and lighting to enhance refurbishment (LBC APPROVED)*

3/2006/0377 29 June 2006: *Seven signs of varying description, six floodlights casting an arc lantern over entrance door - (ADVERTISEMENT CONSENT APPROVED)*

3/2005/0723 5 Oct 2005: *Internal Alterations A) removal of fireplace and wall, retain fireplace for reuse; B) removal of glazed screen at high level; C) opening up of fireplace; D) making safe of cobblestone forecourt (LBC REFUSED)*

3/1997/0554 7 Oct 1997: *Replacement illuminated fascia sign & amenity signs (ADVERTISEMENT CONSENT APPROVED)*

3/1997/0555 7 Oct 1997: *Replacement illuminated fascia sign & amenity signs (LBC APPROVED)*

3/1997/0279 20 June 1997: *Change of use of former barn and stable to form 8no. bedrooms with en-suite facilities as annex to the Talbot Hotel (FP APPROVED)*

3/1997/0280 20 JUNE 1997: *Change of use of former barn and stable to form 8no. bedrooms with en-suite facilities as annex to the Talbot Hotel (LBC APPROVED)*

3/1994/0475 7 Sept 1994: *Conversion of barn into 2no. dwellings (resubmission) (APPROVED)*

3/1994/0474 7 Sept 1994: *Conversion of barn into 2no. dwellings (LBC APPROVED)*

3/1993/0656 1 Oct 1993: *Car park to rear of public house (WITHDRAWN)*

3/1993/0500 12 OCT 1993: *Conversion of barn to 3no. dwellings (LBC REFUSED)*

3/1993/0501 12 OCT 1993: *Conversion of barn to 3no. dwellings (REFUSED)*

3/1993/0234 22 June 1993: *Replace signage and new lighting (LBC APPROVED)*

3/1993/0236 22 June 1993: *Replace signage and new lighting (ADVERTISEMENT CONSENT APPROVED)*

3/1993/0113 27 Apr 1993: *Modification to proposed steps outside emergency exit doors front elevation and 4no. decorative wall lights to exterior of new extension (APPROVED)*

3/1993/0114 27 Apr 1993: *Modification to proposed steps outside emergency exit doors front elevation and 4no. decorative wall lights to exterior of new extension (LBC APPROVED)*

3/1991/0026 30 Apr 1991: *Alterations and extension (LBC APPROVED)*

3/1991/0025 30 Apr 1991: *Internal alterations and vestibule and family extension (to increase licensed area) (APPROVED)*

In policy terms, discussions with officers have mainly, and rightly, centred around policies relating to the historic environment and the viability of the scheme under PPS5. This has been dealt with previously under the Heritage Statement.

Together with consultations, assessment and appraisal documents and national policy, due regard has been taken of the following key critical policies which we feel the proposals address positively

PPG1 - General Policy and Principles

PPS4 - Planning for Sustainable Economic Growth

PPS5 - Planning for the Historic Environment

PPS7 - Sustainable Development in Rural Areas

Ribble Valley Districtwide Local Plan (1998)

General Policy G4: development within the village boundary

General Policy G6: essential open space

General Policy G7: flood protection

Environmental Policy ENV1: area of outstanding natural beauty

Environmental Policy ENV16, 17 & 18: conservation areas

Environmental Policy ENV 19 & 20: listed buildings

Environmental Policy ENV22: beneficial reuse of redundant buildings & land

Employment Policy EMP9: conversion of barns for employment uses

Recreation & Tourism Policy RT1: development proposals encouraging tourism

Recreation & Tourism Policy RT2: small hotels

Recreation & Tourism Policy RT3: conversion of barns for tourism uses

Transport Policy T1: general guiding principles for development

Transport Policy T3: traffic impact assessments

Transport Policy T7: parking provision

## POLICY cont'd

### The Chipping Village Plan

#### Chipping Conservation Area Appraisal and proposals map

In developing the designs, we drew upon a number of key principles from some of the policies mentioned above, which we used to inform and develop the design approach for the scheme, these can be summarised as follows:

#### PPS4 Policy EC13 1 -

-when assessing planning applications affecting shops, leisure uses including public houses or services in local centres and villages, local planning authorities should: "  
*c. respond positively to planning applications for the conversion or extension of shops which are designed to improve their viability...*"

#### PPS7 paragraph 7 -

"... planning authorities should adopt a positive approach to planning proposals designed to improve the viability, accessibility or community value of existing services and facilities. that play an important part in sustaining village communities. Planning authorities should support the retention of these local facilities. ..."

#### Policy G4 -

"... within the villages of ... Chipping as defined in the proposals map, planning permission will be granted for proposals falling within the following categories: c) The rehabilitation and re-use of rural buildings. ..."

#### Policy ENV16 -

"... Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate"

#### Policy ENV19 -

"... Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

v) The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment."

#### Policy ENV22 -

"... Development proposals which result in the beneficial re-use of derelict, disused and

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The Talbot Hotel, Talbot Street, Chipping.

obsolete land, buildings and waterbodies will be approved subject to the other policies of this plan"

#### Policy EMP9 -

"... Planning permission will be granted for employment-generating uses in barns and other rural buildings, provided all of the following criteria are met:

The proposed use will not cause unacceptable disturbance to neighbours in any way,  
(i)

(ii) The building has a genuine history of use for agriculture or other rural enterprise,

(iii) The building is structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;

(vi) The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;

(v) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;

(vi) The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings"

#### Policy RT1 -

"The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough"

#### Policy RT3 -

Planning permission will be granted for tourism related uses in rural buildings providing all of the following criteria are met

i) the proposed use will not cause unacceptable disturbance to neighbours in any way;

ii) the impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;

iii) the access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;

iv) the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings; ..."

## INVOLVEMENT

The development of the design has been carried out in close consultation with our clients and their specialist hotel advisors. They have been directly involved from the initial sketch design stage to make sure that the spatial arrangements and relationship of rooms will be adequate for the demands of a modern hotel business. Throughout the process they have aware of advice and the requirements of other parties including fellow consultants and the local authority. This has led to the designs evolving over this time and it is hoped that the scheme submitted for planning presents a solution which all parties are happy to support.

The development of the scheme has been widely discussed and presented to various interested parties, stakeholders and consultants prior to submission. To summarise, these have included:

**Ribble Valley Borough Council** (Adrian Dowd - Conservation/Senior Planning Officer)  
Discussions were carried out as part of a pre-application consultation process. The advice has been clear in terms of the justification for the proposed development in the context of PPS5. This justification is dealt with separately. Comments and direction has also been given in terms of design and materials in the context of the Conservation Area. These comments were addressed, particularly regarding the extension, and has led to further design development to improve the design and layout of the function room and ancillary accommodation to reduce the impact on the setting of the listed building.

**Ribble Valley Borough Council** (Dave Hewitt - Countryside Officer)  
A site meeting and follow-up discussions were held between the officer, the architects and the consultant arboriculturalist - Phill Harris. This process highlighted the need to assess the root protection zones for the protected trees beside the brook and further into the site. A solution was proposed and agreed which led to further design layout changes and technical proposals which will be adopted at construction stage. These proposals are outlined in the accompanying Tree Report.

### **Chipping Parish Council**

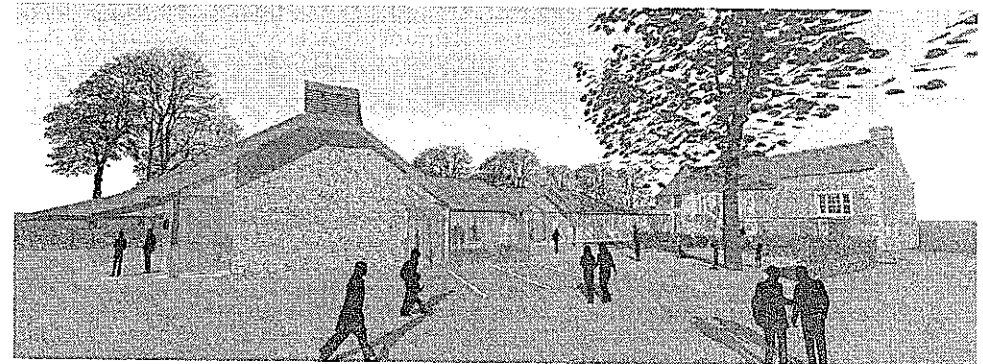
The architects and client body presented interim sketch designs to a full parish council meeting in early July 2011. The Parish Council was generally supportive of the scheme and felt the proposals were a positive step towards the regeneration of the Talbot Hotel and the creation of much needed employment opportunities for the village. The requirements for adequate parking was requested and this has been addressed in other reports.

### **Weetwood Ltd (Flood Risk Engineers)**

As required by planning policy due to part of the site's location in a flood zone. Our clients appointed consultants to work up a flood risk assessment. The same consultants are involved with the site of the former Berrys furniture works and are therefore aware of the issues in this area. Their recommendations during the process were all fully adopted in the final design and this approach has been agreed with the Environment Agency during pre-application discussions.

### **Singleton Clamp & Partners (Highways Consultants)**

As part of the planning requirements and following comments from the Parish Council, Singleton Clamp were appointed to carry out a Highways and Parking strategy for the site. This was based upon the proposed uses and increased activity on the site. Any comments received from them during this process were adopted in the final plans. Their subsequent report and recommendations have been agreed by LCC Highways officers during pre-application discussions.





## USE

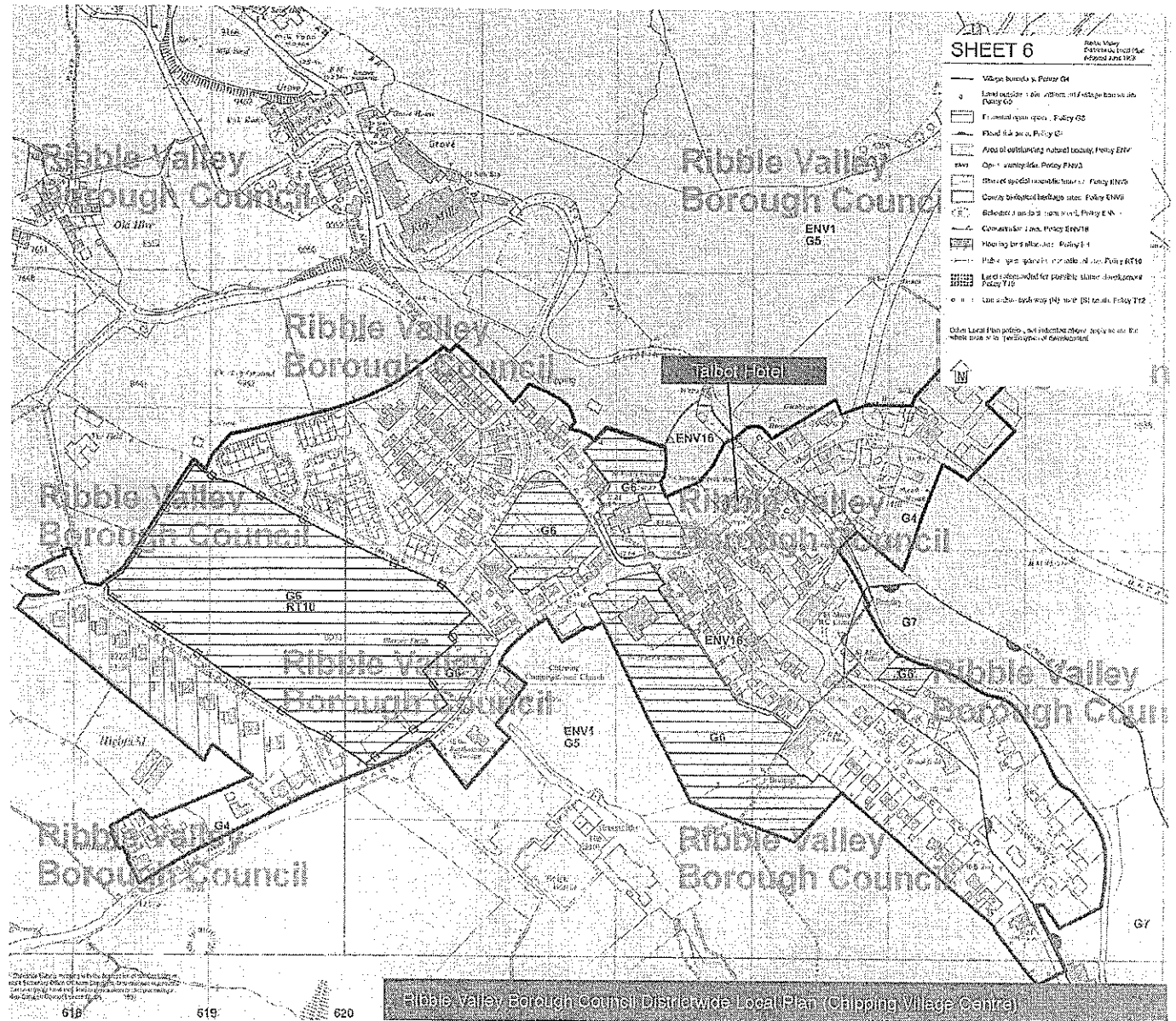
This site is highlighted as a 'Key Focal Point' in the Chipping Conservation Area. This is predominantly for its contribution architecturally and historically within the village centre. As highlighted in various planning policies though, and more recently in the Chipping Parish Plan, these buildings and the site also form an important focal point on a social and community level.

Although in its early existence this complex had a dual function of public house and farm. The agricultural use had ceased over sixty years ago and the more modern image of a public house and hotel has taken precedence.

The precedence therefore of a commercial hotel building on this site with an element of residential/living accommodation is very well established.

The applicants want to see this use continue and return the building to the heart of the community. The new accommodation must respond to the modern expectations of a hotel establishment in terms of dining, entertaining and sleeping options. This can only be achieved through fully utilising the existing structures on the site and the construction of a new extension to house larger volumes for functions.

The application proposal is for some small scale demolition and external alterations; and the refurbishment and extension to the existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of the existing car parking facilities to create 50no. parking spaces including the repair and refurbishment of the existing cobbled forecourt.



## AMOUNT

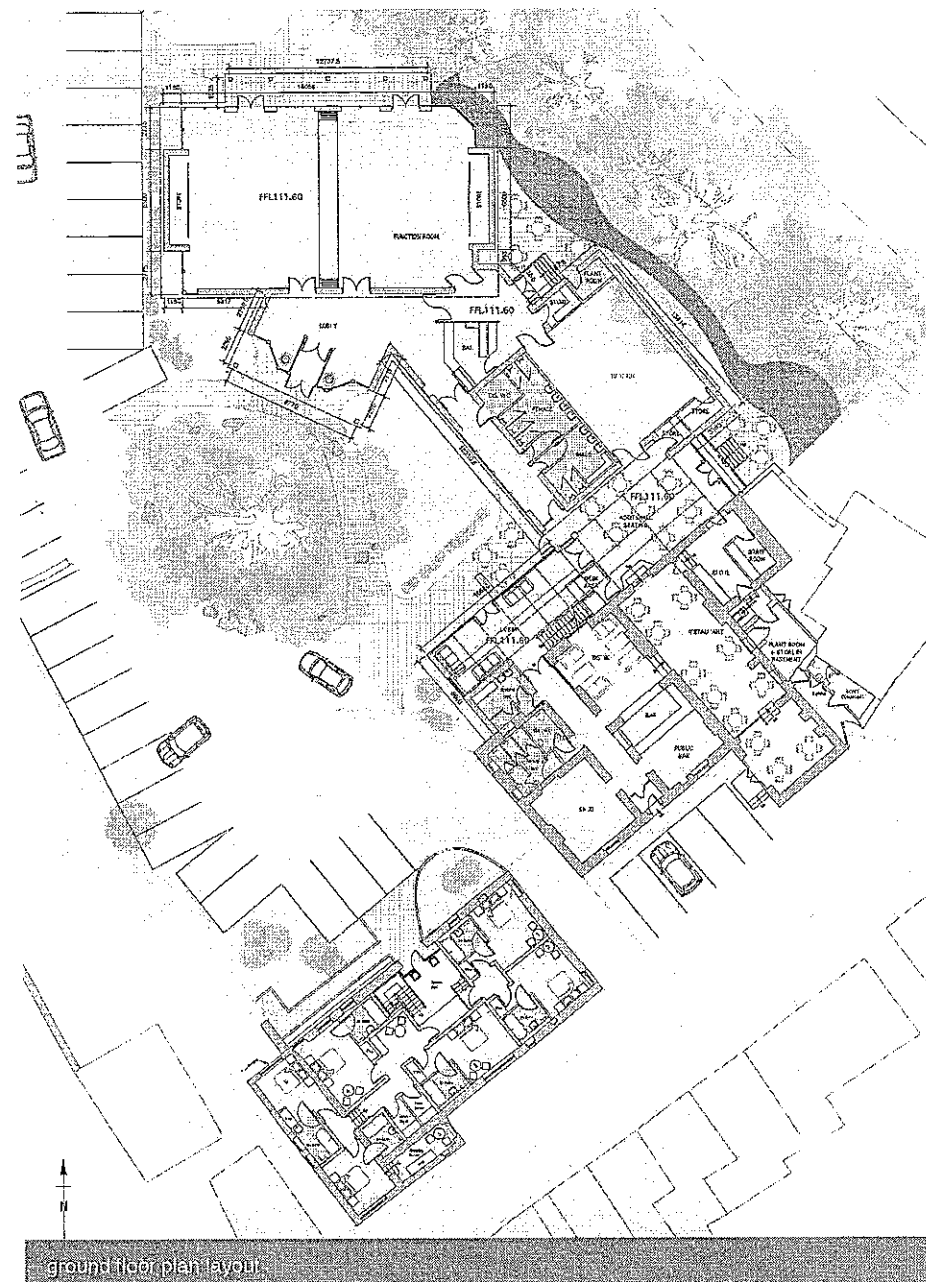
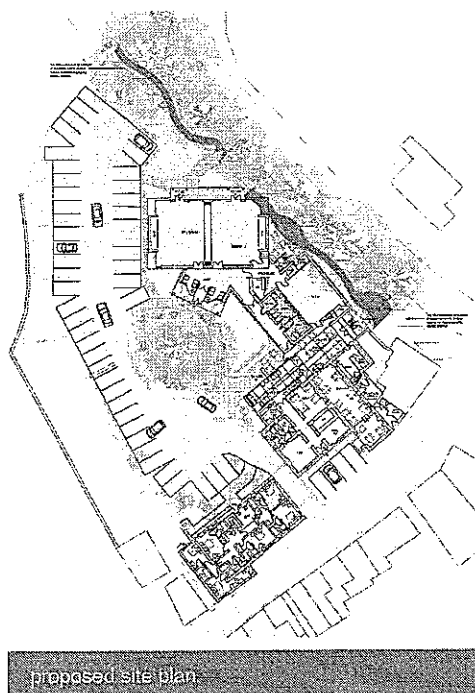
The requirements of the brief have come through a direct correlation to the business plan and the necessary square footage required for a modern hotel establishment. A minimum number of bedrooms is required to make the accommodation viable, whilst separate uses such as the function suite or restaurant all combine to make an holistic complex.

The function room itself is designed to suit up to 120 people when all the floor area is used. It also has the opportunity to divide the space equally to cater for smaller functions and meetings.

The existing restaurant space is being reused, with an additional 'orangery' structure to the rear of the existing building for more informal dining or hotel guests. Other bar and lounge areas are being either retained or located within the existing building.

Situated between the function room and the existing building are the kitchens and ancillary toilet, storage and staff facilities. These are located at a point where they can best serve both function areas simultaneously and the dining areas, to avoid extensive circulation routes and give a clarity of plan.

The number of rooms located in the barn has been reduced from that proposed at pre-application stage. This now provides rooms which are more generous in sizing and facilities, together with providing a more open and welcoming entrance hall within the existing structure.



## LAYOUT

### Site Layout:

The development of the site plan has been very much determined by brief and site context. The linear nature of the arrangement of the new building was in response to the proximity of the trees to the brook and feature tree to the centre of the site, and the need to 'thread' the building between these areas to avoid any detrimental effect. In so doing the plan form wraps around the central tree to create an informal courtyard - making the sycamore tree the focal point for the new structures. In turn, the planning of individual rooms allowed us to develop a concept of each function being contained in a separate structure which allowed the footprint of each area to be of a similar size to the existing hotel footprint.

It was a deliberate decision to avoid the structures extending into zones near to areas designated as open spaces under the planning and conservation area policies. In order to retain the open nature of the northwestern part of the site this was restricted to the necessary car parking provision which is required for this type of use.

It is proposed along the brook edge to introduce a seating and footpath area for customers. It is also the potential first section of a public accessible riverwalk which has been encouraged in the Chipping Plan to link the former Berry's works with the centre of Chipping village.

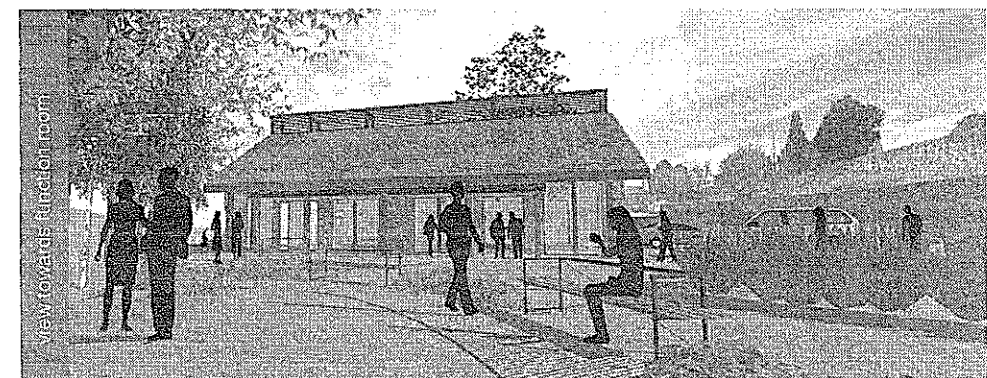
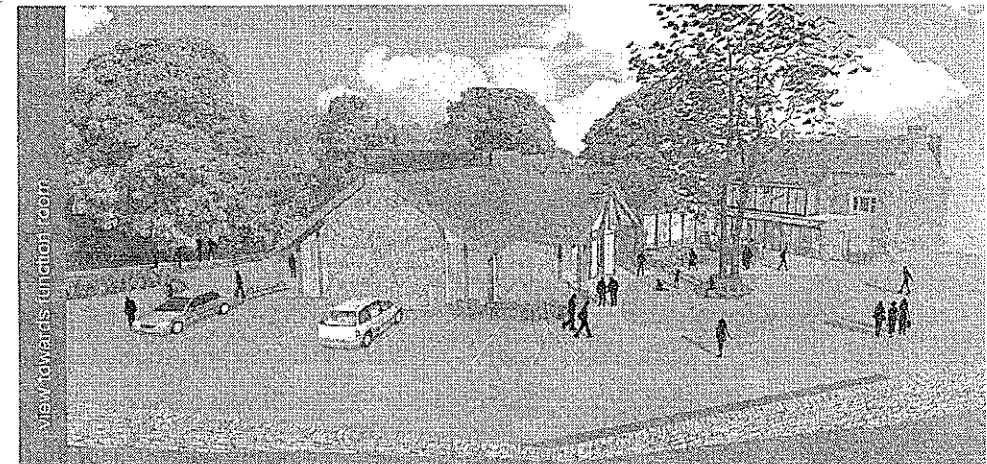
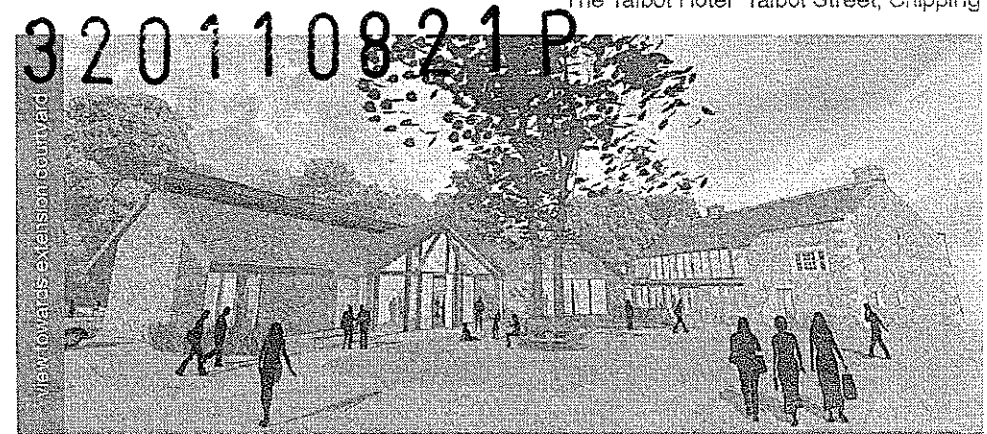
### Existing Hotel Layout:

It is proposed to make very few structural changes to the existing hotel building, except where the newer single storey blocks are demolished to allow the reinstatement of the historic plan form.

A new stair has been introduced which will serve the upper floors and utilises the external door opening already available for the fire escape stair. The stair will be fixed independantly of the existing external wall in order to allow the existing building to be read through the new structure. To the first and second floors it has been necessary to introduce a new internal stair which complies with modern standards for access and means of escape. It will allow the retention of the historic stair structure intact. Likewise to first and second floors all the bedrooms will be located in rooms dictated by the historic plan form to avoid unnecessary alterations. By following this approach it has not been necessary to introduce any new openings in the external envelope.

### Existing Barn Layout:

New bedrooms located in the existing barn have been arranged around the generous full height entrance hall. The plan has been developed to avoid introducing any new openings in the external envelope, with the exception of one window to the rear elevation to the stable block.





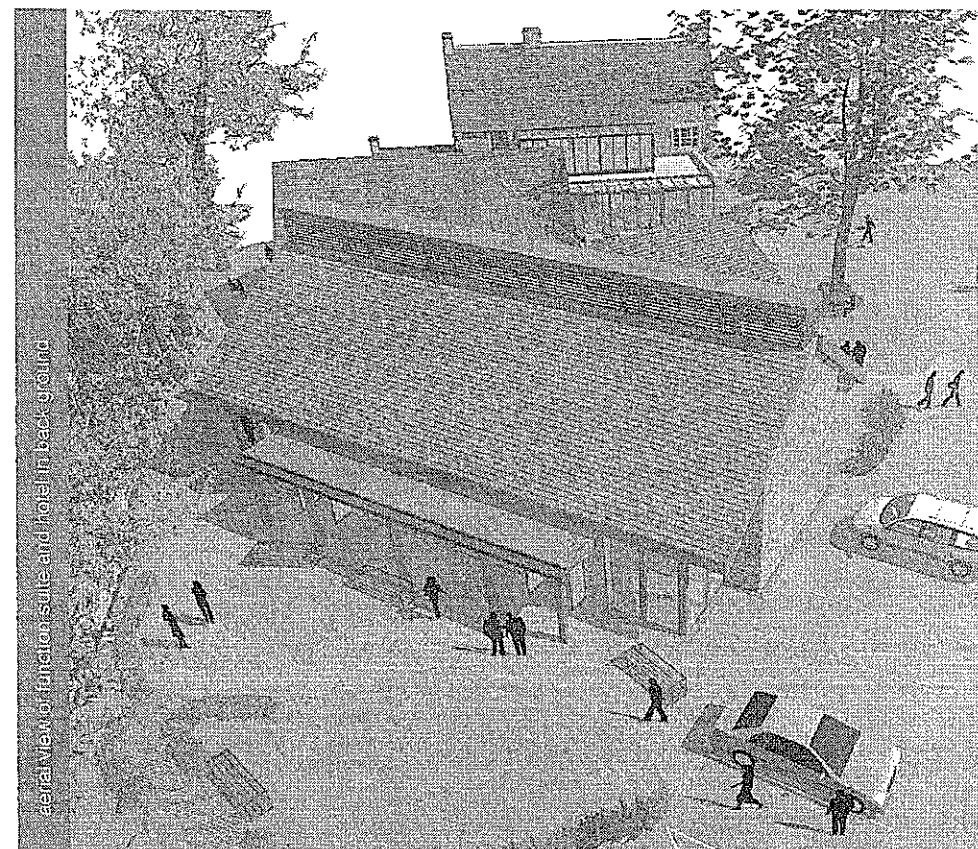
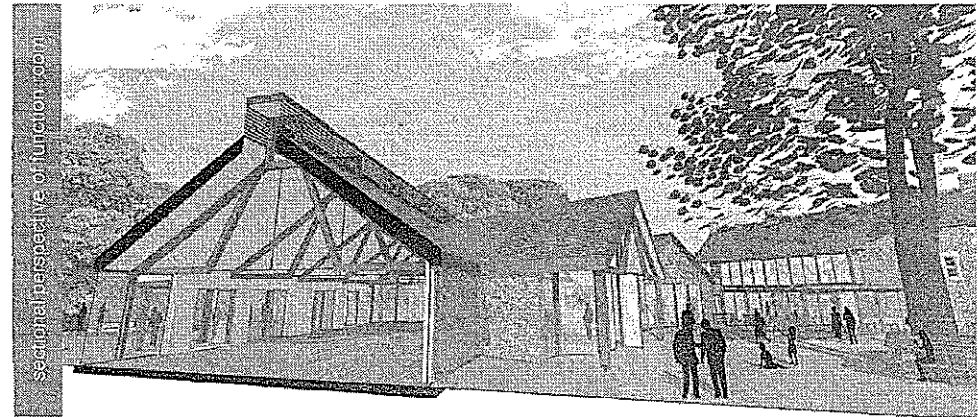
## SCALE

The decision to locate as much of the required accommodation in the existing buildings as possible has allowed the new building to remain a single storey structure

The plan form for the new build is intended to assist in forming a series of smaller structures of a similar scale to the existing hotel building. Each structure is defined by a gable ended roof (as with the hotel), when the building is viewed from the entrance courtyard. Each structure is then linked by lower and smaller roof forms so that overall the impression is of a series of contrasting structures, rather than one large development. The curving plan form (around the existing tree) also assists in this effect.

The hotel is still allowed to retain its own identity by setting the new structures back from the existing rear elevation giving the impression of the new structures being an 'annexe' to the existing building rather than an extension. The actual link between new and old is then proposed as a simple glazed enclosure - offering complete transparency and views of the existing rear elevation of the hotel through the glass. Although two storey in one section to accommodate the new stair, generally this structure will be single storey to retain the degree of visual separation.

The actual eaves heights of the new buildings are kept as low as possible to suit the proposed uses, and the buildings forms are expressed by the varying roof forms above. Once again the plan form assists with this arrangement, but overall the impression created is of barn-like structures rather than large two storey buildings.





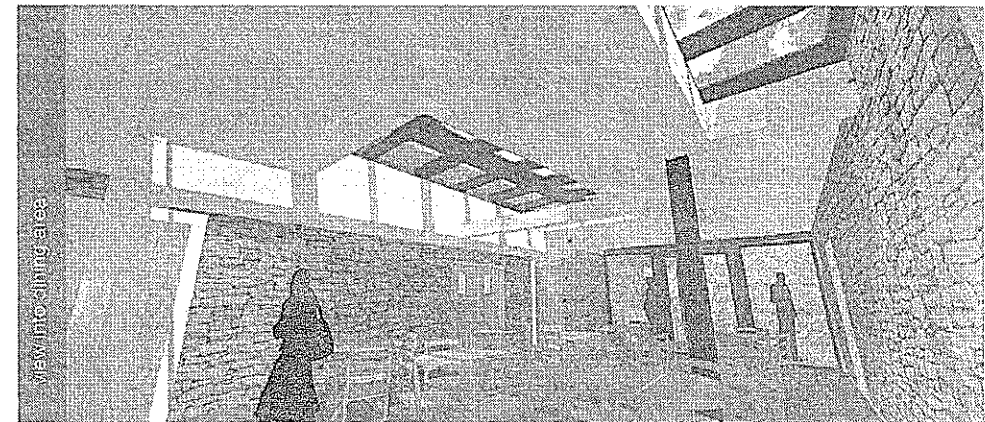
## APPEARANCE

As with the building form, the design is intended to be a modern interpretation of traditional forms. In the same respect, the arrangement of elevation elements and the use of materials keeps its roots in the traditional but with modern overtones.

Stone and slate are the key materials for the new building to walls and roofs respectively. This relates directly to most of the surrounding buildings to the site and the wider conservation area context.

As suggested previously, there are large areas of glazing which offer transparency to the main buildings but also a degree of openness and natural light to main areas of accommodation such as the reception area and dining area. The use of glazing, especially to the rear elevation, also allows the retention of natural light into the existing rooms of the hotel itself. The use of glazing and glazed bays to areas such as the entrance lobby and the function room itself also offer customers views out towards the surrounding landscape, whilst still bringing an emphasis to the roof structure rather than the walls as outlined earlier.

Where flat or low pitch roofs are suggested, it is intended to use profiled metal sheeting to give a colour match to the slate roofs adjoining these areas.



## SUSTAINABILITY

**Site Location** - Although the site is not in a particularly sustainable location, it is still served by a bus service and there is also the facility of the local private coach service in Chipping for larger parties. It is intended to offer employment opportunities to local people from the village which should reduce the need for vehicular transport for those that work in the hotel.

**Transport** - car parking is provided to the premises, but it is intended to encourage car sharing - particularly for weddings and events where guests may know each other. Cycle and motorcycle parking will also be provided on site - particularly where visitors may be touring by bike. The local coach service will provide a more economical mode of communal transport, and it is intended to promote this to potential visitors and users of the building.

**Re-use of Materials** - The re-use of some of the existing buildings will help to reduce the embodied energy in the construction of the scheme in comparison to an entirely new-build scheme. Where some demolition will occur it is intended to reuse the good quality reclaimed materials, such as facing stone, in areas of the hard landscaping such as retaining and boundary walls. Poorer quality materials will be compacted for hardcore.

**New Construction** - all buildings will be constructed to meet and hopefully exceed current Building Regulations

for heat loss and air tightness

**Materials** - materials for the scheme will be acquired, where relevant, as second-hand or reclaimed sources - such as the facing stone and roofing slates. In the case of timber this will be acquired from managed sources through the FSC grading system.

**Labour** - the construction firm who will be the potential contractor for the scheme is locally based. Their workforce tends to be locally based and so the need for large travelling distances to and from the site is greatly reduced. This also includes the sourcing for materials as mentioned previously.

**Water Use Reduction** - all rooms will be fitted with water saving devices such as flow restrictors etc. Due to the nature of the scheme and the proposed future management, it was not deemed practical to have a more centralised grey water recycling scheme.

**Rainwater Run-off** - please refer to the separate engineers report on flood risk.

**Decentralised Energy** - at present it is not possible to propose alternative energy sources. Further investigation will be carried out though as the designs progress.

**Food Production/Supplies** - please refer to the separate business plan for items referring to this matter.

## CRIME PREVENTION

Although is not a priority as this area is deemed a 'low risk' area in terms of crime. As part of the marketing strategy for the scheme it is intended as part of the detailed design we will consult with the relevant bodies to discuss details of the scheme to address any issues.

## ACCESS

A separate transport statement has been prepared for this application by Singleton Clamp & Partners. This highlights the overall transport strategy for the scheme as a whole, including traffic movements. It also provides information regarding the access, deliveries and parking standards.

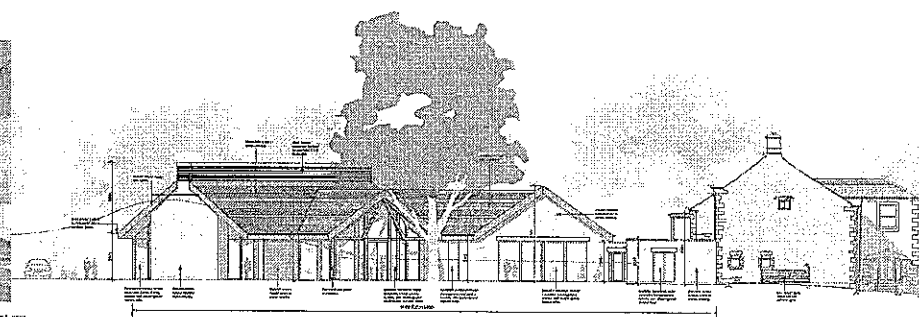
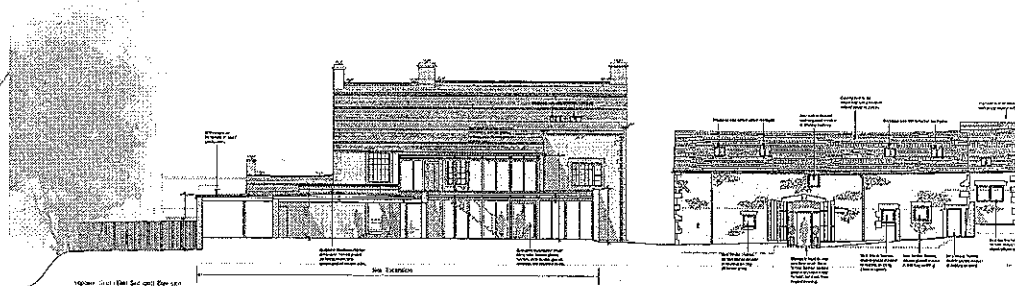
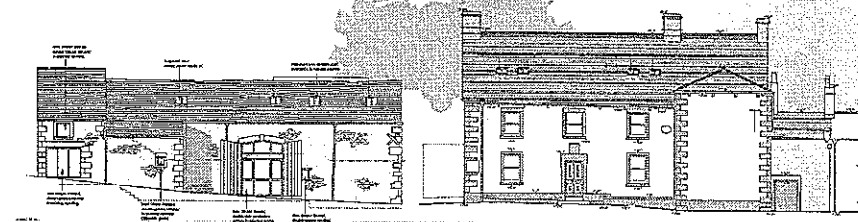
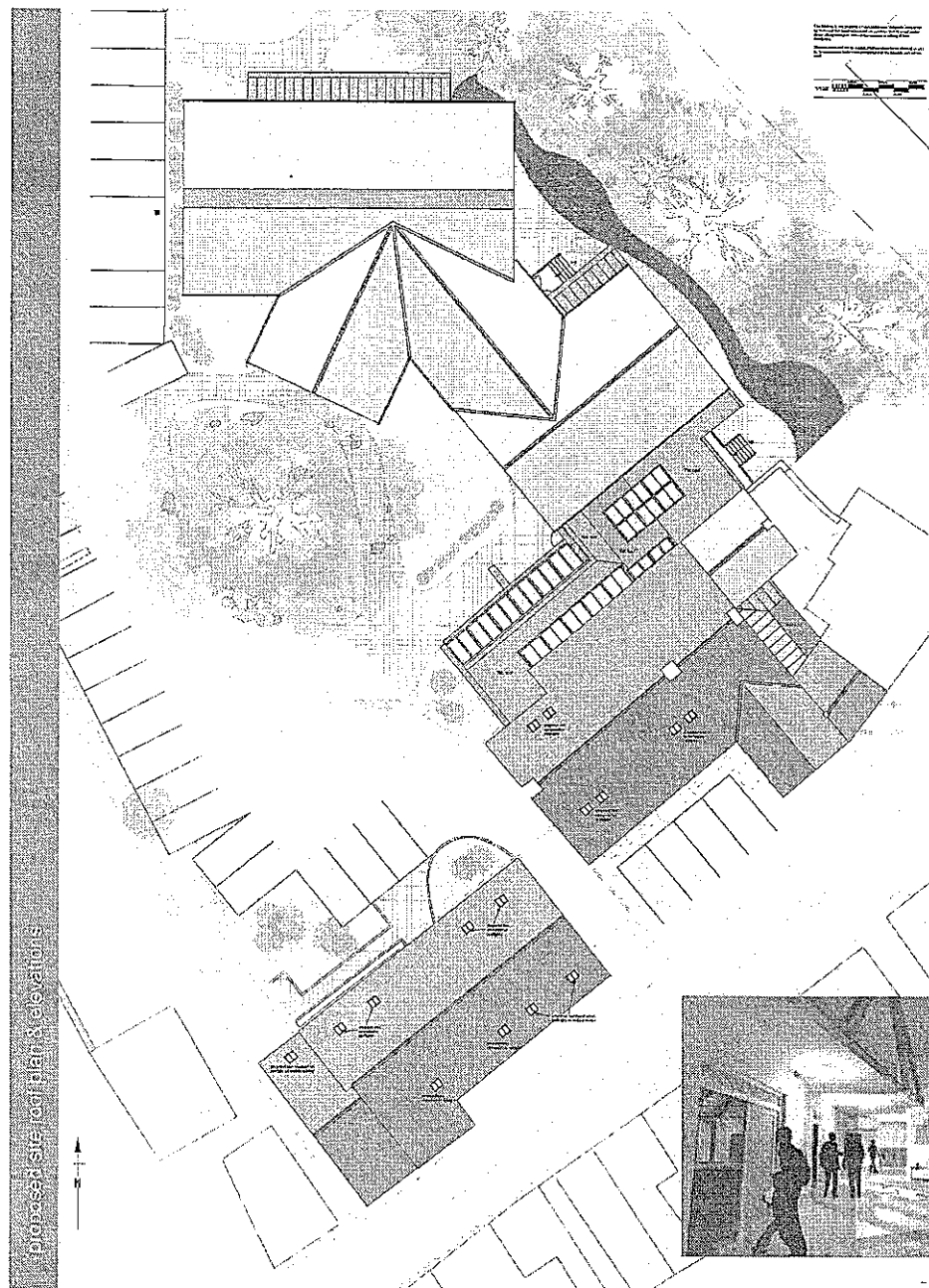
In design terms it is proposed that the scheme overall will meet the criteria for vehicular parking as set out by Lancashire County Council for this type of development. Along with this, it is also proposed to provide cycle parking for visitors and staff.

Refuse and delivery processes utilise the access points previously used and established by other building owners.

Emergency vehicles have complete access to all areas of the site.

All new ground floor areas will have level access and where steps exist in the existing building a management system will be set up to address this issue. WC's are provided at all ground floor levels.

320110821P



## APPENDIX

### EXISTING HOTEL BUILDING:

- Listing Description
- Images of England Historic Record

### EXISTING BARN & STABLES:

- Listing Description
- Images of England Historic Record



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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** TALBOT HOTEL**List Entry Number:** 1072281

### Location

**TALBOT HOTEL TALBOT STREET**

The building may lie within the boundary of more than one authority

**County:** Lancashire  
**District:** Ribbles Valley  
**District Type:** District Authority  
**Parish:** Chipping

**National Park:** Not applicable to this List entry.

**Grade:** II**Date first listed:** 13 Feb 1967**Date of most recent amendment:** Not applicable to this List entry

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS**UID:** 182970

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

**SD 64 SW CHIPPING TALBOT STREET**

4/83 Talbot Hotel  
13.2.67  
GV II

**320110821P**

Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof, 2 storeys with attic. Main front of 3 bays, the windows being sashed with no glazing bars in plain stone surrounds. Door has architrave, with a moulded plaque above now mutilated by the attachment of a sign, but said to be inscribed '1779' (old list). End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. This wing has, in its left-hand return wall, a wide entrance with a plain stone surround having a segmental arch with a projecting keystone with a 1st floor window with plain stone surround above. The front wall of the wing is blank. To its right, connecting it with No. 7, is a narrow unit with a wide entrance with plain stone surround on the ground floor. The left-hand gable of the main building has moulded kneelers but no coping. On the 1st floor is a re-used 2-light double-chamfered window with mullion removed. Outshut to part of the rear wall, which has sashed windows with glazing bars in plain stone surrounds, one surround having C17th fragments.

**Listing NGR:** SD6228343328

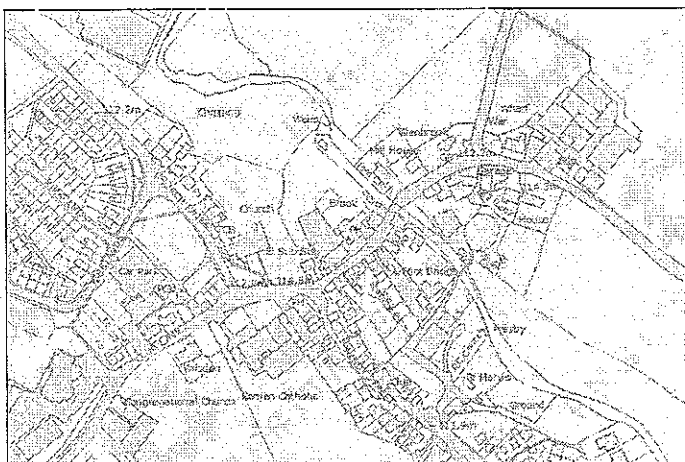
## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

## Map

**National Grid Reference:** SD 62283 43328

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map please see the attached PDF - [1072281.pdf](#)



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## Images Of England

### Talbot Hotel



Copyright: K. Foster  
Reference Number: 182970

**Location:** Chipping, Ribblesdale  
Lancashire

**Photographer:** K Foster

**Date Listed:** 13 February 1967

**Date Last Amended:** 13 February 1967

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## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest

Name: STABLE AND BARN SOUTH-WEST OF TALBOT HOTEL

List Entry Number: 1362246

### Location

STABLE AND BARN SOUTH-WEST OF TALBOT HOTEL TALBOT STREET

The building may lie within the boundary of more than one authority

County: Lancashire  
District: Ribbles Valley  
District Type: District Authority  
Parish: Chipping

National Park: Not applicable to this List entry

Grade: II

Date first listed: 13 Feb 1967

Date of most recent amendment: Not applicable to this List entry

## Legacy System Information

The contents of this record have been generated from a legacy data system

Legacy System: LBS

UID: 182969

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details

## History

Legacy Record - This information may be included in the List Entry Details

## Details

SD 64 SW CHIPPING TALBOT STREET

4/82 Stable and barn south-west of  
13.2 67 Talbot Hotel

GV II

Barn and stable, possibly late C16th. Sandstone rubble with roof of stone slate and slate. The front wall has a wide entrance with a triangular head of 2 pieces of stone with a central key. To its right is a small window with plain reveals. To its left is an outshot with an opening with plain stone surround in its front wall and a door with plain stone surround on its right-hand return wall. The right-hand gable wall has 2 chamfered doorways on the ground floor with a similar doorway on the 1st floor now partly blocked. The rear wall has a wide entrance with a head similar to that in the front wall

Listing NGR: SD6227643314

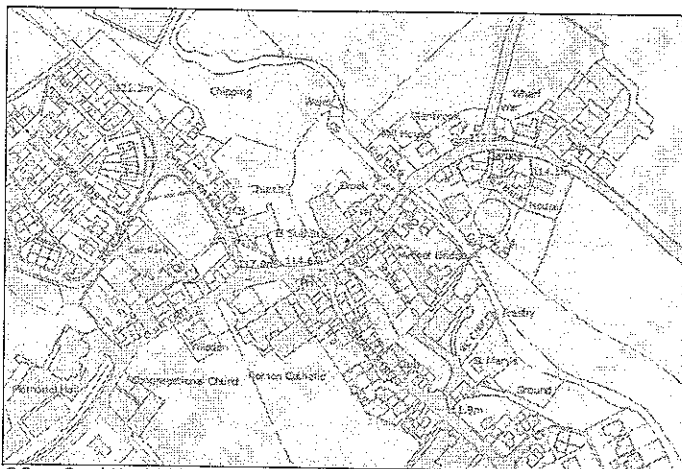
## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

## Map

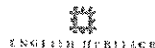
National Grid Reference: SD 62275 43314

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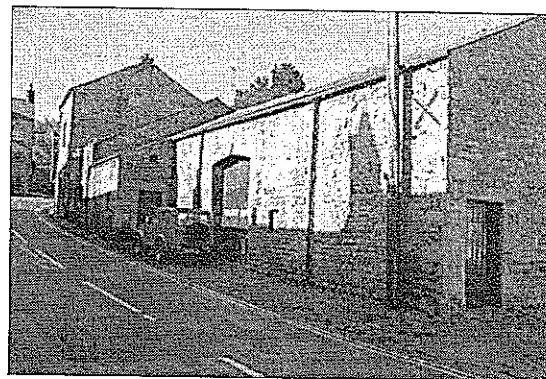


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## Images Of England

### Stable And Barn South-west Of Talbot Hotel



Copyright: K. Foster  
Reference Number: 182969

**Location:** Chipping, Ribble Valley,  
Lancashire

**Photographer:** K Foster

**Date Listed:** 13 February 1967

**Date Last Amended:** 13 February 1967



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The Talbot Hotel, Talbot Street, Chipping

October 2011