



RIBBLE VALLEY
BOROUGH COUNCIL

10 NOV 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110936 P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: DRANDMIS First name:
Last name: ROYLE
Company (optional):
Unit: House number: House suffix:
House name: CHORLEY HOUSE
Address 1: BACK COMMONS
Address 2:
Address 3:
Town: CLITHEROE
County: LANCS.
Country:
Postcode: BB7 2DX

2. Agent Name and Address

Title: MR First name: SFOART
Last name: HEED
Company (optional): SUNDERLAND PEACOCK & ASSOCIATES LTD
Unit: House number: House suffix:
House name: HAZELMERE
Address 1: PIMLICO ROAD
Address 2:
Address 3:
Town: CLITHEROE
County: LANCS.
Country:
Postcode: BB7 2AG

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Proposed demolition of existing outbuilding and construction of replacement building to incorporate garage/workshop, household storage, office/design studio and recreational space to be used in connection with the main dwelling and self contained two-bed holiday cottage

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: CHORLEY HOUSEAddress 1: BACK COMMONSAddress 2: Address 3: Town: CLITHEROECounty: Postcode (optional): BB7 2DX

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing: Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

MISS CLAIRE BOOTHReference: Date (DD/MM/YYYY): 27/01/2011
(must be pre-application submission)

Details of pre-application advice received?

PRINCIPAL OF THE SCHEME IS ACCEPTABLE, BUT SUGGESTED REDUCING THE HEIGHT OF THE PROPOSED BUILDING TO REDUCE THE VISUAL IMPACT.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

PLEASE REFER TO DRAWING OF 4038-10B.Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

PLEASE REFER TO ABOVE DRAWING.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (OUTBUILDING) (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	ASBESTOS SHEET RENDERED BLOCK	PAINTED RENDER	☐	☐	4038 - 01A, 02A, 10B & 12A
Roof	CORRUGATED ASBESTOS SHEET	NATURAL SLATE	☐	☐	"
Windows	TIMBER	TIMBER OR POWDER COATED METAL	☐	☐	"
Doors	TIMBER	TIMBER OR POWDER COATED METAL	☐	☐	"
Boundary treatments (e.g fences, walls)			☒	☐	
Vehicle access and hard-standing	CONCRETE / GRAVEL / SETTS	FLAG PATHS / TERRACE SETT DRIVE OR GRAVEL	☐	☐	"
Lighting			☒	☐	
Others (please specify)			☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS 4038-01A, 02A, 10B & 12A
SITE LOCATION PLAN
RAINWATER HARVESTING TANK DETAILS

DESIGN & ACCESS STATEMENT
BAT SURVEY REPORT
BUSINESS OVERVIEW STRATEGY

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	4NO (MIN)	4NO (MIN)	NIL
Light goods vehicles/ public carrier vehicles			—
Motorcycles	2NO (MIN)	4NO	2NO.
Disability spaces	2NO ACCESSIBLE	2NO ACCESSIBLE	NIL
Cycle spaces	AT LEAST 4NO	4NO PLUS 4NO	4NO
Other (e.g Bus)			—
Other (e.g Bus)			—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☒ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system?

OR A NEW TANK IF REQUIRED

☒ Yes
 ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

PLEASE REFER TO DRAWING
4038-108 SHOWING EX-SEPTIC TANK
OR TO INSTALL A NEW SEPTIC TANK AND
SOAKAWAY

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes
 ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes
 ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes
 ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
 ☐ Existing watercourse
☐ Soakaway
 ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant?

☐ Yes
 ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes
 ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes
 ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

NORMALLY IN CLOSE
PROXIMITY
TO EX. OUTSTANDING

☐ Yes
 ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes
 ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes
 ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☒				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐	HOLIDAY COTTAGE.			APPROX 14550.m
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	NIL			
Proposed employees		2		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
UNRESTRICTED				

22. Site Area

Please state the site area in hectares (ha)

OUTBUILDING APPROX. 244m² FOOTPRINT

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

04/11/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building or of a part of it but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

04/11/2011

B) I have/ the applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:



The correct fee:

(MADE UNDER FREE GO WITHIN 12 MONTHS OF WITHDRAWAL)



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

04/11/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional):

[redacted]

29. Agent Contact Details

Telephone numbers

Country code: [redacted] National number: 01200 423178 Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional):

stuart@sunderlandpeacock.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

[redacted]

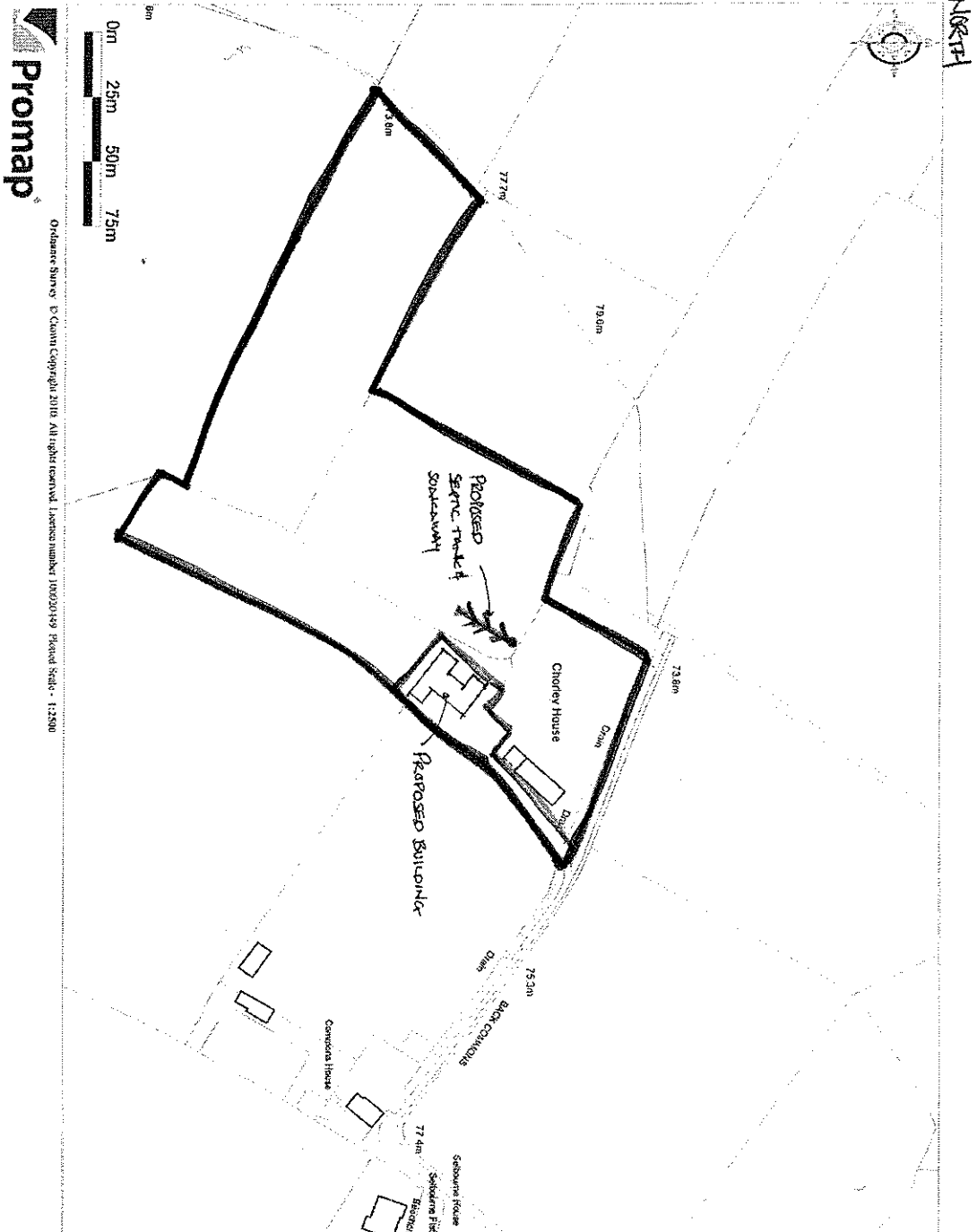
Telephone number:

[redacted]

Email address:

[redacted]

320110936P



CUR JOB REF: 4058

RE: CHORLEY HOUSE, CLOVECE.

**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED DEMOLITION OF EXISTING DOMESTIC OUTBUILDING AND
CONSTRUCTION OF REPLACEMENT BUILDING TO PROVIDE
IMPROVED ANCILLARY GARAGE, WORKSHOP AND GARDEN AND
HOUSEHOLD STORAGE AND FAMILY RECREATION SPACE AND
HOLIDAY COTTAGE AT CHORLEY HOUSE, BACK COMMONS,
CLITHEROE (RE-SUBMISSION OF PREVIOUS APPLICATION WITH
DESIGN AMENDMENTS) FOR DR AND MRS ROYLE**



Date: 17 September, 2010
Our Job Ref. 4038
Author: Stuart G. Herd RIBA
Version: 2.01
Status: Issued

1.0 INTRODUCTION

In October 2010 a planning application (Ref. 3/2010/0843) was submitted to demolish the existing domestic outbuilding at Chorley House and to construct a new building that would provide additional family accommodation for the main house, and also to create a new self-contained two bedroom holiday cottage. This application was later withdrawn on the 14th December 2010 to address concerns raised by the planning case officer.

An application was submitted for pre-application advice and a meeting held at the Council offices on 27th January 2011 with the planning case officer to discuss the issues relating to the scheme that was withdrawn. The planning officer advised that whilst there was no concern over the planning principal of the proposals they had a reservation about the proposed two storey height of the building which was most prominent from the south eastern side. The planning officer suggested that the height of the new building ought to be reviewed, even if it meant increasing the proposed footprint of the new building to meet the spatial design brief. The planning officer also encouraged the idea of pursuing a more contemporary design approach to contrast with the appearance of Chorley House.

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After carrying out a thorough design review it became apparent that there is scope to significantly reduce the height of the new building by re-configuring the general layout. The repositioning of the proposed house garage to the south eastern side created enough space for the holiday cottage bedrooms and bathroom to be located at ground floor level instead of first floor level. This meant that the roof over the whole of the holiday cottage and part of the ancillary accommodation could be kept to a single storey height and for the new ridge level to be set lower than the existing outbuilding.

It was also possible to reduce the massing of the roof over the first floor games and entertaining space in the ancillary accommodation by changing this to a hipped design.

2.0 DESIGN OBJECTIVES

- To obtain planning consent to demolish an existing domestic outbuilding and to construct a replacement building to provide improved garage, workshop and family recreational space ancillary to Chorley House.
- To obtain planning consent to create a holiday cottage that would provide quality accommodation suitable to attract families into the area and promote local small scale tourism in the Ribble Valley, and also to supplement income.
- To create a building that would be more sympathetic to the site and its context.
- To promote sustainable forms of travel and recycling of household waste.
- To introduce and promote sustainable energy saving systems that would serve the new building and assist Chorley House.

320110936 P

2. THE SITE

- 2.1 Chorley House is situated on the outskirts of Clitheroe in the open countryside and is a substantial dwelling house set within large mature garden and grounds that are surrounded by fields, covering a total area of approximately 7 ½ acres. The site is well defined and screened by established trees and hedges, which can be seen from the photograph below.



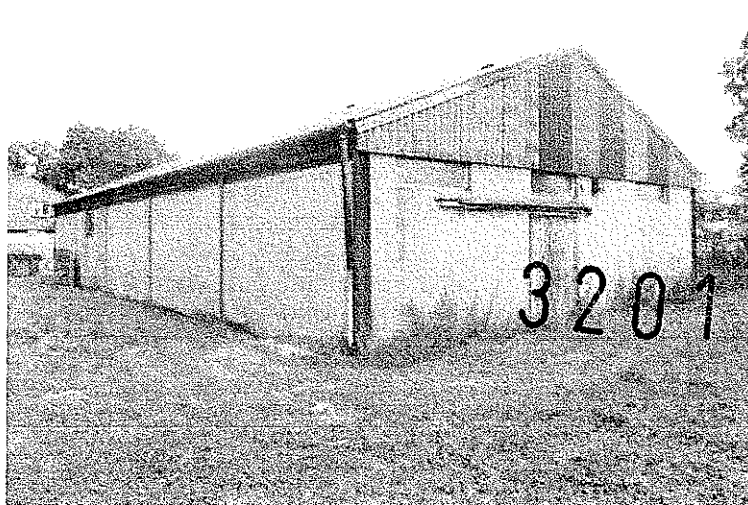
Pl. 1 Photograph showing a view of Chorley House taken from Back Commons lane.

- 2.2 Chorley house is situated to the western side of Clitheroe and is accessed by a private lane which joins Kirkmoor Road. The site is approximately ¾ km from the town centre (as the crow flies) and within convenient walking distance (approx. ½ km) of the town bus and train interchange.

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2.3 Chorley House has been the Royle family home for generations and in 1976 the applicants' built a relatively large detached outbuilding within the grounds to breed race horses, as a commercial venture. This business ceased in 1996 and horses were no longer kept at Chorley House and the outbuilding was then used a domestic garage / workshop and as a general garden and household store and for pursuing family hobbies.

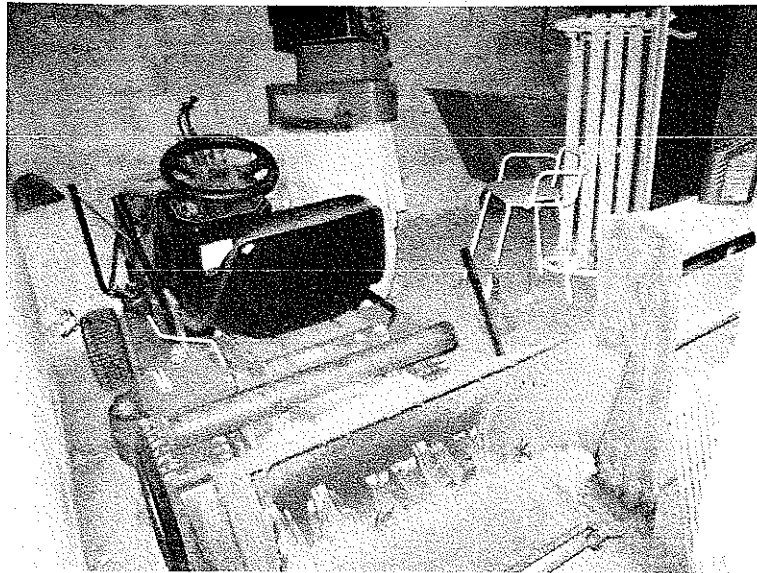
2.4 The outbuilding, shown in the photograph below, was originally designed as a stable for keeping horses and is of a substantial size and measures externally 10.7m wide and 22.8m long (approximately) on plan. It is constructed from a steel portal frame and the walls are clad with rendered block and the roof and top part of the gable walls are finished with corrugated asbestos sheet cladding.



PI 2 Photograph showing the existing outbuilding

2.5 The existing outbuilding has served Chorley House well for many years as ancillary residential uses, which include:

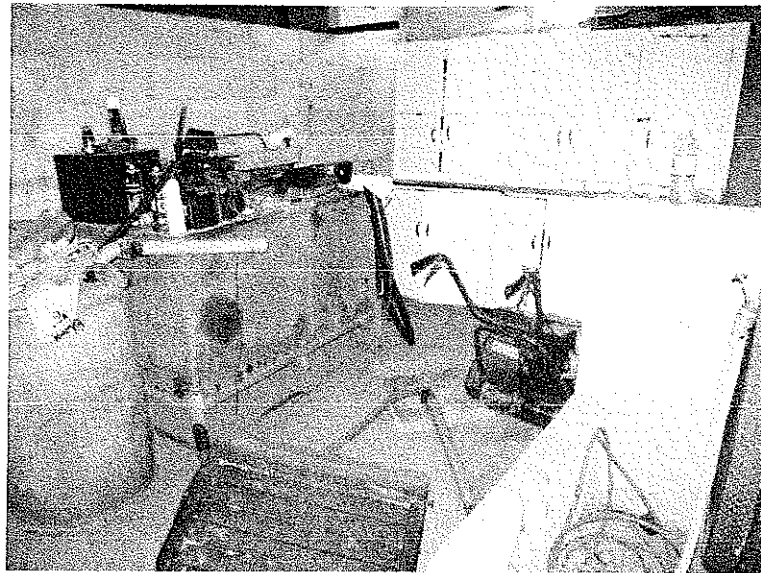
- Garaging for 2no cars with workshop space
- Garden implements and household storage
- Keeping pets and for trampolining and general exercise



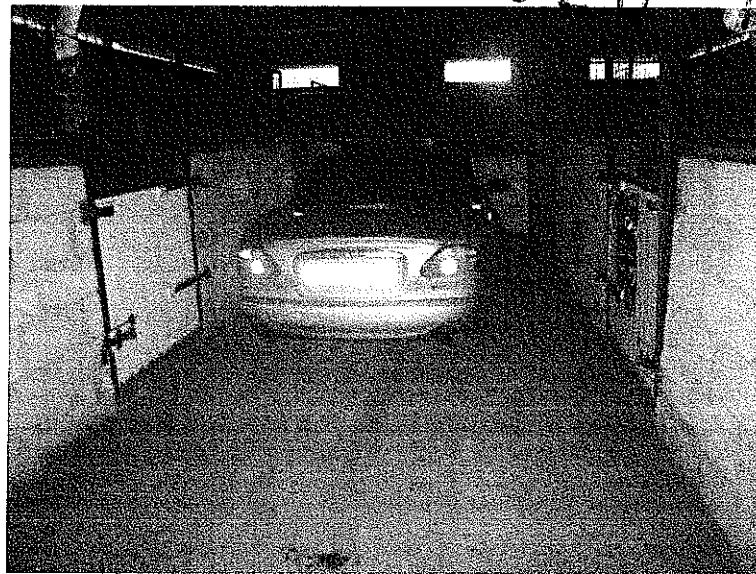
Pl. 3 Photograph showing use of the outbuilding for storing garden implements and lawn mowers



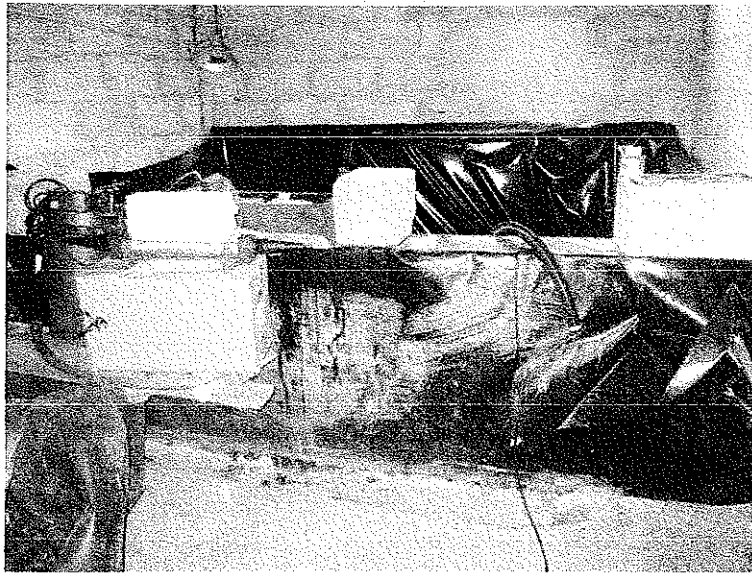
Pl. 4 Photograph showing use of the outbuilding for keeping bicycles



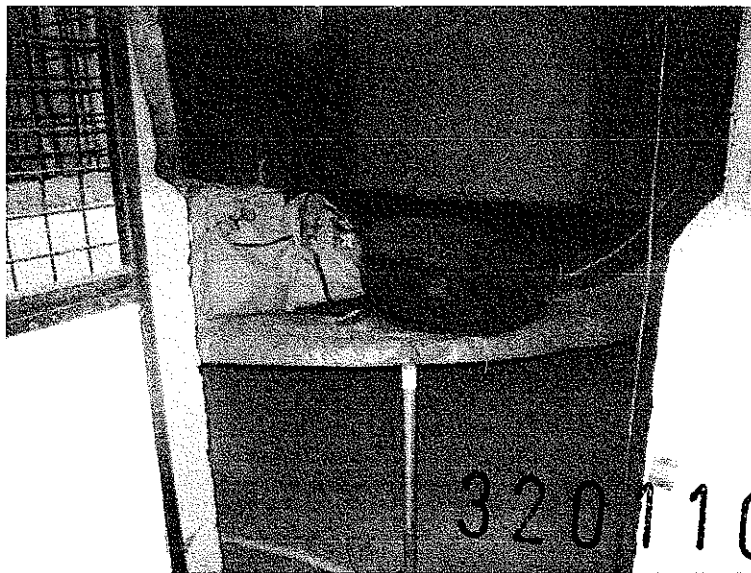
PI. 5 Photograph showing the workshop in the garage area which is not well lit and natural ventilation is poor.



PI. 6 Photograph showing the garage space where two cars can be parked one in front of the other, which is not ideal. The garage area is dark and there is limited space to work on hobby vehicles.



Pl. 7 Photograph showing the hobby fish tanks in the outbuilding



Pl. 8 Photograph showing the trampoline kept and used in the outbuilding for exercising.

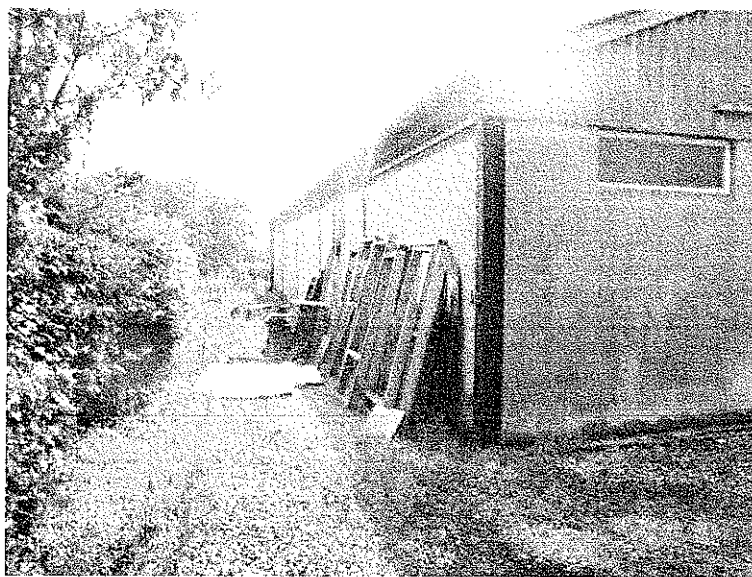
- 2.6 The applicants' own a substantial amount of land around Chorley House and there are numerous mature trees and hedges that screen the site from most vantage points, such as the view from the field to the south east of the barn which is shown in the photograph overleaf.



Pl. 9 Photograph showing the outbuilding from the adjacent field

- 2.7 An established hedge runs parallel and approximately 3.0M away from the side of the outbuilding forming the south eastern boundary, as shown in the photograph below.

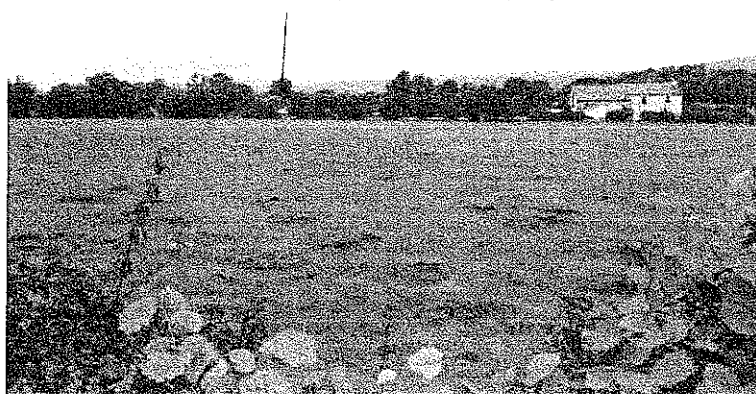
320110936P



Pl. 10 Photograph showing the south eastern side of the outbuilding and the mature hedge boundary.

- 2.8 There is a field which separates the site from the nearest outer fringe of Clitheroe and existing mature trees and hedgerows which act as a visual screen. Perhaps the main vantage points of the site are from the top of Clitheroe Castle and from the cul-de-sac of Buccleuch Avenue, and the site is still difficult to see even from these points as shown in the photographs below.

Existing outbuilding screened by existing hedges and trees



Pl. 11 Photograph showing the site from Buccleuch Avenue.

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Pl. 12 Photograph showing the site from Clitheroe Castle Keep

3.0 DESIGN BRIEF AND STRATEGY

3.1 The proposed replacement outbuilding would need to cater for the wide range of existing uses i.e. garage and family recreational and study space; and also for the creation of a new self-catering holiday cottage. For structural, technical and design reasons, it would not be feasible to retain or adapt the existing building to satisfy the applicants' long term requirements which are summarised below:

- A double garage with a hobby workshop area
- A garden store
- An exercise area with
- A home office and design studio
- Library space away from direct sunlight
- A ground floor toilet and service room
- A large first floor games and family entertaining room to accommodate a full size snooker table, with views out across the fields to the south.
- Storage space
- A separate self-catering holiday cottage with two double bedrooms, with a kitchen/ dining and sitting area enjoying views and access out in to the rear garden.
- Integration of renewable energy systems

3.3 The site is in the open countryside and outside the AONB and the proposed development would need to be in keeping with the character of the area. Whilst the existing building is relatively well screened from the surrounding area, it does not add to the overall character or appearance in terms of design, features and building materials used – such as asbestos clad roof and walls.

320110936P

- 3.4 The proposed replacement building would occupy a significant proportion of the footprint of the existing outbuilding and it would be moved further into the site, away from the south eastern boundary. The applicant would plant new trees along the south east hedge line to infill the gap from the house up to those in the adjacent wild life meadow and this would enhance landscape features in line with the Local Plan Policy ENV3.
- 3.5 The replacement building would have a subtle contemporary style with elegant rendered walls framing metal framed windows and doors. The new roof would be pitched and finished with natural slate and this would be far more sympathetic and in keeping with the surrounding area.



Pl. 13 Photograph showing part of the rear/ north west elevation of Chorley House, taken from the garden, and showing some of the mature trees.

- 3.6 The accommodation is mainly laid out over the ground floor level to ensure that the proposed building appears ancillary to Chorley House. Whilst there would be a marginal increase in the ridge height of the replacement building (above the snooker room), there the new building would add to the character and appearance of the area in terms of design and pursuant to Policy ENV3.

- 3.7 The applicants' are keen to realise their ambition to own and run their own holiday cottage that would be comfortable for families to stay throughout the year, as part of the proposed development. This is something that the applicants' have been considering for some time and their outline business plan has shown that there is a strong demand for this type of holiday accommodation in the Ribble Valley. This small scale development would not only be a sustainable way of supplementing their income but it would be beneficial to the local economy and help to promote small scale tourism, pursuant to Local Plan Policy G5
- 3.8 The holiday cottage entrance and kitchen area would be situated to the south east side of the building, close to the drive where there would be ample parking space. From the kitchen there would be an open plan sitting and dining space with glazed bi-folding doors set back in the wall and opening out in to the rear garden.
- 3.9 The southern part of the proposed building would accommodate the family hobby and entertaining space. An exercise room/ gym would be situated at ground floor level with the games and entertaining space above, both with access out through glazed bi-folding doors centred on the south west gable wall. This opening would reflect the large existing gable opening on the outbuilding to add interest and it would also provide access out on to the terrace and first floor external viewing / maintenance platform which would add depth to the elevation and provide shelter to the exercise room opening.
- 3.10 The entrance to the family space would also be from the south east side of the building, adjacent to the garden implements store, and the internal passage would be used as a library space for keeping an extensive book collection, conveniently situated next to the home office and design studio.

320110936 P

- 3.11 The proposed fenestration design would reflect the style and appearance of Chorley House and windows and doors would be either painted timber or polyester powder coated aluminium incorporating high performance energy saving glazing
- 3.12 Foul waste from the new building would be connected to a relatively large existing septic tank and existing mains water and electric services would be re-used to serve the replacement building. The scheme also incorporates proposals for a new septic tank and soakaway.
- 3.13 The applicant is a distinguished local landscape architect keen to preserve existing flora, fauna and landscape features. This scheme would involve the implementation of additional planting to enhance natural habitats, in line with local plan Policy ENV3

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4.0 SUSTAINABLE ENERGY OPPORTUNITIES

- 4.1 Natural materials including slate would be sourced to build the proposed building and high levels of wall, floor and roof insulation will be used to minimise heat loss and reduce fuel consumption during the life of the new building.
- 4.2 Air to air heat exchangers would be installed to help minimise energy consumption associated with space heating and hot water production.
- 4.3 An underground rainwater harvesting tank would be installed to collect surface water from roofs, which could then be recycled for garden irrigation - to avoid depleting the mains water supply which is a constant problem particularly with dry weather conditions.
- 4.4 Plenty of bicycle storage space would be provided and a designated waste recycling area to promote sustainable forms of travel and the need to reduce the carbon footprint of the site when it is in use.

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5.0 ACCESS CONSIDERATIONS

- 5.1 The proposed outbuilding would be accessed off an existing private track leading to the existing drive where there would be plenty of space available to provide at least four car parking spaces. These would be conveniently positioned between Chorley House and the proposed building and there would be adequate turning space to allow cars to easily turn and leave the site safely in forward gear.
- 5.2 Existing access and highway arrangements would not be compromised by the proposals.
- 5.3 The site is located within convenient walking distance of Clitheroe town centre and the main bus and train interchange.
- 5.4 There would be plenty of space for visitors using the holiday cottage to keep bicycles in the garage area to encourage sustainable forms of travel and promote rides in the surrounding countryside.
- 5.5 The old manure heap walls and base would be retained and used as a communal refuge and waste recycling area, which is conveniently sited next to the proposed building off the drive way.
- 5.6 The building would be constructed in accordance with the current building regulations.

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BAT SURVEY

AT
CHORLEY HOUSE
BACK COMMONS
CLITHEROE

320110936P

DATE AND TIME OF VISIT
30TH AUGUST 2011 11.00AM

WEATHER CONDITIONS

WARM AND OVERCAST 20°C

REFERENCE NO. 4038

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

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THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Existing Garage and domestic store to be replaced with proposed Holiday cottage.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

320110936P

COMMENTS: The building is a detached single storey steel portal construction.

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The building is located in the garden of Chorley House which although located in Clitheroe it has a rural setting surrounded by fields and remote from any other dwellings.

BUILDING ADJACENT TO OR WITHIN 10M OF

X
X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The building is surrounded by mature gardens and hedgerows with a number of mature trees.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are concrete block with a render finish externally and the gables are corrugated fibre cement.

ROOF CONSTRUCTION

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is corrugated fibre cement on timber purlins and steel trusses.

Yes No

BAT ACCESS POINTS IN WALLS

X	
---	--

COMMENTS: There is ventilation gap between the wall and the roof allowing free access to birds and bats. However no evidence of grease staining or droppings was found on the walls so it does not appear that bats enter the building. The render and internal pointing is in good condition with no crevices suitable for bat usage.

320110936P

	Yes	No
BAT SIGNS, EXTERNAL		X
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

COMMENTS: The bat detector result was negative and no bat dropping evidence was found surrounding the building

	Yes	No
ROOF SPACE	X	
TRUSSED	X	
PURLINS		X
FELT		X

COMMENTS: The underside of the corrugated fibre cement roof covering is clearly visible and there are a number of Swallows nests but the roof space does not provide a suitable habitat for bats

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The actual roof is in good condition with no access points however as mentioned before the gap at the abutment with the wall provides free access.

	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED		X
DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: Although the building potentially provides an ideal feeding area due to its close proximity to the hedge and tree foraging routes, careful inspection internally did not find any feeding or dropping evidence. The detector result was negative.

CONCLUSION

The building does not provide a suitable winter hibernacula and no evidence was found that bats use the building as a summer or maternity roost. The development of this building will not pose a threat to any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead

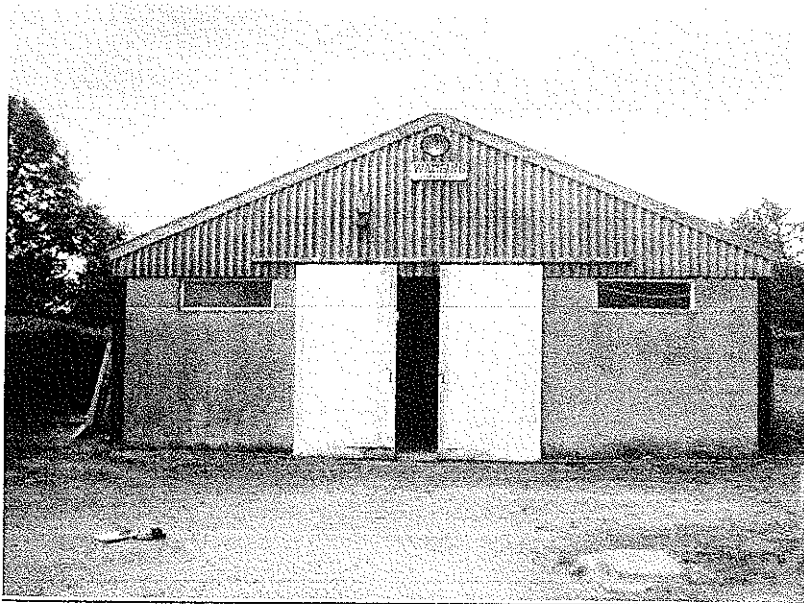
If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

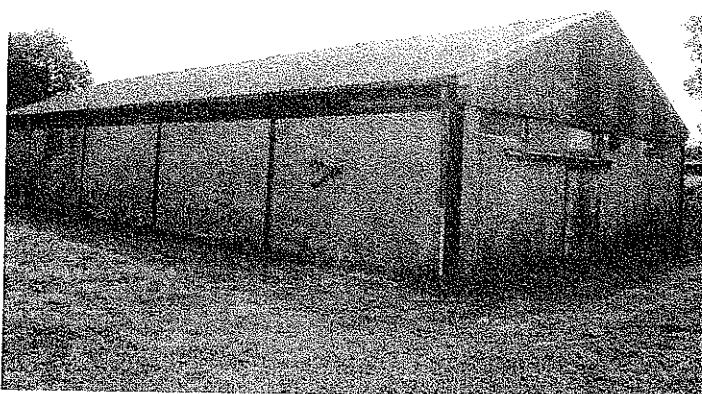
PHOTOGRAPHS

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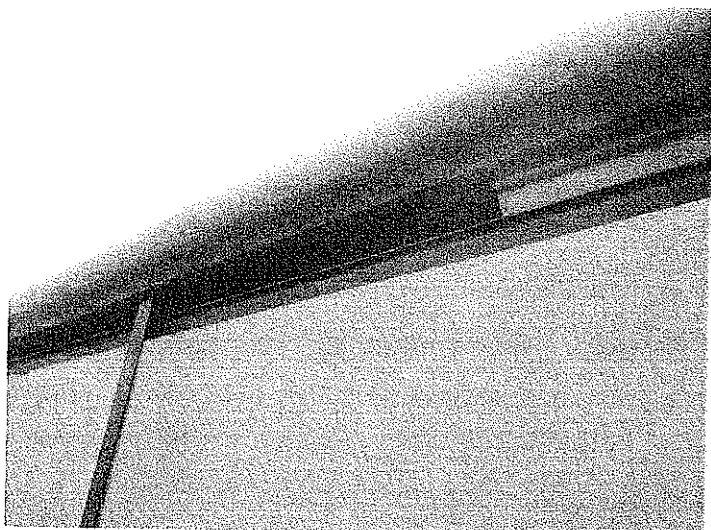


Garage/store.

Front elevation of

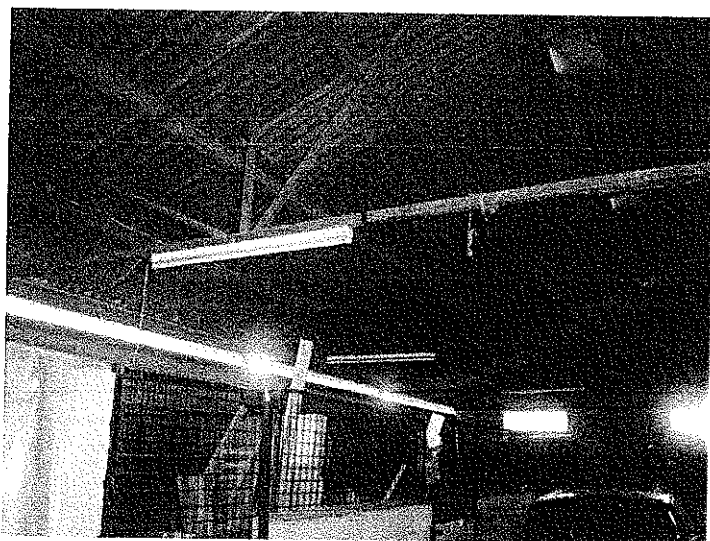


Side and rear elevation.



Access gap.

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Internal view of building.

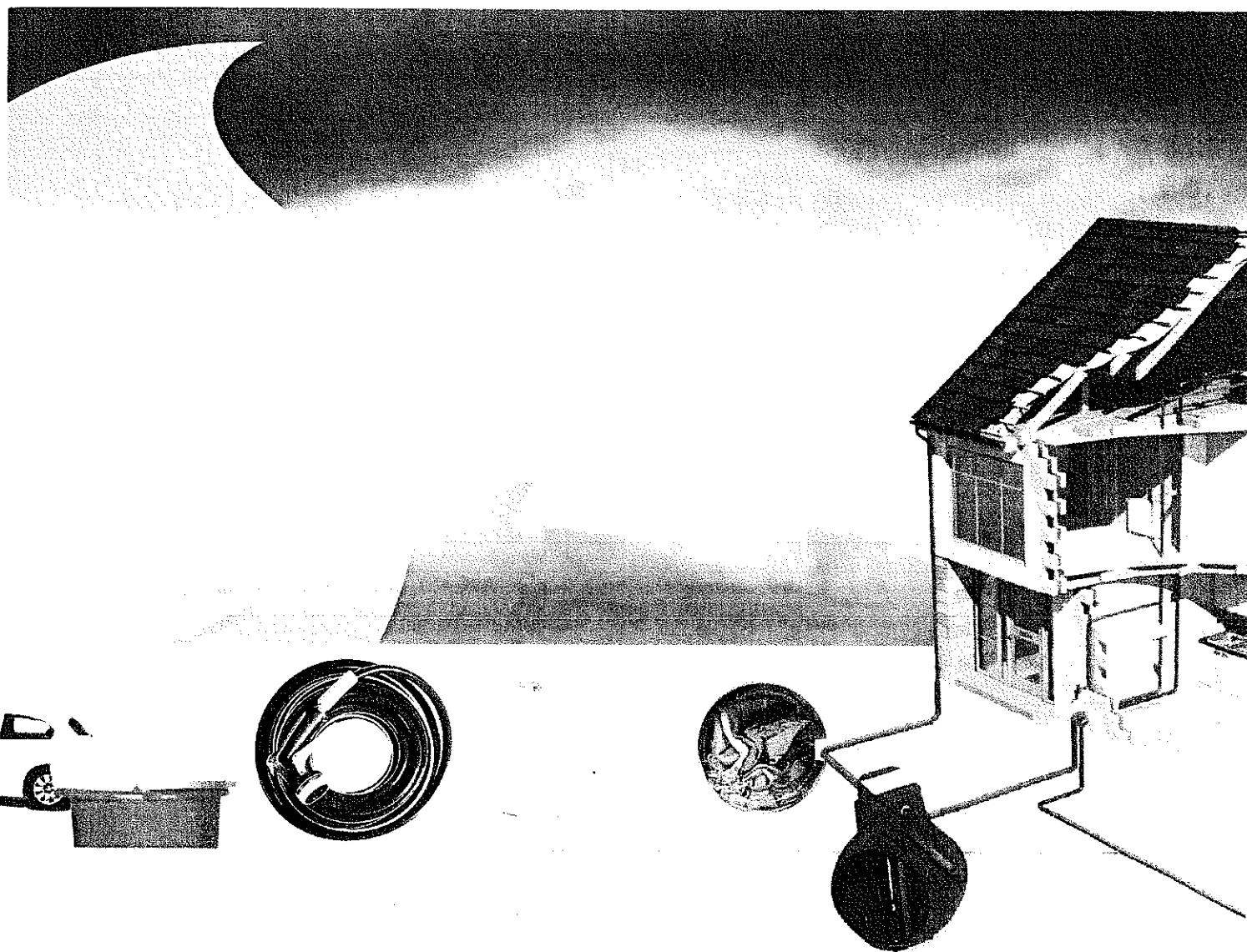
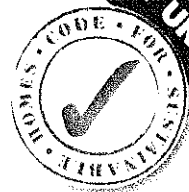
Environmental

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KingspanWater

Rainwater Harvesting Systems for Domestic Applications

NEW INTELLIGENT
RAINWATER HARVESTING
CONTROL PANEL & DISPLAY UNIT



Sustainable Reliable Affordable

Kingspan[®]

RAINWATER HARVESTING

320110936P

The KingspanWater portfolio of Rainwater Harvesting products offer economical solutions for water conservation in the home and garden. Detailed in this brochure are the most effective, practical and competitive solutions on the market.

Domestic Envireau - Integrated Rainwater Harvesting

The **Domestic Envireau Rainwater Harvesting system** has been designed as a low cost installation for self-build projects and residential developments. BBA certified, it works by taking the rain from your roof gutters, filtering out leaves and debris and storing the water in an underground tank. This is then pumped into the house to be used for non-potable applications such as toilet flushing and washing machines. If the tank runs empty, the system automatically switches to mains supply. **Simple.**

Benefits

Easy to install, simple to maintain, automatic in operation: the Domestic Envireau System has been developed to provide the homeowner with a fit-and-forget system ensuring an automatic supply of harvested rainwater.

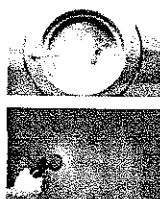
Designed to be as user-friendly as possible, the system utilises much of the existing pipework within the building. The main requirement being the installation of a rainwater storage tank with internal pump, selected to meet the roof area's water catchment yield and household requirements.



Single House

Self-build

Uses: Toilet flushing, washing machines, garden irrigation and car washing.



The **BS8515 : 2009 Rainwater Harvesting Systems - Code of Practice** protects the public by ensuring consistency of quality, installation, testing and maintenance of rainwater harvesting systems for non-potable (non-drinkable) water applications in the UK. The Envireau product ensures total compliance with the BS8515 : 2009.

System Options

The Envireau System has two primary options:

- The **Gravity System** which uses an elevated header tank to store filtered water after the main tank.
- The **Direct System** pumps water from the main storage tank and is used where a header tank is impractical.

NEW

Display & Control Panel

The KingspanWater Envireau Range has launched its new intelligent control panel and display unit.

Fully CE approved the New display panel features a LCD display screen to help easily distinguish status alarms.

Other features include:

- Vastly simplifies the install and commissioning process.
- Fully BMS compatible.
- Designed with future enhancements in mind.



Multiple Housing Sites

Housing developments and housing associations

Uses: Toilet flushing, washing machines, garden irrigation and car washing.



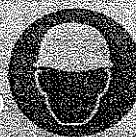
Benefits of Installing the Domestic Envireau

Save up to 50%

KingspanWater Envireau can reduce water consumption in domestic applications by up to 50%.

Aids Planning Applications

Authorities increasingly expect applications to demonstrate Sustainable Drainage (SuDS).



Code for Sustainable Homes / Part G Building Regulations

Achieves credits that are required for compliance with the Code for Sustainable Homes. Also reduced mains water use fulfils the new Part G 2009 Building Regulations.

The System that Pays for Itself

Money saved through reduced water bills means Envireau can payback its purchase costs.



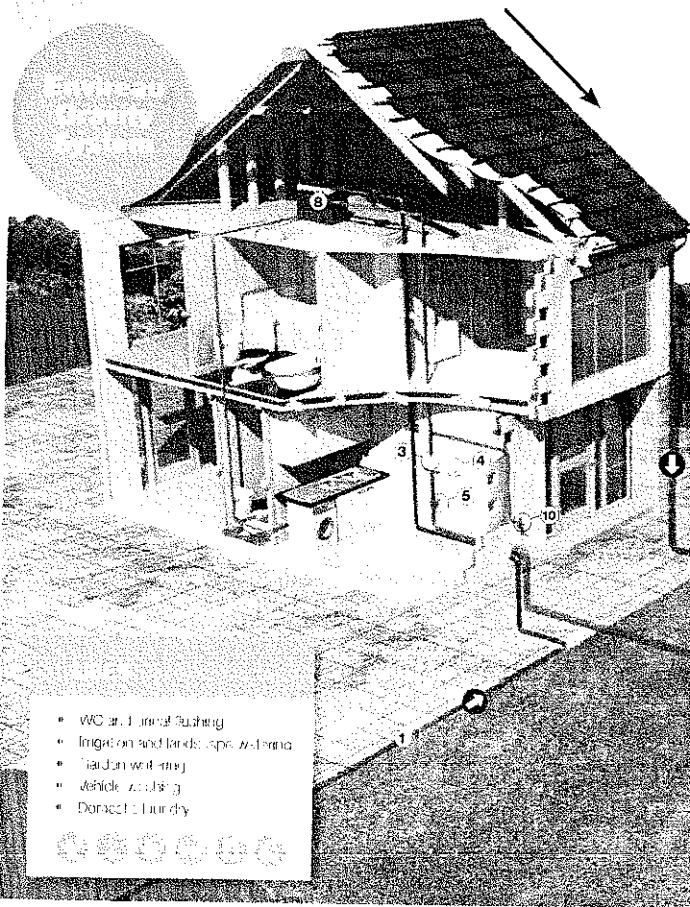
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RAINWATER FOR HOUSE AND GARDEN USAGE

Gravity System

The **Gravity System** is ideal for domestic applications. It has a major advantage in that in the event of a power failure on site (or the rain stocks running dry) the system will automatically switch to mains water supply to ensure a continuity of service.

The gravity system requires a header tank to complete the package. Kingspanwater supply a header tank as an optional extra which contains two independent valves operating both the mains and rainwater supply (we recommend a Kingspanwater header tank is used). The water from the header tank will flow by gravity to the serviced appliances. The system will always draw from the rainwater supply first.

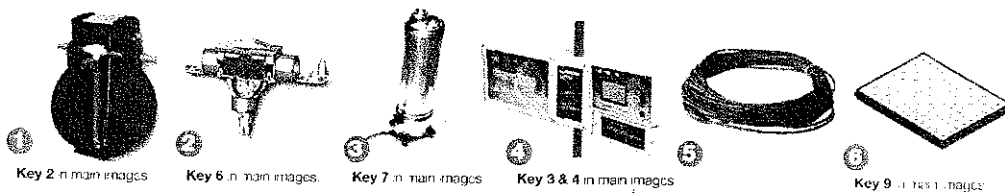


- WC and Toilet flushing
- Irrigation and landscape watering
- Garden watering
- Vehicle washing
- Domestic laundry



Packaged Components

The Envireau can be configured as a **direct** or **gravity** system from the box.

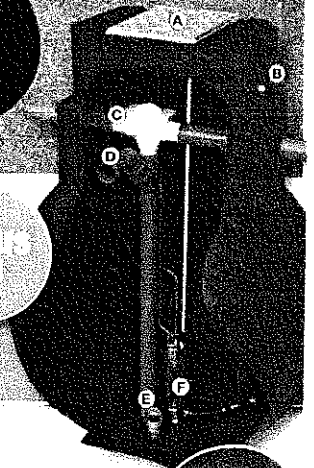


- 1 KingspanWater Polyethelene Underground Storage Tank suitable for the 60m² to 150m² roof areas. Please note the ENV200KSW is manufactured in GRP. Suitable for pea shingle back fill in dry site conditions. (Note: for larger roof area suitable tanks are available)
- 2 Internal Self Cleaning Rainwater Filter.
- 3 Stainless Steel Multi-stage Submersible Pump with Floating Filter.
- 4 Envireau Control and Display Panel (controls the stopping and starting of the pump).
- 5 50m Cable Length are fixed on all units.
- 6 Pedestrian Duty Manhole Cover.

OTHER FIXTURE & FITTINGS

- Depth Sensor lies on the bottom of the tank. It measures depth of the water above it and will relay the information back to the main control panel. This activates the mains water supply when required and disables the pump when water levels in the tank are running low.
- Solenoid Valve (regulates the supply of mains water in the direct system)
- Tundish (provides the mandatory air gap in the direct system)

Focus
DT



NEW



DISPLAY &
CONTROL PANEL

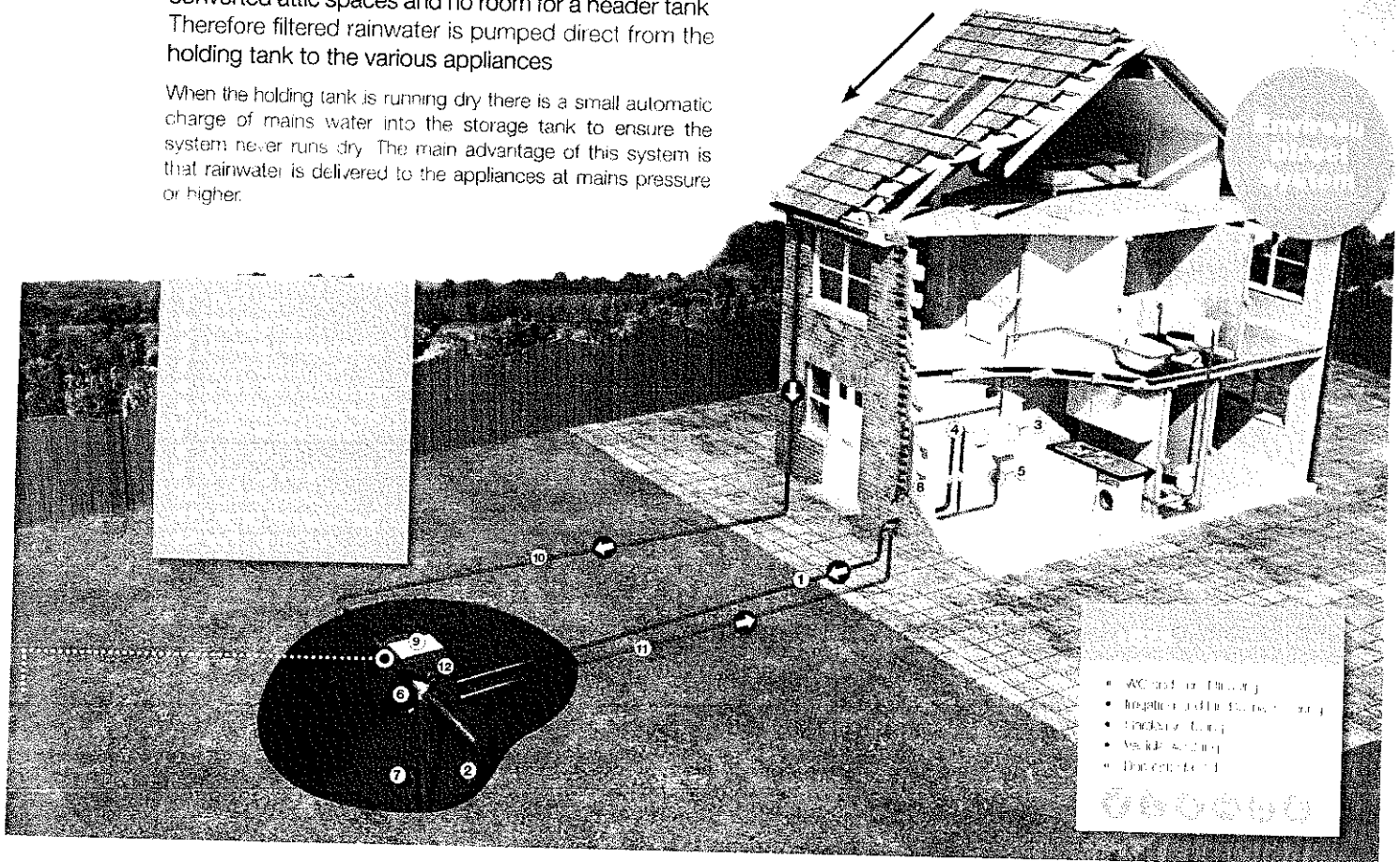
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RAINWATER FOR HOUSE AND GARDEN USAGE

Envireau Direct System

The **Direct System** is also suitable for domestic applications. This system is used where it is impractical to have a header tank for example in homes that have converted attic spaces and no room for a header tank. Therefore filtered rainwater is pumped direct from the holding tank to the various appliances.

When the holding tank is running dry there is a small automatic charge of mains water into the storage tank to ensure the system never runs dry. The main advantage of this system is that rainwater is delivered to the appliances at mains pressure or higher.



- WC and/or Shower
- Kitchen and/or Bathroom
- Garden Hose
- Washing Machine
- Dishwasher

UNDERGROUND STORAGE TANK

The Envireau Direct System is suitable for underground rainwater storage tanks. The tank is designed with superior quality to ensure strength and durability.

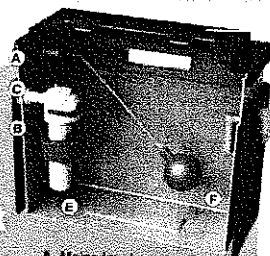
- A. Manhole Cover
- C. Integral Leaf Filter
- E. Calmed Inlet
- B. System Ventilation
- D. Mains Top Up Channel
- F. Pump

Please note that the ENV200KSW product comes with a tank manufactured in GPP.

Choosing and ordering your
Envireau system made simple.



CODE	RECOMMENDED ROOF SIZE	TANK DIMENSIONS				
		DIAMETER	HEIGHT	NECK HEIGHT	DEPTH	LENGTH
ENV060KSW	60m ²	N/A	1920mm	N/A	1350mm	1700mm
ENV090KSW	90m ²	1760mm	1960mm	460mm	N/A	N/A
ENV150KSW	150m ²	2000mm	2370mm	460mm	N/A	N/A
ENV200KSW	200m ²	N/A	2150mm	600mm	1442mm	4530



- A. Mains Input
- B. Rainwater Input
- C. Water Regulations Compliant Mandatory Air Gap
- D. Overflow Point
- E. Rainwater Level Control
- F. Mains Level Control

Order code: HT 050

Delivery on site will consist of one suitable tank and one box of Envireau components

RAINWATER FOR WATERING THE GARDEN

320110936P

RainTrap Below Ground Rainwater Storage & Filter System

An economical Rainwater Harvesting system designed to make garden watering simple.

The RainTrap system comprises of a filter, an underground storage tank and a pump. Rainwater runs down the roof and into the guttering and downpipes in the normal way before passing through the filter which removes any leaves or debris. Rainwater is stored in the underground tank from which it is pumped at a constant pressure to a garden sprinkler or hose as required.

The RainTrap has many advantages over traditional garden waterbutts. In addition to being able to store far larger quantities of water it removes the need to carry water around and does not flood when full, since the excess water exits via a soakaway or surface water drain.

- Easy to install
- Inexpensive
- Simple on / off operation
- Suitable for existing and new homes
- Automatic rainwater diversion when tank reaches full capacity
- Available in a variety of sizes from 2,800-4,600 litres
- Internal self-cleaning leaf filter
- Designed and manufactured in the UK
- Suitable to backfill with Pea Shingle in dry conditions

Features

1. Pump power switch
2. Pumped water required application e.g. garden hose, power washer, sprinkler system
3. Rainwater inlet (110mm)
4. Submersible pump
5. Waste Water overflow outlet (110mm)
6. Leaf filter
7. Safety manhole lid

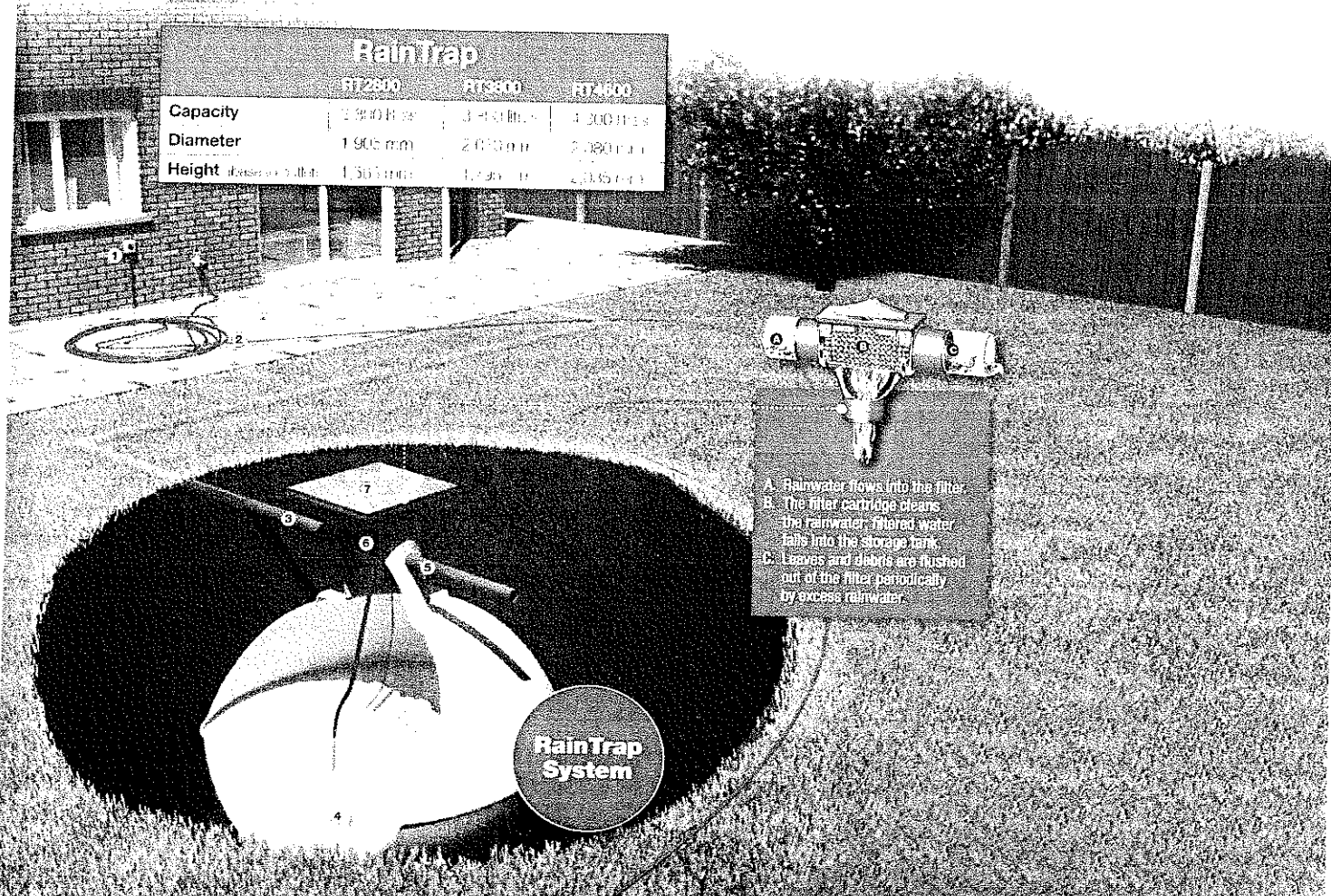
Uses

- Garden watering
- Horticultural sprinkling
- Small vehicle washing

Applications

- Domestic
- Commercial
- Industrial

RainTrap			
	RT2800	RT3800	RT4600
Capacity	2,800 litres	3,800 litres	4,600 litres
Diameter	1,905 mm	2,032 mm	2,286 mm
Height	1,500 mm	1,790 mm	2,035 mm



- A. Rainwater flows into the filter.
- B. The filter cartridge cleans the rainwater; filtered water falls into the storage tank.
- C. Leaves and debris are flushed out of the filter periodically by excess rainwater.

RainTrap System

KingspanWater Solutions 320110936P

ENVIREAU FULLY INTEGRATED
RAINWATER HARVESTING SYSTEMS

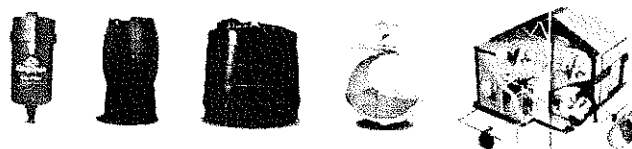
RAINTRAP BELOW GROUND
STORAGE AND DELIVERY SYSTEM

COMMERCIAL RAINSTORE ABOVE
GROUND LARGE CAPACITY
RAINWATER STORAGE

DOMESTIC RAINSTORE WATERBUTTS

EZY-FILTER - GREYWATER RECYCLING

FILTERS AND ACCESSORIES



Kingspan Environmental portfolio includes

POLLUTION PREVENTION

Rainwater Harvesting
Stormwater Attenuation
Package Pump Stations
Oil / Water Separators
Sewage Treatment Plants
Septic and Storage Tanks
Sustainable Drainage (SUDS) Packages



ENVIRONMENTAL CONTAINERS

Bunded Oil and Fuel Storage
Biofuel Storage and Dispensing
AdBlue Storage and Dispensing
Chemical and Water Treatment
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TELEMETRY AND MANAGEMENT SYSTEMS

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Industrial Tank Level Monitoring
Tank Management Systems
Tank Alarm Systems
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Business Overview Relating to Chorley House Barn

Background: Tourism in the Ribble Valley is well established and growing. The historic town of Clitheroe and the surrounding countryside offers itself to further development within this sector. This is well documented and requires no further elucidation.

Location: Chorley House is situated on the edge of town within 4 minutes walking distance of the train station and a further 3 minutes to the town centre. To the South and West lies open countryside and rural roads ideal for walking and cycling.

Concept: Although there are many places to stay in the Ribble Valley, there is a shortage of "High End" accommodation in the immediate vicinity of the town. The unique location caters for those wishing to visit the town and those seeking to enjoy the countryside in equal measures.

Service Provision: The proximity of the cottage to Chorley House will enable three levels of service provision: fully self contained, part serviced and fully serviced. It is proposed that the cottage will be linked to the Wolsey Lodge network - www.wolseylodges.com - which provides this type of accommodation but lacks any members in the Ribble Valley or its immediate vicinity. Local part time staff will be employed to provide cleaning services and other local staff will provide a meal or cooking service.

Clientele: All those seeking high end accommodation in the Ribble Valley particularly those using the Wolsey Lodge network. In addition we have identified an opportunity to target visitors to local schools. The Ribble Valley is home to well known boarding schools with high overseas presence. At present parents may stay in local prestigious hotels but, it appears, often travel to The Lakes, The Fylde or even Manchester to seek out accommodation. Many parents prefer the privacy of self contained accommodation to the more formal setting of a hotel. A further benefit of this

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niche market is that it is preserved out of season but has little impact in the High Season when pupils are on school holidays.

Finance and pricing: A capital sum has been set aside for the development. Visitors may be charged by the night (typical Wolsey Lodge rates are from £45 per person per night to £60 pppn), short break rate (3 or 4 nights) for the cottage, typically £450 for a 3 night stay to appeal to the school's market or by the week, £750 to £800 per week in High Season.

Occupancy: We would expect high levels of occupancy consisting of weekly rate bookings from Easter to the end of August

The School's market should ensure weekend occupancy for six weekends in each of the autumn and spring terms (twelve weekends in all) and a week rate for half term in both autumn and spring. In addition overseas parents often stay in this country throughout the Christmas Holiday and we would expect the cottage to be full at this time.

Heating and running costs will be minimised at the design stage of the cottage by including innovative energy saving design solutions wherever possible.