



27 JAN 2012

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

For office use only
Applicant No: 020120074P
Date received:
Fee paid £: Receipt No:

Application for listed building consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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

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	2. Agent Name and Address
Title: [] First name: []	Title: [] First name: []
Last name: []	Last name: []
Company (optional): ENTERPRISE INNS PLC	Company (optional): JMD AND ASSOCIATES LTD
Unit: [] House number: [] House suffix: []	Unit: 1 House number: [] House suffix: []
House name: VICTORIA	House name: []
Address 1: ENTERPRISE INNS PLC	Address 1: 1 SENTINEL COURT
Address 2: 3 MONKSPATH HALL RD	Address 2: []
Address 3: SOLIHULL	Address 3: []
Town: W MIDLANDS	Town: BLACKBURN
County: []	County: LANCASHIRE
Country: []	Country: UK
Postcode: B90 4SS	Postcode: BB1 2EN

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

PROPOSED CHANGE OF USE TO THE GROUND FLOOR FROM A LICENSED PREMISES A4 TO A2 FINANCIAL AND PROFESSIONAL, INCLUDING INTERNAL STRUCTURAL ALTERATIONS TO THE GROUND FLOOR IN ORDER TO FACILITATE THE PROPOSED USE PROPOSED UPGRADE OF EXISTING DOMESTIC ACCOMMODATION USED FOR LETTING, INCLUDING THE CREATION OF IMPROVED DOMESTIC ACCOMMODATION TO FIRST AND SECOND FLOORS SPLIT INTO 4 NO FLATS WITH COMPLIANT MEANS OF ESCAPE PROVISION AND ASSOCIATED ALTERATIONS TO CREATE A SEPARATE ENTRANCE.

320120074P

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: **THE VICTORIA HOTEL**Address 1: **MARKET PLACE**Address 2: Address 3: Town: **CLITHEROE**County: **LANCASHIRE**Postcode (optional): **BB7 2BZ**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

**A LICENSED PREMISES WITH LICENSED
ACCOMMODATION AT FIRST FLOOR
LEVEL AND LETTING BEDROOMS
TO THE UPPER FLOOR LEVEL****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: Reference: Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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

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)

**NEW ENTRANCE + FIRE EXIT AS
SHOWN ON THE ELEVATION
DRAWING ACCOMPANYING
APPLICATION LEADS ONTO A
PUBLIC FOOTPATH.****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:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith 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

If Yes, please provide details of the name, relationship and role

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors		NEW EXTERNAL DOOR MADE OF TIMBER COLOUR YET TO BE DECIDED	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
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:

EXISTING FLOOR PLANS DWG. NO 835.01
PROPOSED FLOOR PLANS DWG. NO 835.02
EXISTING & PROPOSED ELEVATIONS DWG. NO 835.03

10. 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			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. 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? ☐ 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):

12. 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

13. 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

15. 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'.

14. Existing Use

Please describe the current use of the site:

ALICENCED PREMISES WITH
LICENSEES ACCOMMODATION AT
FIRST FLOOR LEVEL AND LETTING
BEDROOMS TO THE UPPER FLOOR

Is the site currently vacant? ☐ Yes ☐ No

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

AS MENTIONED ABOVE

When did this use end (if known)?

DD/MM/YYYY
(date where known may be approximate)

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

16. 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

17: 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****Existing Housing**

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

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐				1		1
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) = 4

Total existing residential units (E+F+G+H) = 1

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

+3

18. 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	☐			138	—
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐	138	138		
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	☐				
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		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	3	1	4
Proposed employees	5	4	7

20. 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
A2	9-5	9-5	—	

21. Site Area

Please state the site area in hectares (ha)

0.021 ha

22. 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.

23. 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:

Amount (tonnes):

Other:

Amount (tonnes):

24. Ownership 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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

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):

17/01/2002

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01254 696989

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

IAN@IMDANDASSOCIATES.CO.UK

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:

MR IAN MURRAY

Telephone number:

01254 696989

Email address:

IAN@IMDANDASSOCIATES.CO.UK

320120074P

Victoria Hotel, Clitheroe

STATEMENT of JUSTIFICATION IN SUPPORT OF PLANNING & LISTED BUILDING APPLICATIONS ON BEHALF OF ENTERPRISE INNS PLC.

Project: Victoria,
King Street,
Clitheroe,
Lancs, BB7 2BZ

Agent: Imd & Assoc. Ltd,
1 Sentinal Court,
Wilkinson Way,
Blackburn, BB2 2EH

Description: Victoria Hotel

Grade: II

Date Listed: 30 September 1976

English Heritage Building ID: 182828

OS Grid Reference: SD7436541899

OS Grid Coordinates: 374365, 441899

Listing Text

MARKET PLACE

1.
5295
(West Side)
Victoria Hotel
SD 7441 1/156
II GV

2.
Early-mid C19 hotel building. 3 storeys, rendered, carved as stone, with rusticated quoins, eaves cornice, carved bargeboard to gable end. 3 windows, stone surrounds, no glazing bars. 2 windows to ground floor and doorway with stone pilasters, entablature and cornice, double doors of 6 panels beneath rectangular fanlight. Victoria Hotel, Nos 3 to 9 (odd), 5A and 7A and White Lion Hotel form a group, Nos 7 and 7A being buildings of local interest only.

Listing NGR: SD7436541899

Project Description:

Proposed change of use to the ground floor from a licensed premises A4 to A2 Financial and Professional, including internal structural alterations to the ground floor in order to facilitate the proposed use.

Proposed upgrade of existing domestic accommodation used for letting, including the creation of improved domestic accommodation to first and second floors split into 4 no flats with compliant means of escape provision and associated alterations to create a separate entrance.

Rationale:

Photograph P1 indicates the existing elevation to King Street. Proposals involve the creation of a separate means of escape and entrance from King Street in order that the upper floors can continue to be used for domestic accommodation with compliant fire escape access.

P2



P1



Photograph P2 indicates the existing elevation from Castle Street. It is proposed that the entrance will remain in the current location

Design/Use Justification:

The present use and offering does not provide an asset to the town of Clitheroe. The use of this building as a licensed premises is not seen as a viable 'future' use due to the excessive proliferation of licensed premises in this neighbourhood and the fact that too many licensed premises exist generally. We propose to rectify this over-supply by altering the premises internally to provide a suitable open internal space to support an alternative, modern, economic use, in order that the premises can be of value to the owners and the area.

Proposals at ground floor level involve the demolition of internal structural walls and insertion of steel beams over. The ground floor walls separating existing areas are not seen as having worthwhile historical value. Irrespectively evidence of the locations of these walls would still be retained within the proposed suspended ceilings to be inserted throughout the open ground floor area. This work is seen as essential to provide a valuable workable space for the new use. Digital Photographic records can be provided during demolition works should the local authority require.

The items mentioned in the section marked 'listing text' above are to remain unaffected in current proposals.

A fire escape stairway from the upper floor managers accommodation is required to meet current fire escape provision and has been indicated on accompanying elevations. The plan layout has also been modified accordingly on proposed drawings to meet current fire escape legislation, and to provide sufficient escape provision for users of the proposed domestic flat areas to first and second floor levels. Current interior detailing at the Victoria is not seen as of significant historical merit.

The external jamb stones and lintol are to remain in position during the formation of the new Fire Escape entrance.

Current Position:

The licensed premises are currently temporarily closed and of no use in the current state. The premises may continue to become more dilapidated should no works be instigated.

Conclusion:

The premises require development to be of value to the owners and the town and the proposals are a positive step to provide a useful purpose in a modern economic climate.

Proposals would result in modifications to the original, to meet current Building Control, Health and Safety and fire escape legislation.

Should the proposals be approved, the premises will be re-decorated and new finishes installed to that the building is generally restored to provide a good quality environment. The no development alternative may result in a seriously dilapidated building

Proposals have considered the overall impact of this development on the relative historical importance of the building and use/utility improvements will meet modern economic requirements to allow acceptable aesthetics, without significant important historical content, fabric or plan form being detrimentally compromised.

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Victoria Hotel, Clitheroe

DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING & LISTED BUILDING APPLICATIONS ON BEHALF OF ENETRPRISE INNS PLC

Project: Victoria PH,
King Street,
Clitheroe,
Lancs, BB7 2BZ

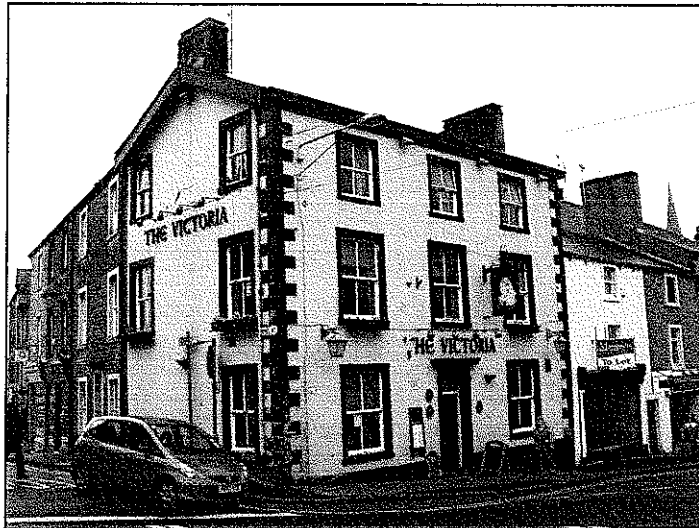
Agent: Imd & Assoc. Ltd,
1 Sentinal Court,
Wilkinson Way,
Blackburn, BB2 2EH

Introduction:

This Design and Access Statement has been prepared by Imd & Assoc. Ltd to accompany and explain the Planning and Listed Building Applications for the proposed works at the above premises.

Site & Surrounding Area:

The property is located at the junction of King Street, and Castle Street in the historic market town of Clitheroe. The Grade II listed building dates back to the 1800's. Its area is approx 0.021ha. Currently the property can be accessed via the main entrance off Castle Street. Surrounding properties



consist of dwellings, commercial buildings and shops. The property wall construction comprises of mainly painted rendered to the Castle Street frontage with exposed stonework to part of the King Street elevation. Sash fenestration presides on the building of Victorian styling set within painted stone surrounds. The roof is constructed in grey slate and is pitched.

Current Use: A licensed premises with licensees accommodation at first floor level and letting bedrooms to the upper floor level.

Design Statement

Layout and Area: within the 0.021Ha site area, proposals include a change of use to the ground floor from A4 - licensed premises to A2 - Financial and Professional, including internal structural alterations to the ground floor in order to facilitate the proposed use. This involves opening up the ground floor main area by removing walls to create an open internal environment to meet the needs of the new use. Minor internal and alterations to the back of house areas will provide a counter kitchen and staff wc's. Beams are proposed to be

inserted above a new suspended ceiling to create the plan form shown on accompanying drawings.

The development proposals also include a proposed upgrade of existing domestic and letting accommodation, including the creation of improved separate domestic accommodation for letting to the first and second floors divided into 4 no flats with compliant means of escape provision and associated alterations to create a separate entrance.

The basic footprint of the building is retained. A new fire escape stairway from the rear upper floor areas is proposed in to meet current fire escape legislation and has been indicated on accompanying plans with a new entrance shown on proposed elevations. The new entrance will utilise existing lintol and jambs as shown on dwgs and will not substantially affect the elevation.

Scale:

A new entrance is proposed on the King Street elevation utilising the same jambs and lintols and so design/scale will be largely unaffected. The remaining exterior size (height / width / length) of the building will be unaffected by proposals. Internal alterations will open up the premises as shown on the plan layout to meet the needs of the proposed use. Boundaries are unchanged.

Landscaping:

This will be unaffected

Design/ Appearance & Details:

Listed elements of the building are noted in the justification statement which accompanies this application. These historic items are unaffected by proposals which focus on areas of the building of significantly less historic significance. Where walls are removed, evidence of their existence will be retained in the form of beams inserted above new suspended ceilings. It is important to open up the ground floor layout in order to provide a useable space to meet the needs of the use and development.

Access Statement

Access under the DDA is improved by the removal of the inner vestibule walls which currently impede wheelchairs access from the Castle Street elevation. Access to the residential parts will be through the improved main entrance and via a new access door.

Staff Access: Access for staff will be unaffected by proposals.

Delivery Access: Access for deliveries will be unaffected by proposals.

Access for Emergency Services: Access for emergency services will be as above

Access to other premises: Access to adjoining premises will be unaffected by the proposals.

1:500

2

BM 88.48m

320120074P

Posts 85.10m

PH

MARKET PLACE

TCB

Posts

Bank

86.3m

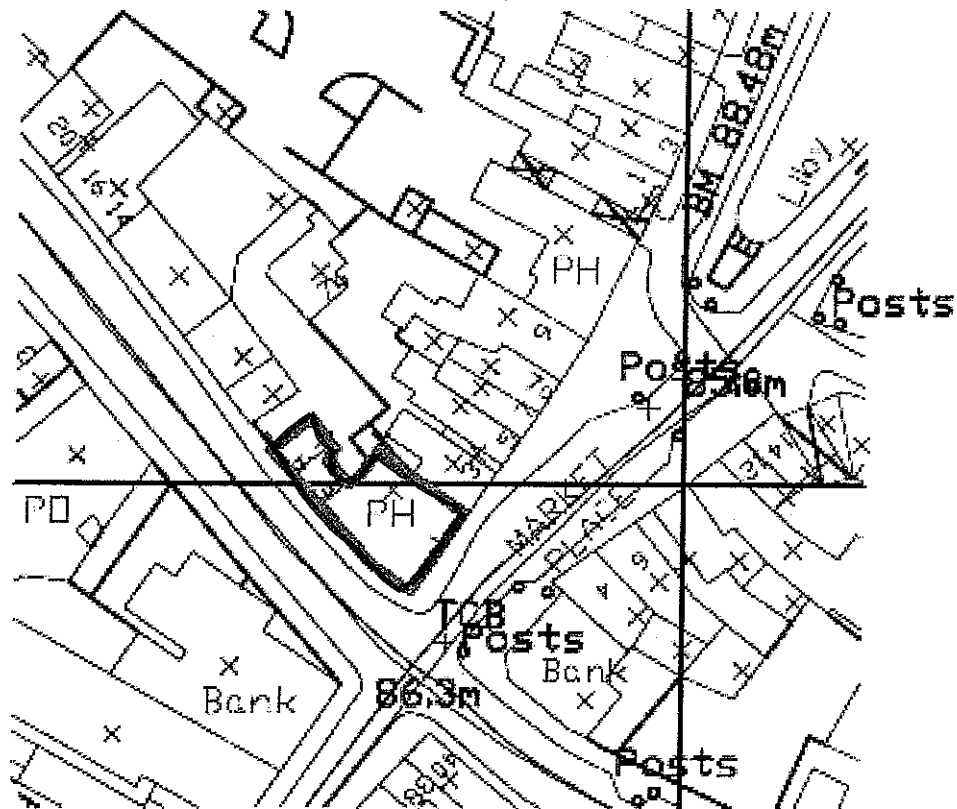
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320120074P

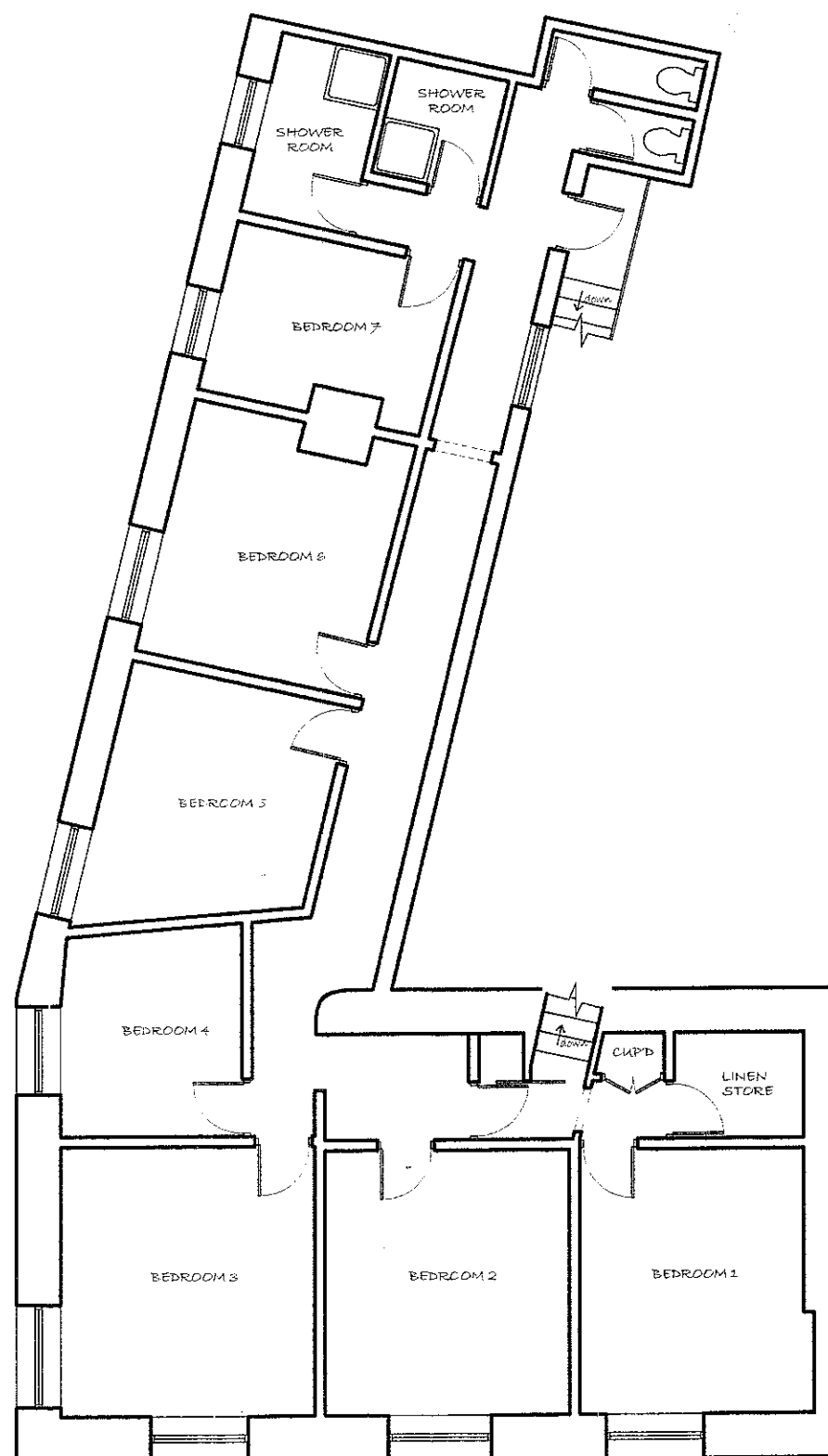
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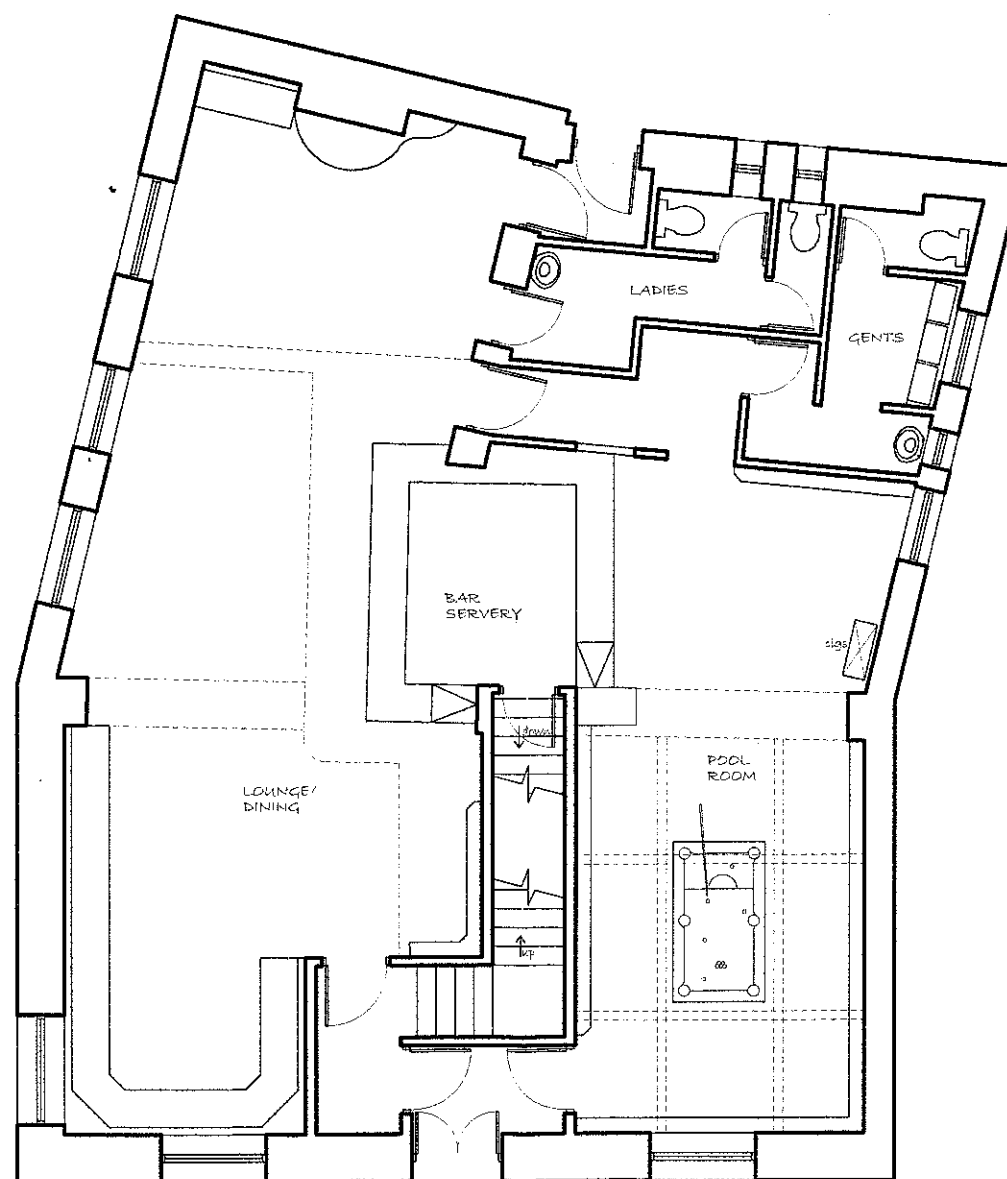


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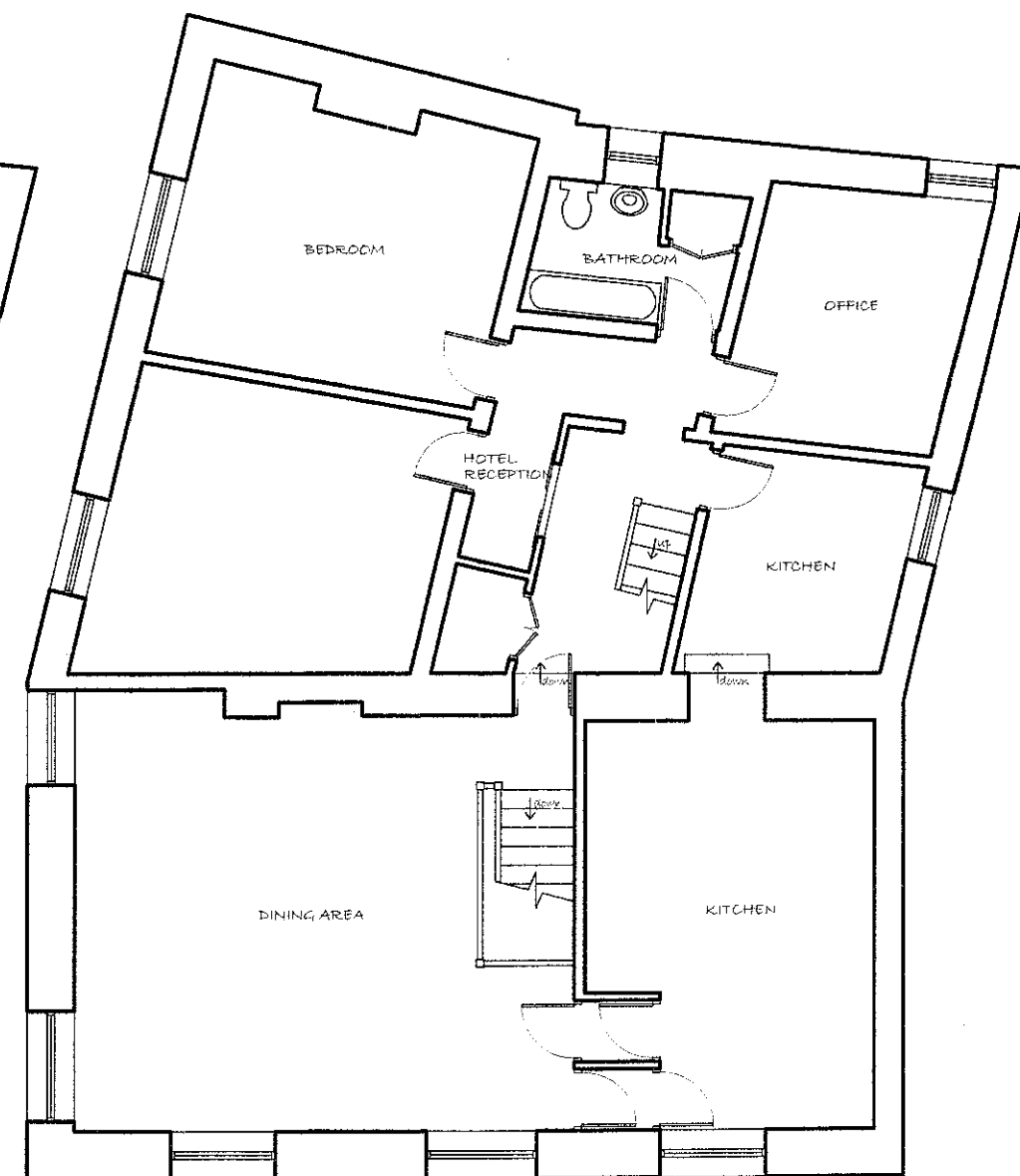
REVISIONS DATE



EXISTING SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

320120074P

DWG. DESCRIPTION
 Existing Floor Plans

JOB TITLE
 The Victoria Hotel,
 Market Place,
 Clitheroe, BB7 2BZ
 CLIENT
 Enterprise Inns Plc

DWG. BY
 DATE
 Feb 2011
 SCALE
 1:100 @ A3
 DWG. No
 835.01
 REV

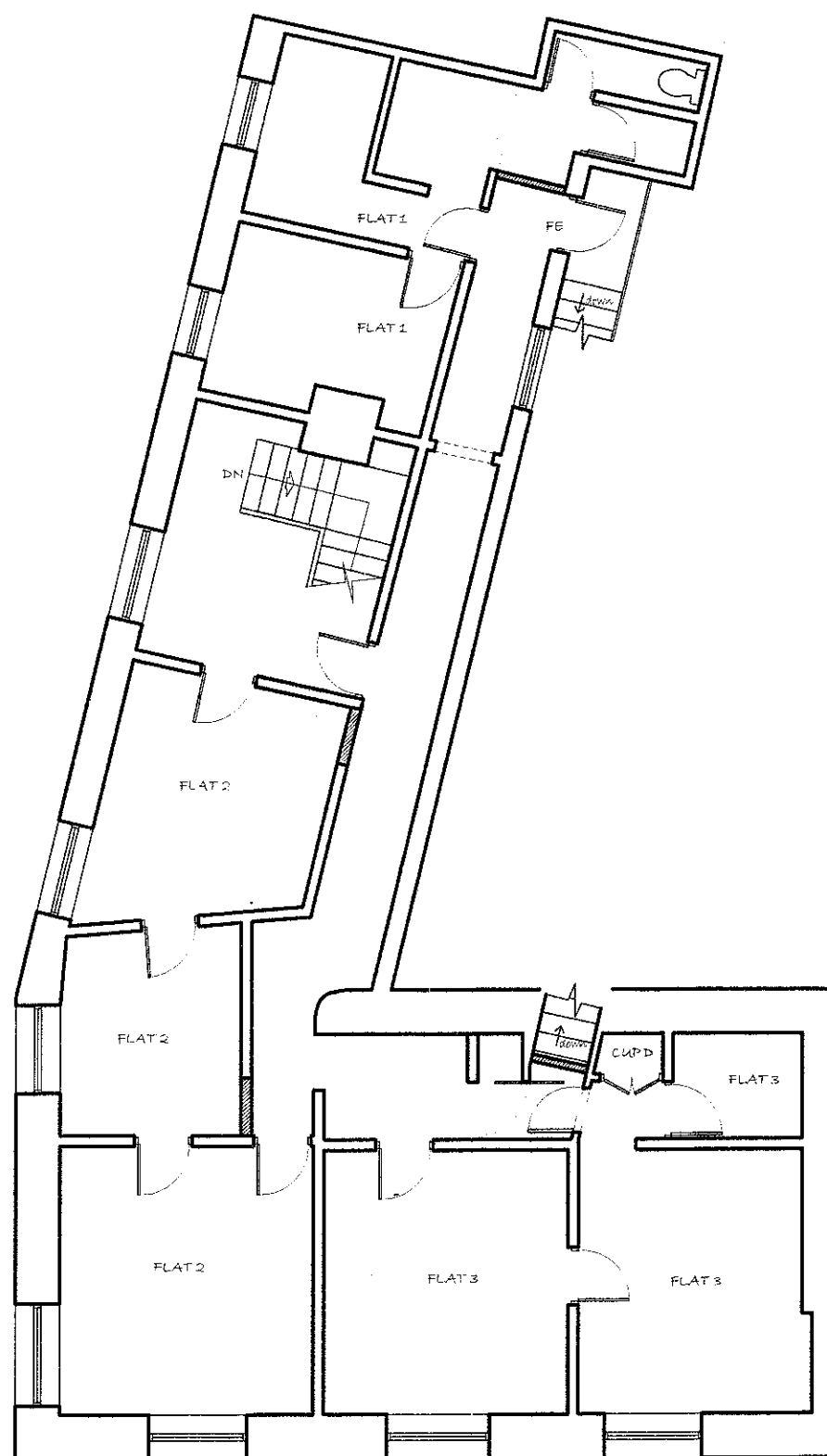
Inn d
 and Associates Ltd
 1 Sentinel Court, Wilkinson Way
 Off Haslingden Road
 Blackburn, Lancashire
 BB1 2EH

Tel: 01254 696989 Mobile: 07887542282
 Fax: 01254 689880 Email: info@inn-d-ltd.com

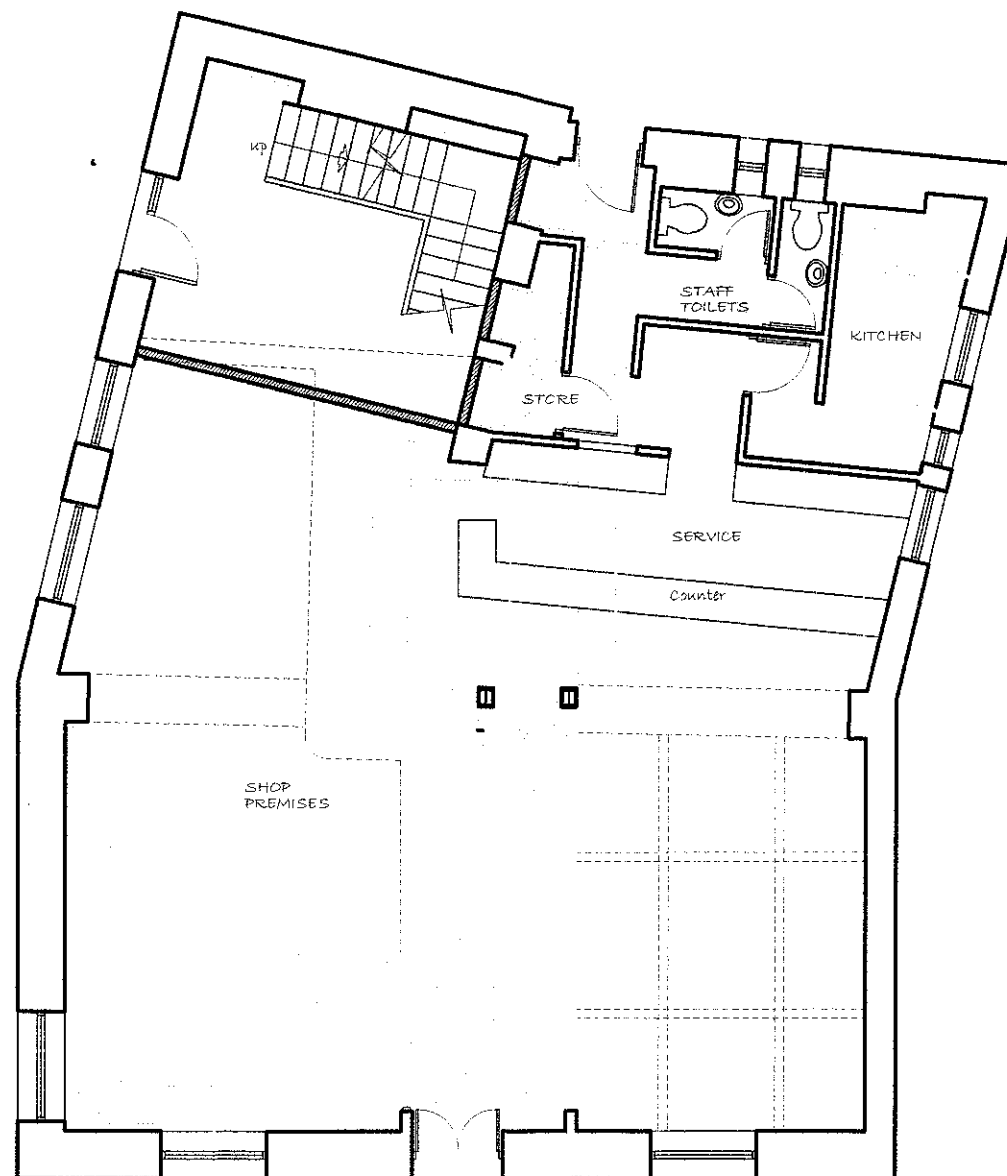
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REVISIONS DATE

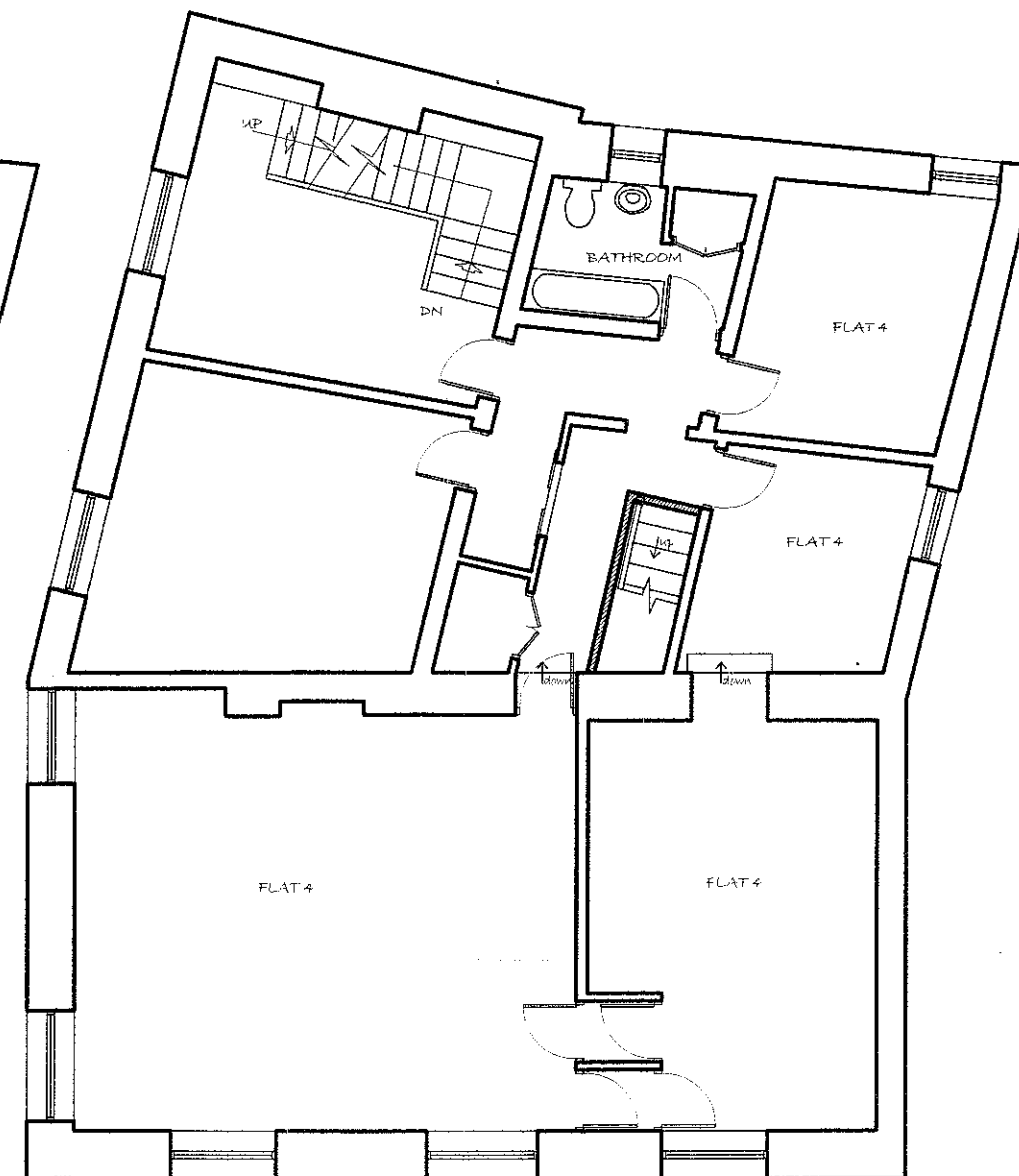
320120074P



PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

DWG. DESCRIPTION
 Proposed Floor Plans

JOB TITLE
 The Victoria Hotel,
 Market Place,
 Clitheroe, BB7 2BZ
 CLIENT
 Enterprise Inns Plc

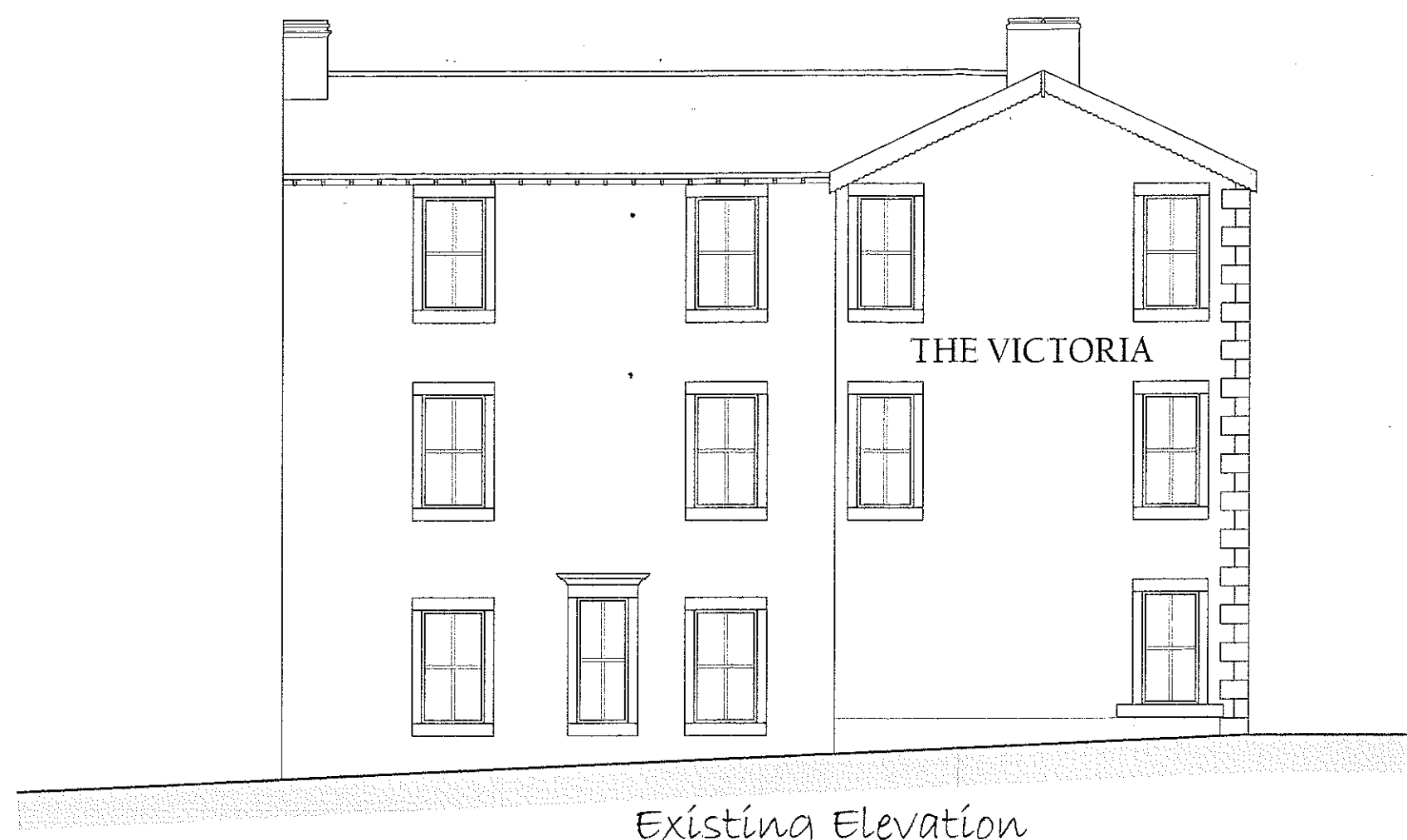
DWG. BY
 DATE
 Feb 2011
 SCALE
 1:100 @ A3
 DWG. No
 835.02
 REV

Im d
 and Associates Ltd
 1 Sentinel Court, Wilkinson Way
 Off Haslingden Road
 Blackburn, Lancashire
 BB1 2EH

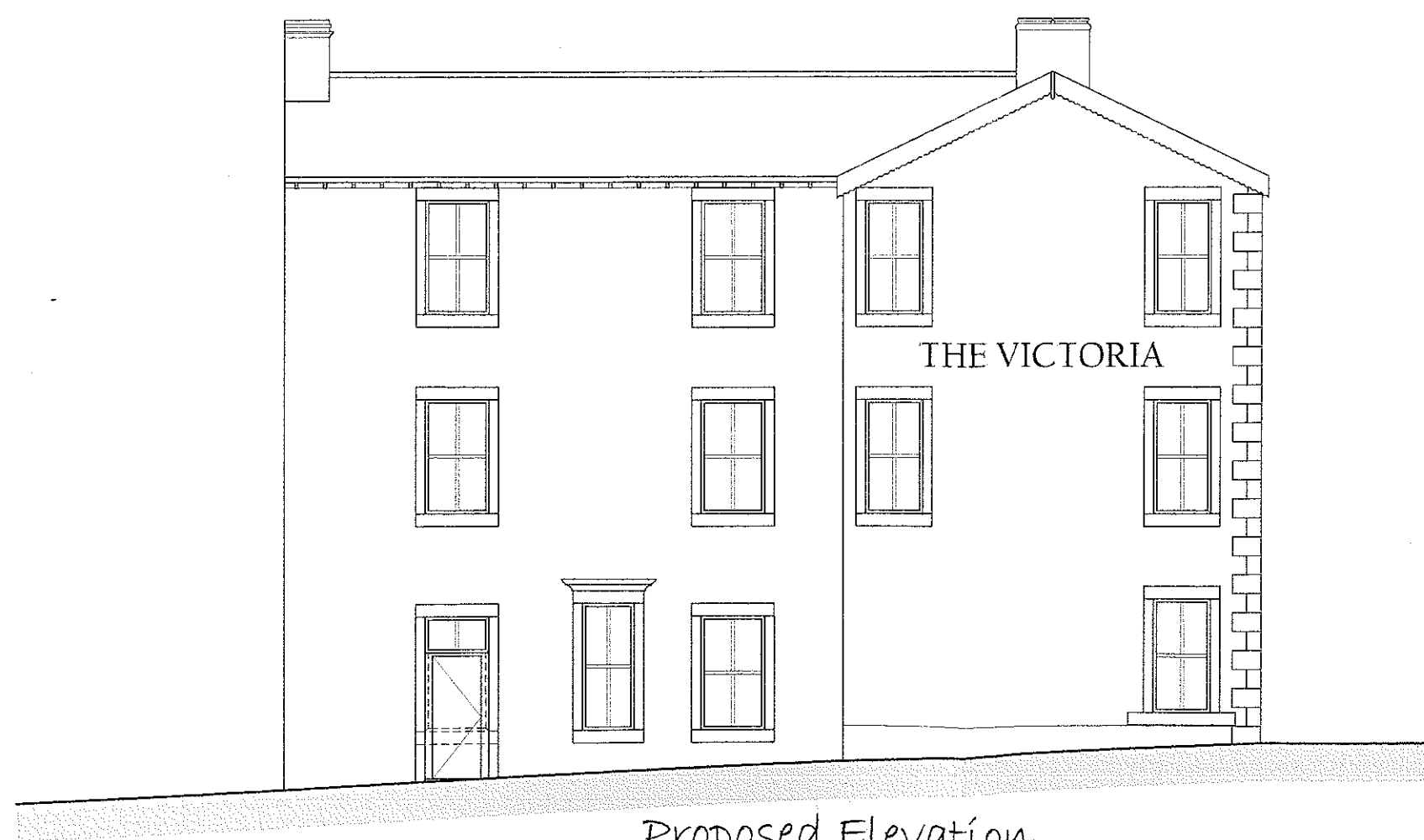
Tel: 01254 696989 Mobile: 07883 542232
 Fax: 01254 689880 Email: info@im-d.com

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REVISIONS DATE



Existing Elevation



Proposed Elevation

320120074P

DWG. DESCRIPTION		
Existing & Proposed Elevations		
JOB TITLE		
The Victoria Hotel, Market Place, Clitheroe, BB7 2BZ		
CLIENT		
Enterprise Inns Plc		
DWG. BY	SCALE 1:100 @ A3	
DATE	DWG. No	REV
Jan 2012	835.03	

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