



RIBBLE VALLEY
BOROUGH COUNCIL

08 DEC 2011

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320111035 P

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Peter	Surname:	Holden
Company name:					
Street address:	St. Peters Catholic Club			Country Code	National Number
	Hurst Green			Telephone number:	
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:	UK				
Postcode:	BB7 9QB				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Nicholas	Surname:	White
Company name:					
Street address:	8 Park Street			Country Code	National Number
				Telephone number:	
				Mobile number:	07788421473
Town/City:	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:					
Postcode:	BB7 1HR				nickwhite@fsmail.net

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter
extend or demolish the listed building(s):

Change of use of part of lower ground floor of existing social club to create 1 no. self-contained flat including internal alterations involving creating new door opening

Has the development or
work(s) already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	ST PETERS CATHOLIC CLUB		
Street address:	AVENUE ROAD		
	HURST GREEN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9QB		

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

Easting:	368524
Northing:	437979

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):

Officer name:

Title: Mr First name: Graeme Surname: Thorpe

Reference:

Date (DD/MM/YYYY): 03/12/2010 (Must be pre-application submission)

Details of the pre-application advice received:

As discussed on site, the principle of the conversion of the basement into a self-contained flat is considered acceptable, however the main issue is with regards to the actual details of the conversion and the works involved. With regards to the alterations to the front door to the flat, I do not consider this work would be acceptable as it would detrimentally affect the character of the Listed Building and in any case is not strictly necessary. With regards to the proposed internal works involved to facilitate the creation of the new bathroom and kitchen, without further historical information it is difficult to advise whether the alterations required would be acceptable. Having discussed this element with my colleague, Adrian Dowd, he has advised that an assessment of the significance of the designated heritage asset must be carried out, as it is very difficult to provide a meaningful response on the proposed development vis-à-vis heritage asset issues.

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 ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

- Do the proposed works include alterations to a listed building? ☒ Yes ☐ No
- If Yes, will there be works to the interior of the building? ☒ Yes ☐ No
- Will there be works to the exterior of the building? ☐ Yes ☒ No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

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If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s)

State references for these plan(s)/drawing(s):

Hurst Green Guild Hall - Listed Building Application Drawing
Hurst Green Guild Hall - Photographic Record

11. Listed Building Grading

- If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II
- Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	20	20	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Solid stone

Description of *proposed* materials and finishes:

No change to external appearance

Roof covering - add description

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

No change to external appearance

Chimney - add description

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

No change to external appearance

Windows - add description

Description of *existing* materials and finishes:

Upvc double glazed

Description of *proposed* materials and finishes:

No change to external appearance

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

No change to external appearance

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard and skim

Description of *proposed* materials and finishes:

Plasterboard and skim

Internal walls - add description

Description of *existing* materials and finishes:

Plasterboard / plaster

Description of *proposed* materials and finishes:

Plasterboard dry lining / stud partitions

Floors - add description

Description of *existing* materials and finishes:

Suspended timber / concrete with lino and carpet

Description of *proposed* materials and finishes:

Suspended timber / concrete with lino and carpet

Internal doors - add description

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Rainwater goods - add description

Description of *existing* materials and finishes:

Painted metal gutters Upvc rainwater pipes

Description of *proposed* materials and finishes:

No change to external appearance

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

No change to external appearance

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Hurst Green Guild Hall - Location Plan (Drawing Ref: NW/HG/001)
Hurst Green Guild Hall - Planning Application Drawing (Drawing Ref: NW/HG/002 rev A)
Hurst Green Guild Hall - Listed Building Application Drawing (Drawing Ref: NW/HG/003 rev A)
Hurst Green Guild Hall - HeritageStatement
Hurst Green Guild Hall - Photographic Record
Hurst Green Guild Hall - Design & Access Statement

15. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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Unknown ☐

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

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

Hurst Green Guild Hall - Planning Application Drawing (Drawing Ref: NW/HG/002 rev A)

16. 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 an appropriate 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 ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

18. Existing Use

Please describe the current use of the site:

The existing site consists of a social club and dwelling

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					1
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

22. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	411.0	75.0	336.0	261.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		411.0	75.0	336.0	261.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

24. Hours of Opening (continued)

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Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A4							☒

25. Site Area

What is the site area?

75.00

sq.metres

26. 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:

None

Is the proposal for a waste management development?



Yes



No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

28. 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)



The agent



The applicant



Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title: Mr

First name:

Nicholas

Surname:

White

Person role:

Agent

Declaration date:

06/12/2011



Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.



(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:



If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

Nicholas

Surname:

White

Person role:

Applicant

Declaration date:

06/12/2011



Declaration Made

30. Declaration

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



Date

06/12/2011

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HERITAGE STATEMENT

Revision B

FOR

CHANGE OF USE OF PART OF LOWER GROUND FLOOR
OF EXISTING SOCIAL CLUB TO CREATE 1 NO.
ADDITIONAL SELF – CONTAINED FLAT INCLUDING
INTERNAL ALTERATIONS TO FORM 1NR NEW DOORWAY

AT

HURST GREEN GUILD HALL SOCIAL CLUB
LANCASHIRE

FOR

MR PETER HOLDEN

Prepared by:

Nicholas White
8 Park Street
Clitheroe
Lancs
BB7 1HR

Date: October 2011

NOTES

- Our survey has been a visual, non-destructive, inspection. We cannot comment upon any concealed parts that were not readily accessible at the time of our inspection.
- All relevant drawings to be read in conjunction with this report. The relevant drawings are not intended to be full working drawings unless otherwise stated

1.0 INTRODUCTION

- 1.1 This Heritage statement is regarding Hurst Green Guild Hall Social Club, Avenue Road, Hurst Green, Lancashire.
- 1.2 I have a BSc (Hons) Degree in Building Surveying from Salford University and have experience in listed buildings and the field of building conservation in the private sector.
- 1.3 Hurst Green Guild Hall Social Club is a grade II Listed building therefore any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. The building is also located within the Hurst Green Conservation Area. This statement assesses the impact of proposals to create a dwelling within part of the lower ground floor of the social club. Any impact is assessed in relation to the special architectural and historic interest of the building. This statement is in support of a planning and listed building consent application submitted to Ribble Valley Borough Council.
- 1.4 In order to inform this statement a number of site visits were made. During these visits physical evidence of the historic development of the building were assessed as far as reasonably practicable.

2.0 THE PROPOSAL

- 2.1 Hurst Green Guild Hall Catholic Social Club is a detached property built circa 1800 set within its own grounds and comprises of sand stone rubble walls with slate covered pitched roofs. The building was originally cruciform on plan over two storeys with a central taller block of square plan with pyramidal roof.
- 2.1 The return walls of the wings are of two bays each with windows having plain reveals and tooled sills and lintels. The first floor windows on the west wall of the south west wing are sashed with glazing bars.
- 2.2 There are doors with plain stone surrounds in the east wall of the north east wing, in the gable wall of the south east wing and in the south wall of the north west wing. The door in the south wall of the north west wing has been blocked and replaced with a modern door in the angle with the adjoining wing. Against the gable wall of the south west wing is an external stone stair with solid parapet, leading to a ground floor door with plain stone surround. The higher ground level allows entry directly onto the ground floor at the north west gable which has the present main entrance. Entry is through a porch with later C19th curved bargeboards and C20th extensions.
- 2.3 The existing building is subdivided as follows:-

The club is housed within both the ground and lower ground floor
A dwelling forms part of the building which is entirely self-contained over two floors
The meeting room, toilet, store room and bottle store for the club situated on the lower ground floor are affected by the proposal
- 2.4 The Social Club occupies almost the entire ground floor, and part of the lower ground floor. A self-contained two storey dwelling is situated within the south west wing over the lower ground and ground floors. The proposal is to create a one bedroom apartment within the south east wing of the lower ground floor.
- 2.5 The details of the alterations are assessed in more detail in section 5 "Assessment of Impact"

3.0 THE HISTORY AND DEVELOPMENT OF HURST GREEN GUILD HALL SOCIAL CLUB

- 3.1 Hurst Green is a small village in the Ribble Valley district of Lancashire, England, connected in its history to the Jesuit school, Stonyhurst College. The village is a 20 minute drive from Longridge and a 15 minute drive away from Clitheroe, and is close to the River Ribble, near its junction with the River Hodder.
- 3.2 With the founding of Stonyhurst Hall, by Richard Shireburn in 1592, the hamlet of Hurst Green (about a mile away) began to develop, as often happens with the building of Manor Houses. The hamlet's development continued, once the College was founded in 1794, and by the early 20th Century, the village was about the size it is now (approximately 500 residents). There is a distinctive war memorial to World Wars I and II bearing the names of the soldiers who died from the area. The presence of at least 2 old bobbin mills bear witness to the cottage-industry that was once here. However, this is a community that mainly thrives on farming and tourism - with some people working at the local schools and many more commuting to local towns. In the 1970s the village had three shops, but these have gone over the last few years and Hurst Green now has no shops.
- 3.3 Hurst Green Guild Hall Catholic Social Club is set within its own grounds behind the monument and adjacent to the main road through the village. The property has an open aspect and is built on a slope so that the main entrance is directly into the upper floor. The building has gardens to its boundaries with tarmac hard standing surrounding the building.
- 3.4 Hurst Green Guild Hall Catholic Social Club was originally constructed to be used as a meeting place for the guild associated with the weaving industry that had grown up in the village. The use of building has been maintained through its life and is still an important part of the village life of Hurst Green.

4.0 RELEVANT NATIONAL AND LOCAL POLICIES

Planning Policy Guidance 15

- 4.1 Planning legislation relating to the built historic environment is set out in Planning (Listed Buildings & Conservation Areas) Act 1990. Guidance relating to this act is contained in Planning Policy Guidance 15: Planning and the Historic Environment (PPG15). The guidance accepts that change can be managed appropriately within the historic environment and paragraph 1.2 states that "The objective of the planning process should be to reconcile the need for economic growth with the need to protect the historic environment." The development proposals at St. Peters Club have been designed and managed in order to minimise the impact upon the historic environment in compliance with the guidance provided in PPG15.
- 4.2 Paragraph 1.3 states that England's historic environment is described as "all pervasive with the result that it cannot, in practice, be preserved unchanged. It is therefore important to identify what is important within the historic environment so as to be able to assess the impact of future development." Hurst Green Guild Hall Catholic Social Club is recognised as a building of national and local importance. The research and design process leading up to this application submission has explored the significance of the building and its place in the local history and landscape and has resulted in a proposal that is sympathetic to these factors. It is therefore considered that sufficient information has been provided to understand comprehensively the impact of the proposal on the significance of the listed building.

- 4.3 Paragraph 2.1.2 states that "Authorities are required in considering whether to grant planning permission for a development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses" Careful consideration of the significance and sensitivity of the historic building have created a proposal that minimises the impact on the historic fabric and its special architectural and historic interest
- 4.4 Paragraph 3.8 states that "Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adoption." clearly the guidance accepts that change may be necessary to maintain the viability of a historic asset
- 4.5 Paragraph 3.9 states 'Judging the best use is one of the most important and sensitive assessments that local planning authorities and other bodies involved in conservation have to make. It requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural and historic interest of the building or the area in question. In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.' It is considered that the proposal puts forward the best possible use for the space as there is already another dwelling within the building and the internal space is too small for any other viable commercial use. The proposal is considered to be sympathetic as it does not affect any parts of the building that have special architectural or historic interest
- 4.6 Paragraph 3.13 states "Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated with a secure and committed long-term ownership, should not be discounted." It is considered that in this instance the building can sustain the changes required for the internal alterations without affecting the special interest of the building.
- 4.7 Section 72 is also considered relevant whereby Local Planning Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of planning functions' The proposal has been designed so as to leave the external appearance of the building unchanged therefore preserving the character of the Hurst Green Conservation Area

National Planning Policy Statement 3 (PPS3)

- 4.8 Paragraph 71 states that "in the absence of a five year supply of deliverable sites, which is the current position within the Borough, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in PPS3 para 69.
- 4.9 Paragraph 69 states that, in deciding planning applications. Local Planning Authorities should have regard to, (among other issues):
- The suitability of a site for housing, including its environmental sustainability
 - Using land effectively and efficiently and;
 - Ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives.

It is considered that the proposal is in line with PPS3 as there is already a dwelling within the building and the new dwelling would make far better use of a much under used part of the

building.

5.0 ASSESSMENT OF IMPACT

- 5.1 This section of the report assesses individual elements of the proposal in relation to the impact upon the special architectural and historic interest of Hurst Green Guild Hall Catholic Social Club as a listed building. The assessment will explain how the impact has been addressed and where necessary a justification for the proposal in reference to the relative significance of the historic building and its component parts.
- 5.2 The objective of the internal alterations is to convert very lightly used parts of the lower ground floor into a self contained one bedroom flat. The existing store room will become a bedroom, the meeting room will become the living room, the modern stud partition walls forming the corridor and cupboard will be removed to create the bathroom and the bottle store will become the kitchen.
- 5.3 To create the space needed the modern staircase and associated stud partitions will be removed and this space will become the bathroom. A new corridor will be created using stud partitions and all of the rooms will open up off the corridor. A single new doorway is proposed through one of the existing walls. The wall is believed to be original to the building but the historical significance of the wall within the building is low as it essentially divides two storage rooms. This part of the building was not intended to be used by the public and as such forms a functional role rather than having any *special* architectural or historic significance. The benefits to the usability and viability of the building arising from this proposal outweigh the removal of the wall which is of low significance. A new lintel will be required to support the load from the masonry above.
- 5.4 All new walls are to be plasterboard stud partitions which are easily reversible and do not compromise the historic fabric of the building.
- 5.5 The new bathroom and kitchen will require the existing floor to be broken out to allow new drainage pipework to be installed. The new drainage will connect to the existing pipework situated in the corner of the WC.
- 5.6 The existing staircase from the ground floor will be removed and the floor above made good.
- 5.7 The existing ground floor joists which support the dance floor of the club above will not be affected by the proposals.
- 5.8 The new ceiling detailed on the drawing is required to satisfy part E of the building regulations, the ceiling is a non permanent feature and is easily reversible and will not compromise any of the existing structural floor joist timbers.
- 5.9 Repairs are required to the deteriorating floor structure in the rear store room that is proposed to the bedroom. Repairs will be undertaken upon a like for like basis, the full extent of which cannot be determined until the existing floorboards are lifted.
- 5.10 The existing walls to the proposed bedroom are proposed to be dry-lined so as to match the existing walls in the meeting room.
- 5.11 Additional electrical sockets will be required to be fitted and an extractor fan will be required to be fitted to the bathroom, it is proposed that heating will be provided by wall mounted electrical convector heaters. The installation of the additional wiring will not be chased into the existing plaster and will be hidden behind the plasterboard dry-lining.

6.0 CONCLUSIONS

Hurst Green Guild Hall Social Club is a grade II listed building, having been listed for its special architectural and historic interest, being one of 11 listed buildings within the village of Hurst Green. The list description details the external form and architectural features only.

The part of the building affected by the proposal is currently very lightly used and is in need of some repairs to the fabric of the building.

The proposals set out in the application represent an opportunity to contribute towards the ongoing financial security of the club in an era where drinking establishments are under unprecedented financial and economic pressure. The creation of an additional dwelling entirely without affecting the external appearance of the building and the conservation area will bring benefits to the village and to the borough.

The proposal falls within policy guidelines as outlined in section 4 with an additional dwelling bringing benefits to the local community and economy.

Careful consideration has been given to the proposals and as far as possible the aim has been to preserve the historic elements of the building. None of the proposals affect the buildings special historic or architectural interest and as such the scheme it is not considered to have a detrimental impact of the listed building.

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DESIGN & ACCESS STATEMENT

Proposed Internal Alterations to create dwelling
St. Peters Catholic Club
Avenue Road
Hurst Green
Clitheroe
BB7 9QB

for:

Mr Peter Holden
St. Peters Catholic Club
Avenue Road
Hurst Green
Clitheroe
BB7 9QB



Prepared by: Nicholas White

DESIGN:**CONTEXT:**

The proposed dwelling is to be part of the ground floor of the building housing St. Peters Catholic Club. The building has an existing self contained dwelling situated in the south west wing. The new dwelling is to be part of the lower level of the club currently used as a meeting room and store room with wc and an established entrance door. An existing meeting room, store room, corridor and wc are to be converted into a living / dining room, kitchen, bedroom, bathroom and wc. The social club is accessed from the northern (front) side of the building directly onto the first floor, the proposed dwelling is on the opposite side to the rear.

AMOUNT:

A one bedroom apartment of 60m² within part of the ground floor of the existing social club.

LAYOUT:

The apartment is within the ground floor of the south east wing of the building. The building is set within its own grounds between Avenue Road and Warren Fold adjacent to the memorial in Hurst Green.

SCALE:

The change of use from the social club to dwelling involves no alterations to the external appearance of the building.

LANDSCAPING:

The external areas are to remain as existing

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APPEARANCE:

The existing building is constructed with solid stone walls, under a duo pitched slate covered roof with Upvc double glazed windows and painted timber door.

ACCESS:

The building is detached and set within its own land and accessed from Avenue Road.

USE:

The change of use involves creating a dwelling within part of the social club within the lower level of the building. The Social Club will remain fully operational.

CLIMATE CHANGE:

The opportunity to minimise the carbon footprint of the proposal is limited as it is simply for internal alterations to a listed building with the external appearance remaining unchanged.

CRIME PREVENTION:

No provision is made for specific measures against crime prevention.

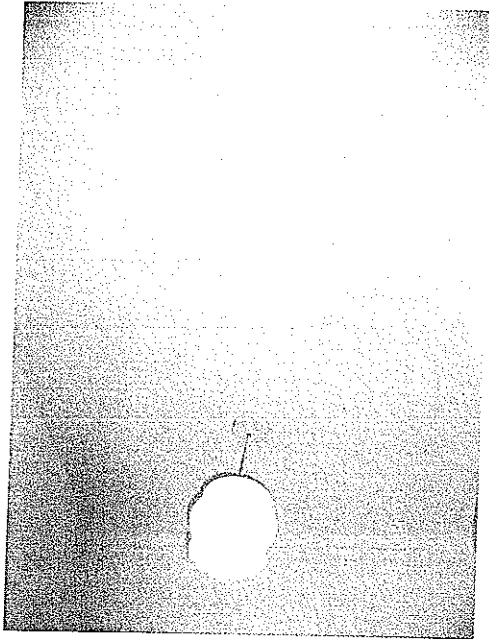
Photographic Record – Hurst Green Guild Hall Social Club

Entrance Lobby



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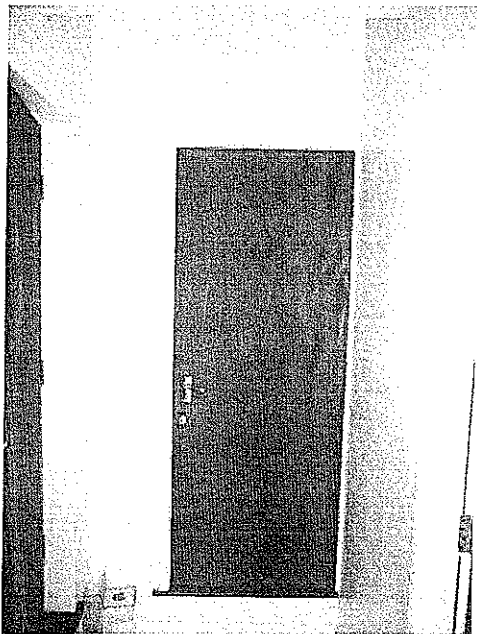
Photograph 1 – View from main entrance door looking into entrance corridor / lobby



Photograph 2 –Ceiling to entrance lobby



Photograph 3 – Beam at ceiling level (believed to be timber with plasterboard boxing)



Photograph 4 – Modern timber door to cupboard



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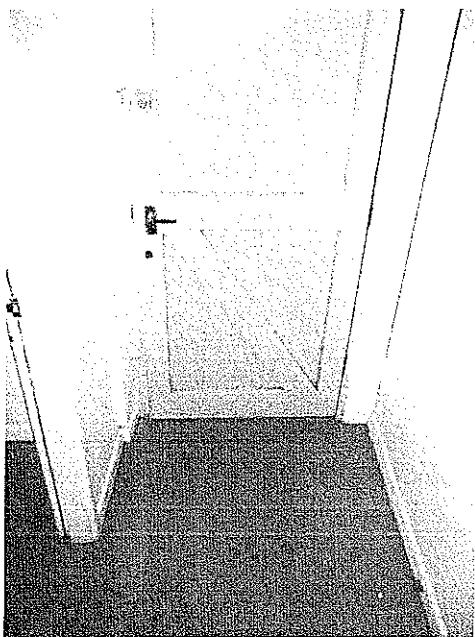
Photograph 5 – Modern timber door to meeting room



Photograph 6 – Wall between corridor and meeting room [NOTE: THIS IS THE WALL WHICH IS PROPOSED TO BE REMOVED]



Photograph 7 – Internal face of external wall to front elevation



Photograph 8 – Main entrance timber door / sheet vinyl floor finish

Toilet



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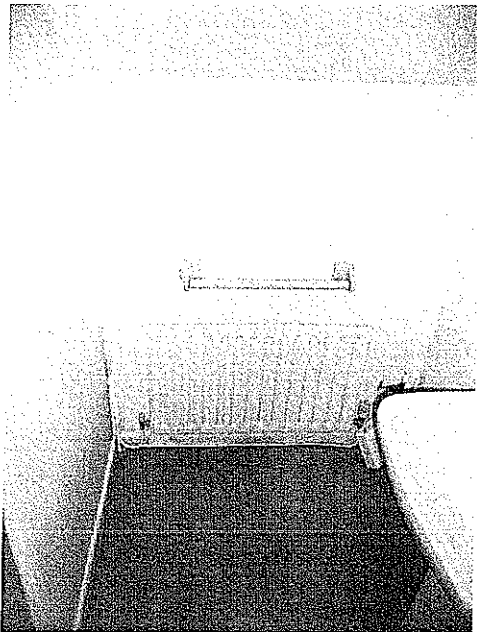
Photograph 9 – Ceramic wc, with existing foul drainage in corner behind boxing



Photograph 10 – Internal face of external wall to right side elevation, uPVC double glazed window



Photograph 11 – Ceramic wash hand basin



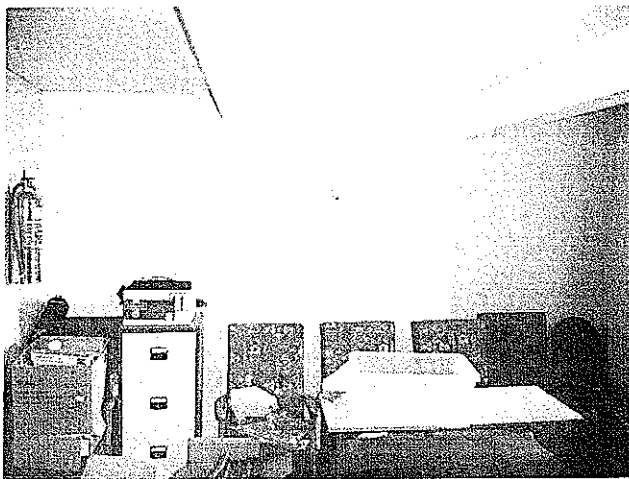
Photograph 12 – Wall beneath staircase



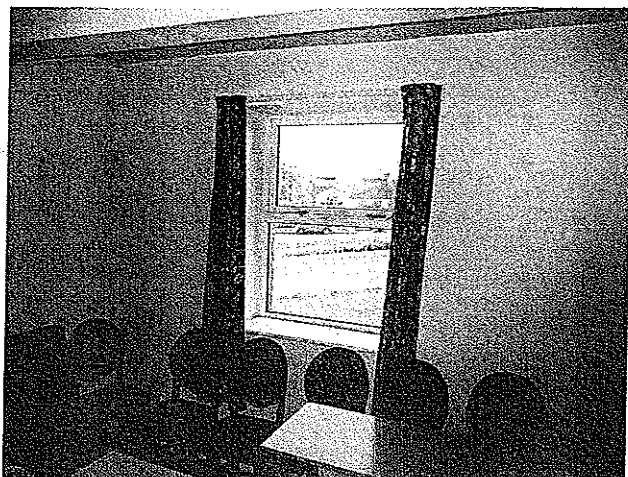
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Photograph 13 – Modern timber door to toilet

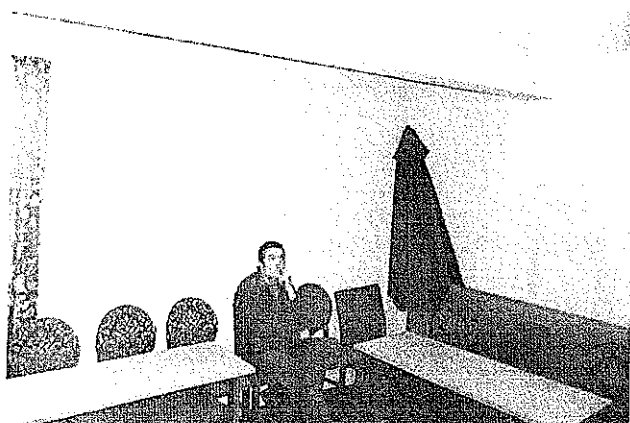
Meeting Room



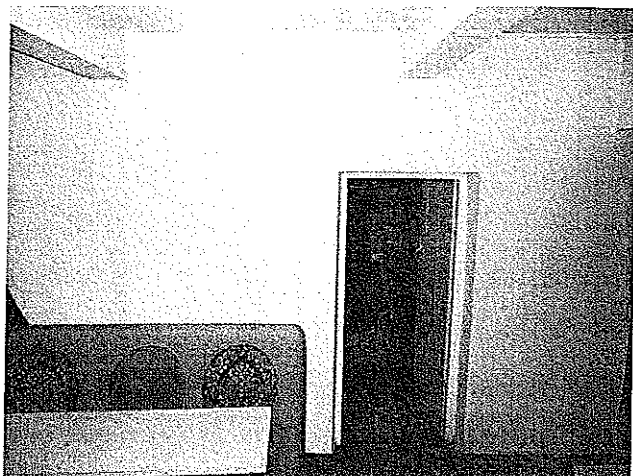
Photograph 14 – Internal face of front elevation wall, floor joists above with plasterboard boxing



Photograph 15 – Dry-lining to internal face of external wall to left side elevation, uPVC double glazed window

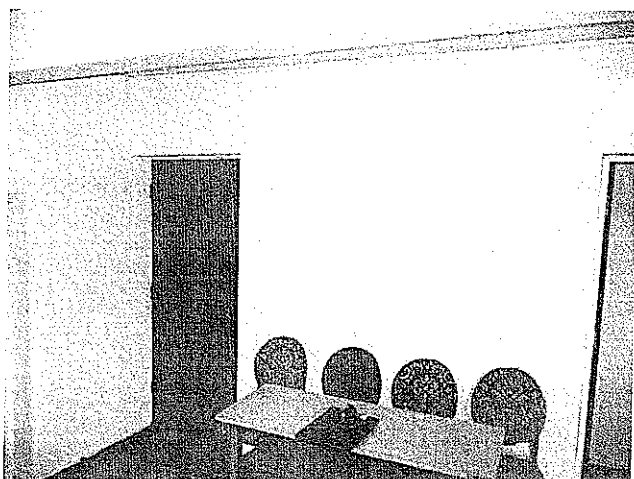


Photograph 16 – Dry-lining to internal face of external wall to left side elevation



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Photograph 17 - Dry lined internal wall between meeting room and store room



Photograph 18 – Internal wall between staircase / cupboard / corridor [NOTE: THIS IS THE WALL WHICH IS PROPOSED TO BE REMOVED]



Photograph 19 - Modern timber door leading to staircase



Photograph 20 – Internal wall between staircase / cupboard / corridor [NOTE: THIS IS THE WALL WHICH IS PROPOSED TO BE REMOVED]

Store Room

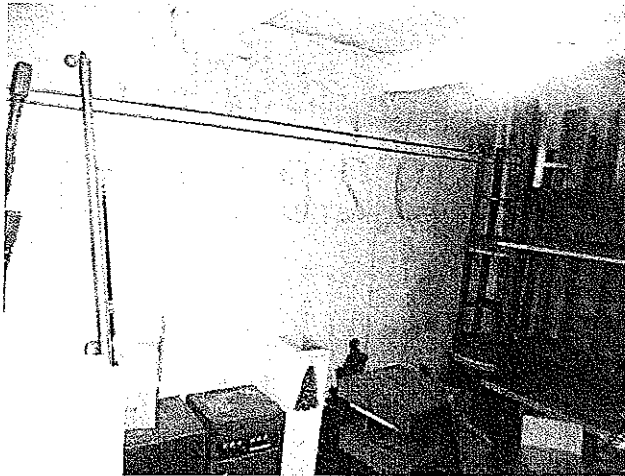


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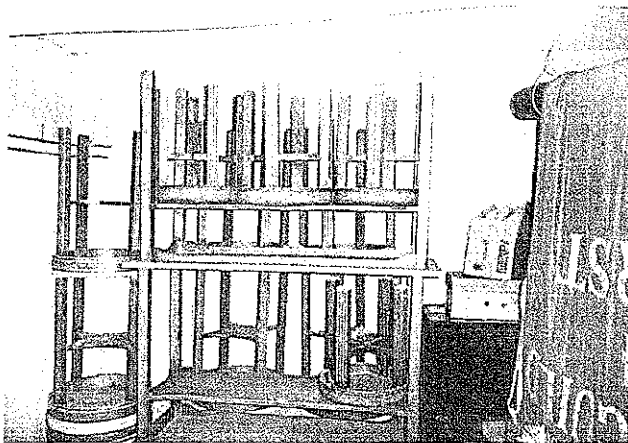
Photograph 21 – Junction of internal wall to meeting room and external wall to left side elevation where window is situated



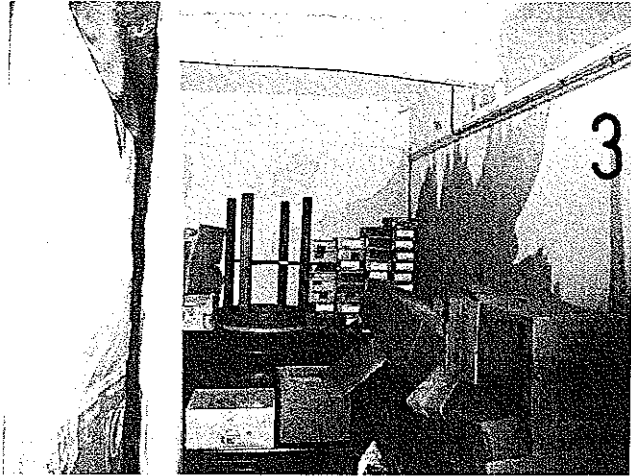
Photograph 22 – Existing uPVC window to left side elevation



Photograph 23 – Internal wall between store room and Guild Cottage (the existing dwelling) to the left side of the storeroom

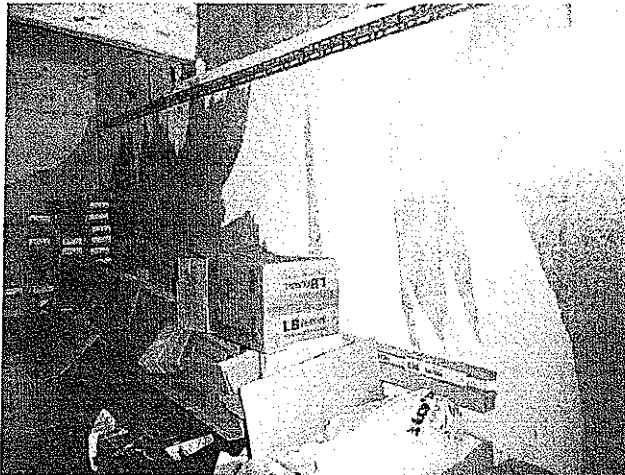


Photograph 24 – Internal wall between store room and Guild Cottage (the existing dwelling) to the rear of the storeroom



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Photograph 25 – Internal wall between store room and Guild Cottage (the existing dwelling) to the rear of the storeroom



Photograph 26 - Internal wall between store room and the bottle room of the club to the right side of the storeroom



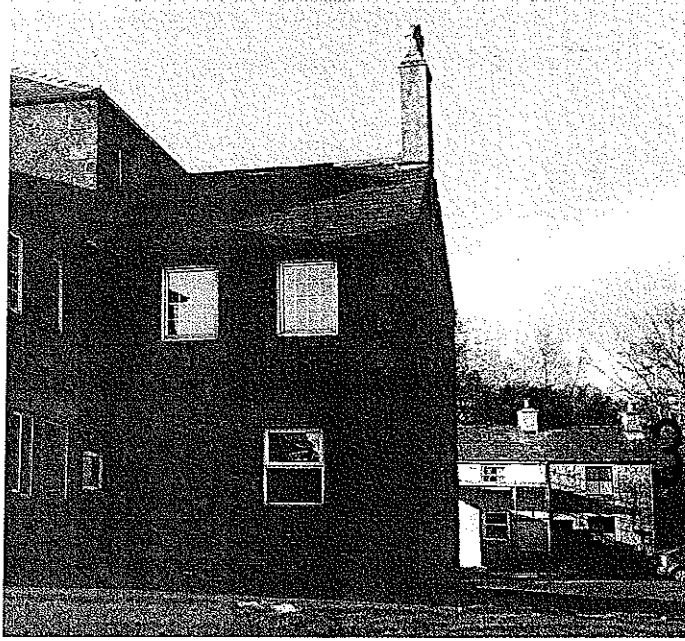
Photograph 27 – Existing original timber floor joist



Photograph 28 – Existing timber floor boards

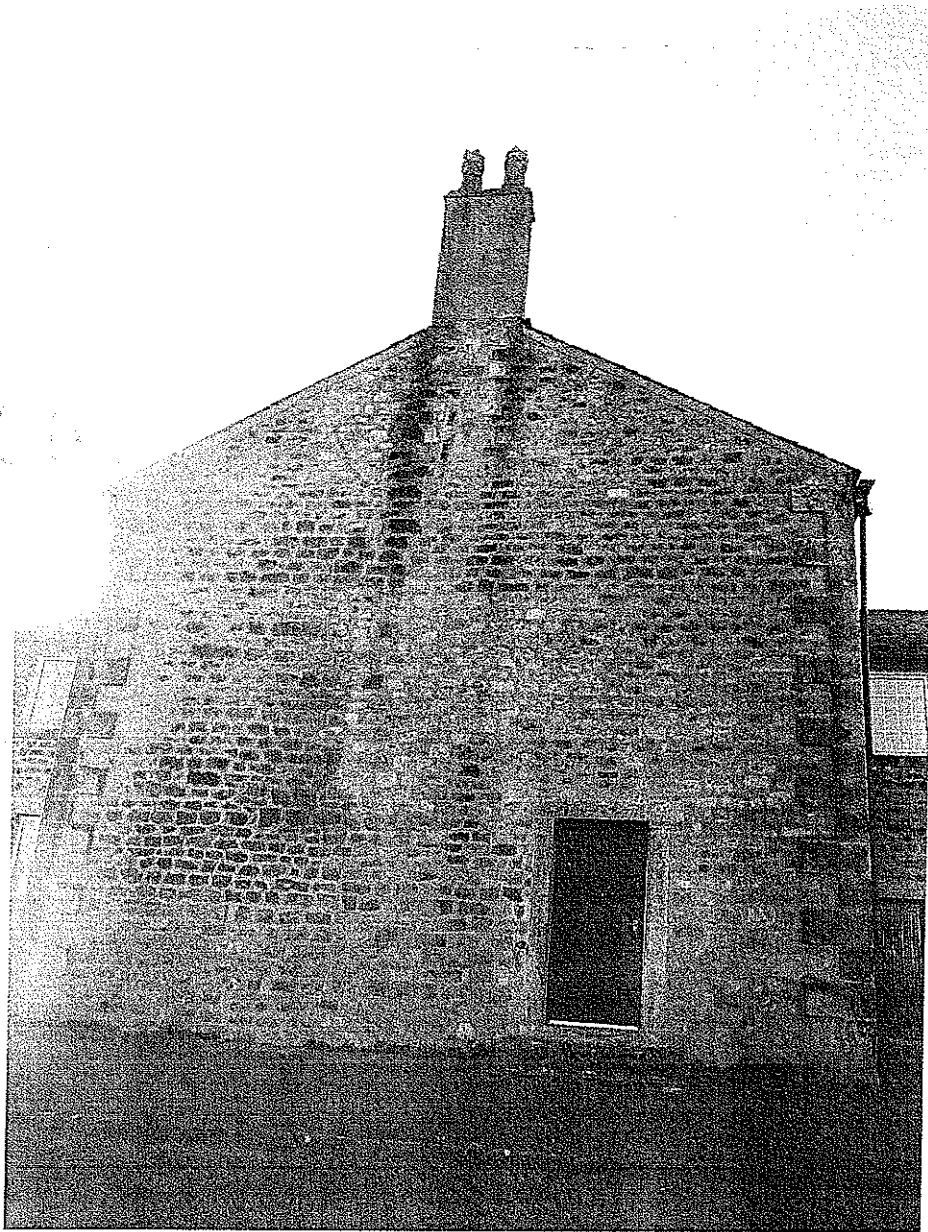


Photograph 29 – Rotten floor proposed to be repaired like for like



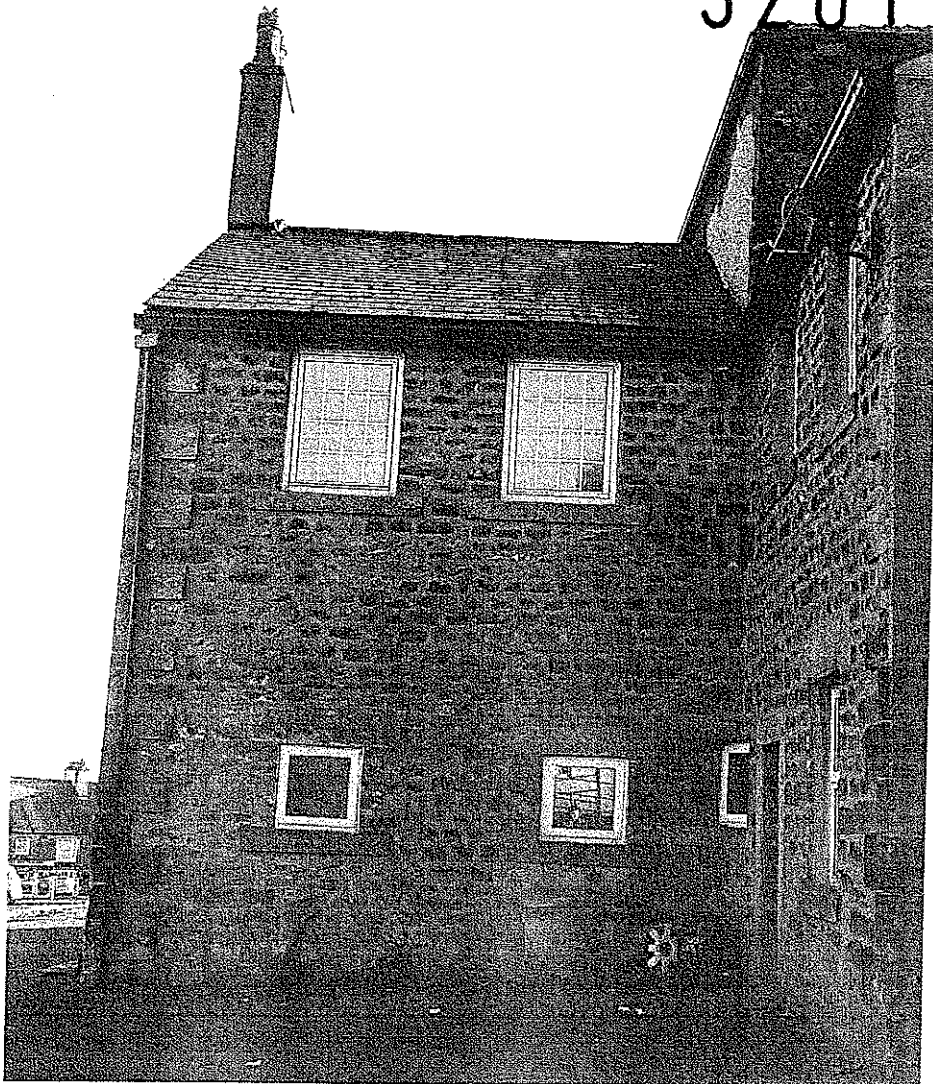
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Photograph 30 – Left Side Elevation



Photograph 31 – Front Elevation

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Photograph 32 – Right Side Elevation