



RIBBLE VALLEY
BOROUGH COUNCIL

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

27 JAN 2012

For office use only

Application No: 020120075 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning 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

Title: First name:

Last name:

Company (optional): ENTERPRISE INNS PLC

Unit: House number: House suffix:

House name: VICTORIA

Address 1: ENTERPRISE INNS PLC

Address 2: 3 MONKSPATH HALL RD

Address 3: SOLIHULL

Town: W. MIDLANDS

County:

Country:

Postcode: B90 4SS

2. Agent Name and Address

Title: First name:

Last name:

Company (optional): IMD AND ASSOCIATES LTD

Unit: 1 House number: House suffix:

House name:

Address 1: 1 SENTINEL COURT

Address 2:

Address 3:

Town: BLACKBURN

County: LANCASHIRE

Country: UK

Postcode: BB1 2EH

3. Description of the Proposal

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

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 ORDER TO FACILITATE THE PROPOSED USE.

PROPOSED UPGRADE OF EXISTING DOMESTIC ACCOMMODATION USED FOR LETTING, INCLUDING THE CREATION OF IMPROVED DOMESTIC ACCOMMODATION TO THE FIRST AND SECOND FLOORS SPLIT INTO 4 NUMBER FLATS WITH COMPLIANT MEANS OF ESCAPE PROVISION AND ASSOCIATED ALTERATIONS TO CREATE A SEPARATE ENTRANCE.

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: **THE VICTORIA HOTEL**Address 1: **MARKET PLACE**Address 2: Address 3: Town: **CLITHEROE**County: **LANCASHIRE**Postcode (optional): **BB7 0BZ**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas 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 WayIs 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)

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 memberDo 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

14. Existing Use

Please describe the current use of the site:

A LICENSED 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

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'.

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**

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)=							

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)=							

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)=**Existing Housing**

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)=							

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)=							

Total existing residential units (E+F+G+H)=**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 Shops	☐			138	—
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐	138	138		
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:

Other:

Amount (tonnes):

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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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:

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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):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25/1/2012

25. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25/1/2012

(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):

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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.

The original and 3 copies of a completed and dated application form:

☐

The correct fee:

☐

The original and 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:

☐

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

☐

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

☐

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

☐

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

☐

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):

 (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):

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:

Telephone number:

Email address:

1:500

2

320120075P

BM 88.48m

Posts 85.8m

PH

MARKET PLACE

ICB Posts

Bank

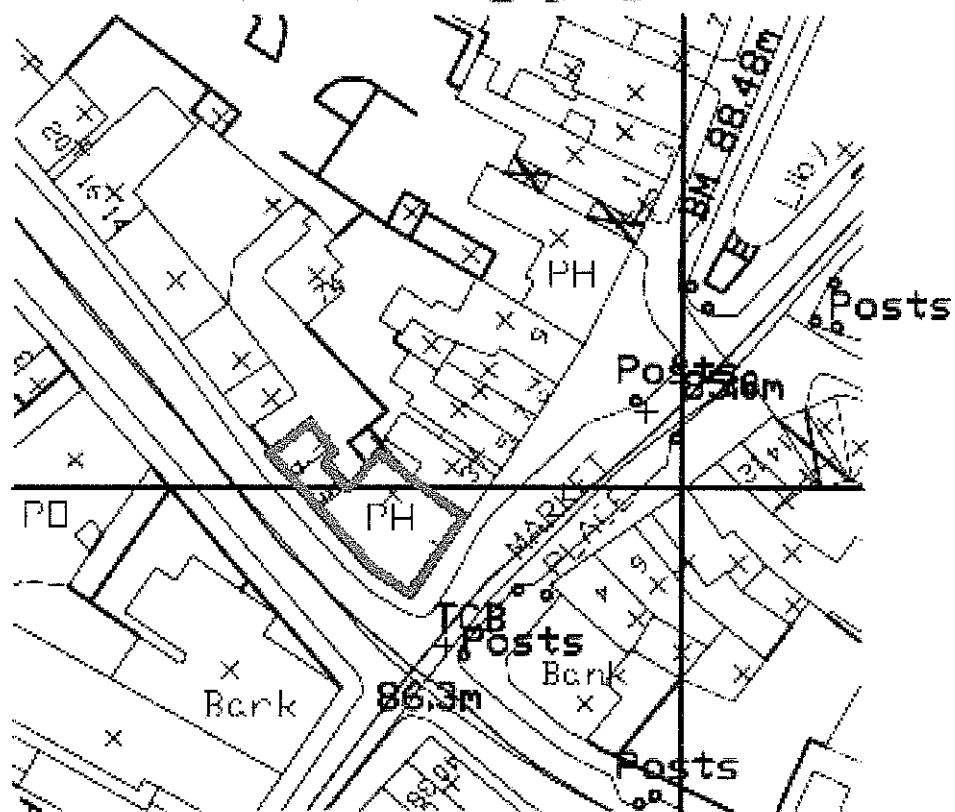
86.3m

Bank

Posts

320120075P

1:1250



320120075 P

Victoria Hotel, Clitheroe

**HERITAGE STATEMENT 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

Other than the information listed above we are unaware of any further
Historical, or archaeological features.

320120075P

Schedule of Works:

Ground floor

This will include the demolition of walls and stairs as shown on proposed plan dwg 835.02

Formation of new stairs and walls configured as shown on dwg 835.02

Refurbishment of staff toilets and kitchen

Separation of electrical and heating supplies and metering

New service counter and suspended ceiling, retaining all existing ceilings above.

Proposals 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.

First Floor

New decorations and finishes throughout

Reconfiguration of stairway and walls as shown on dwg 835.02

Formation of bath/shower rooms for each flat incl. services drainage etc.

Externally

The heritage features as listed for this building remain largely unaffected, the exception being the creation of a new entrance from King Street.

320120075P

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. The proposed entrance is indicated on dwg 835.03, re-using existing stone lintols and jambs

P2



P1



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

Externally proposals are minimal but are designed to retain existing fabric and character. Proposals consider 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. The scale of the proposed development and impact upon the Clitheroe setting area is minimal.

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

320120075P

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 4no 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:

320120075 P

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.

320120075 P

Victoria Hotel, Clitheroe 220120075 P

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

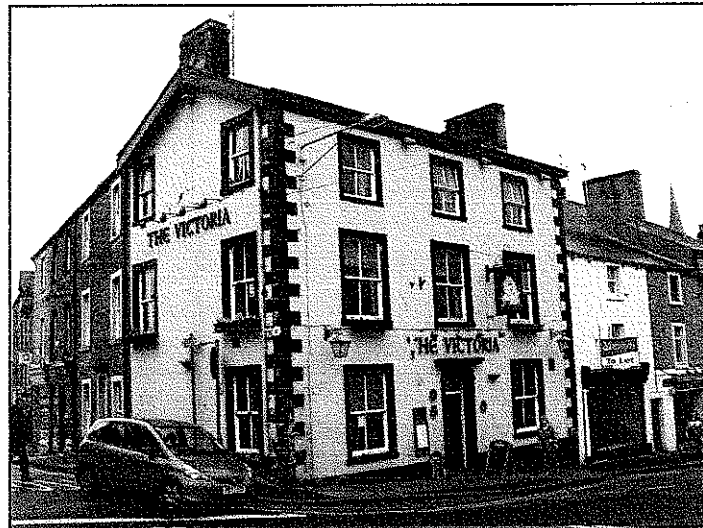
Agent: Imd & Assoc. Ltd,
1 Sentinal Court,
Wilkinson Way,
Blackburn, BB2 2EH

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.

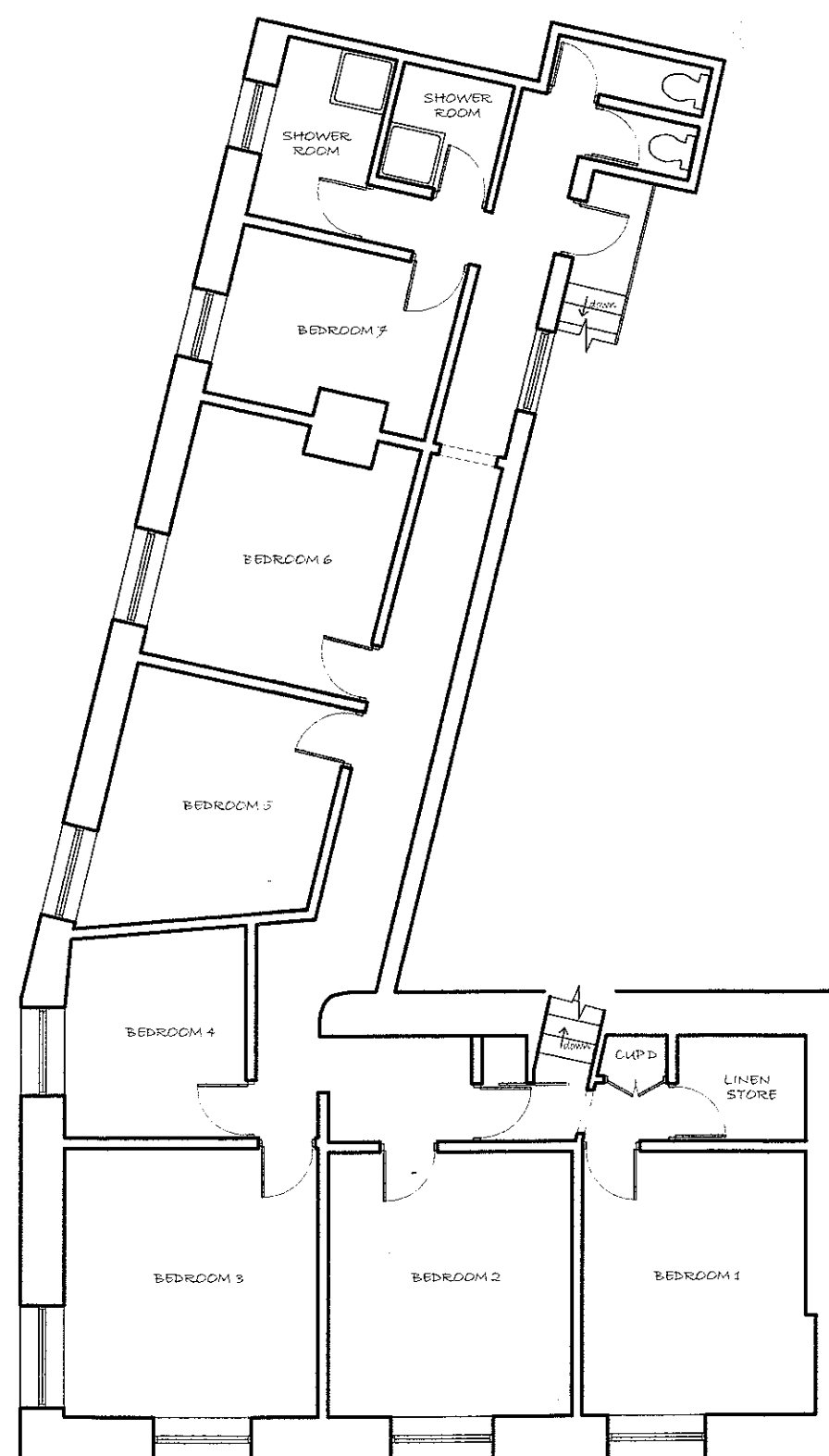
Access for Emergency Services: Access for emergency services will be as above

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

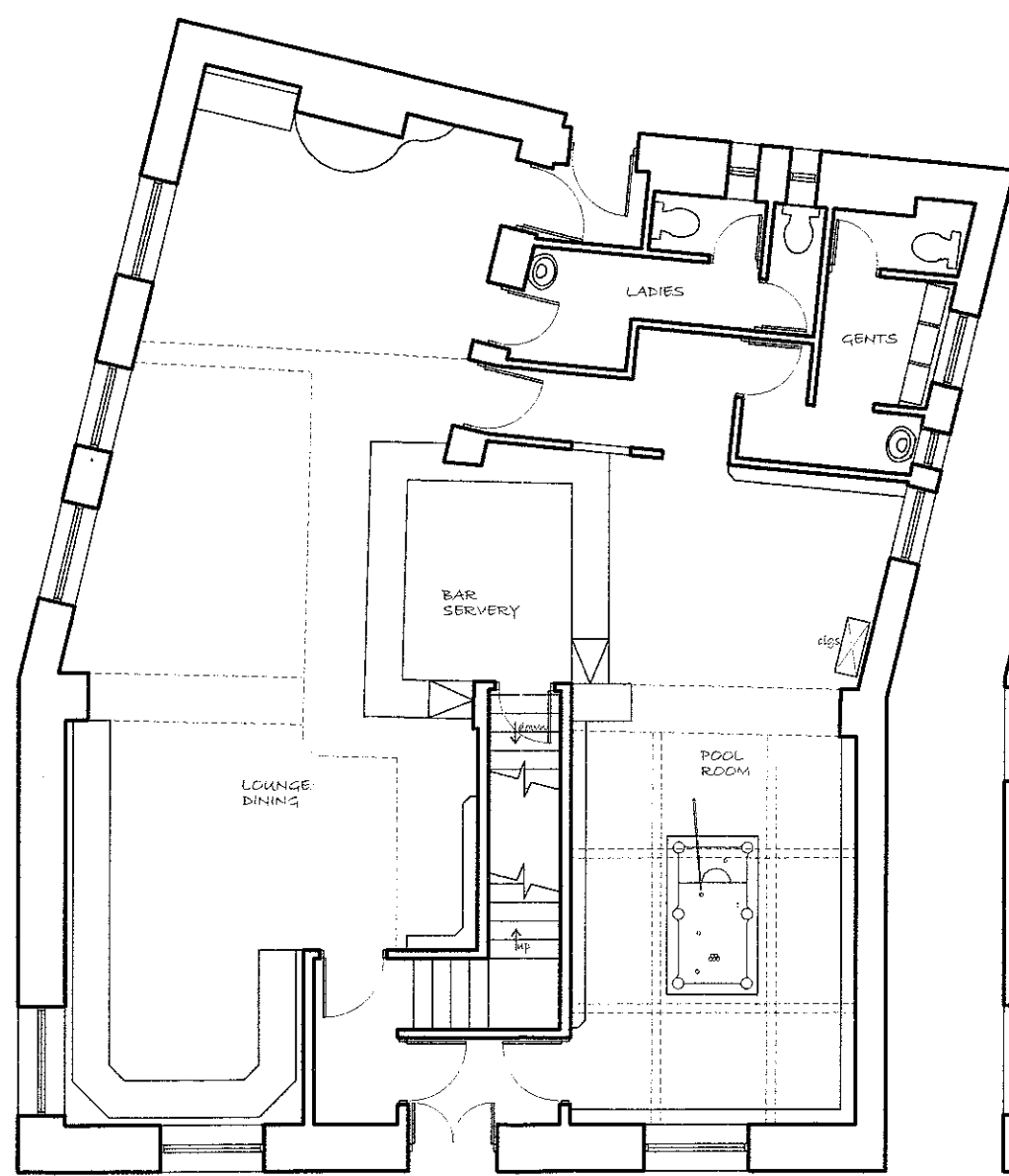
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REVISIONS DATE

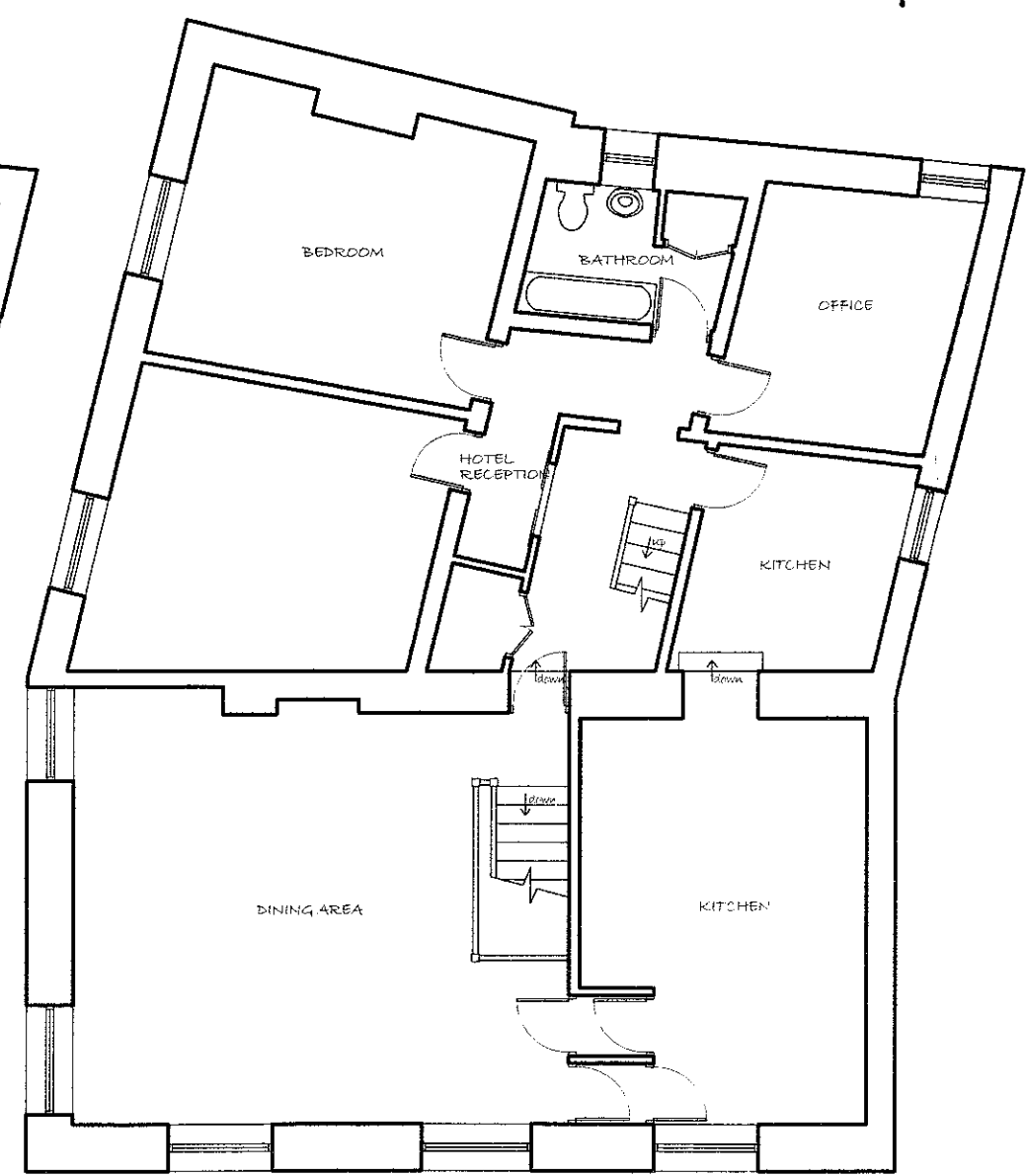
320120075P



EXISTING SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

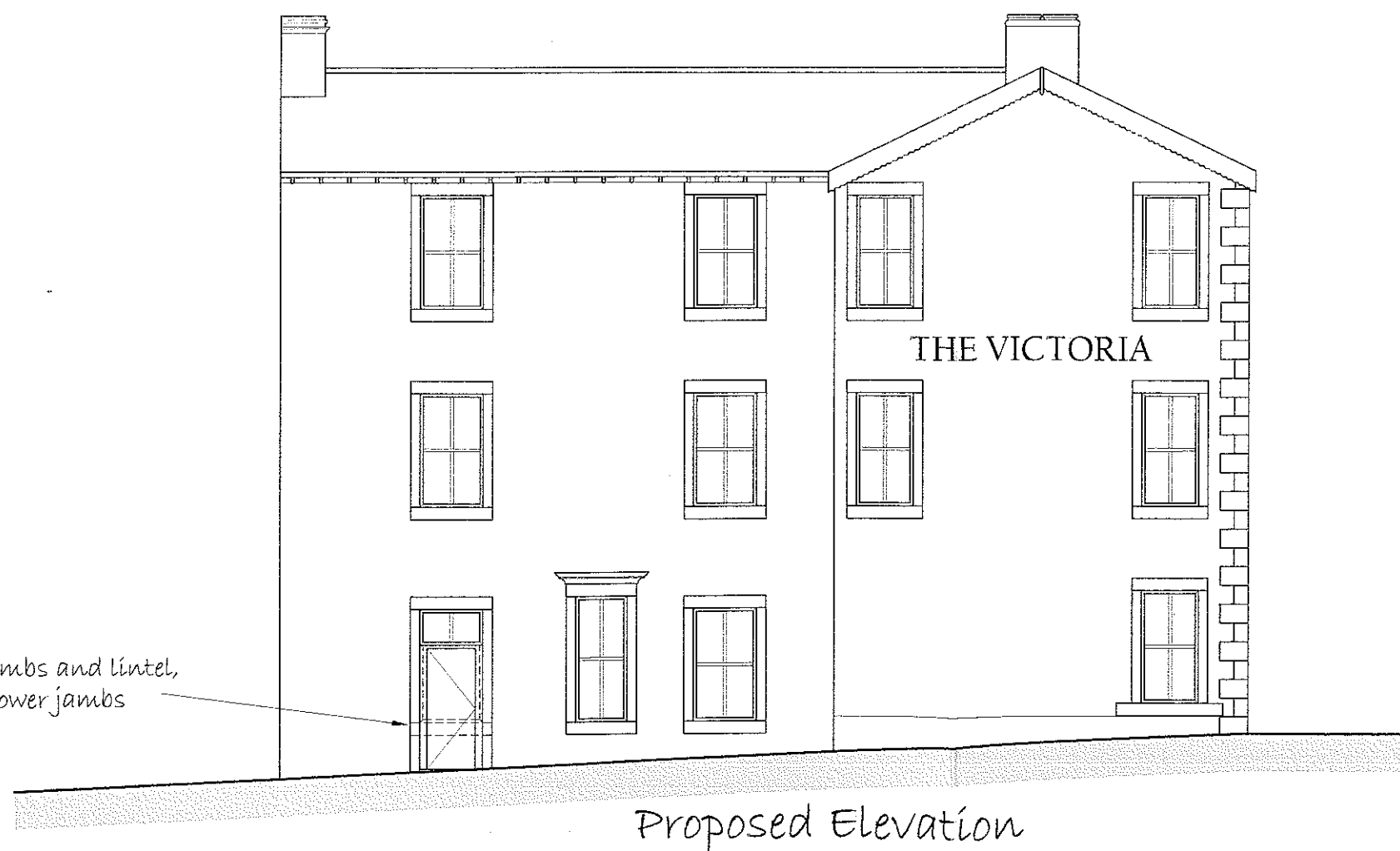
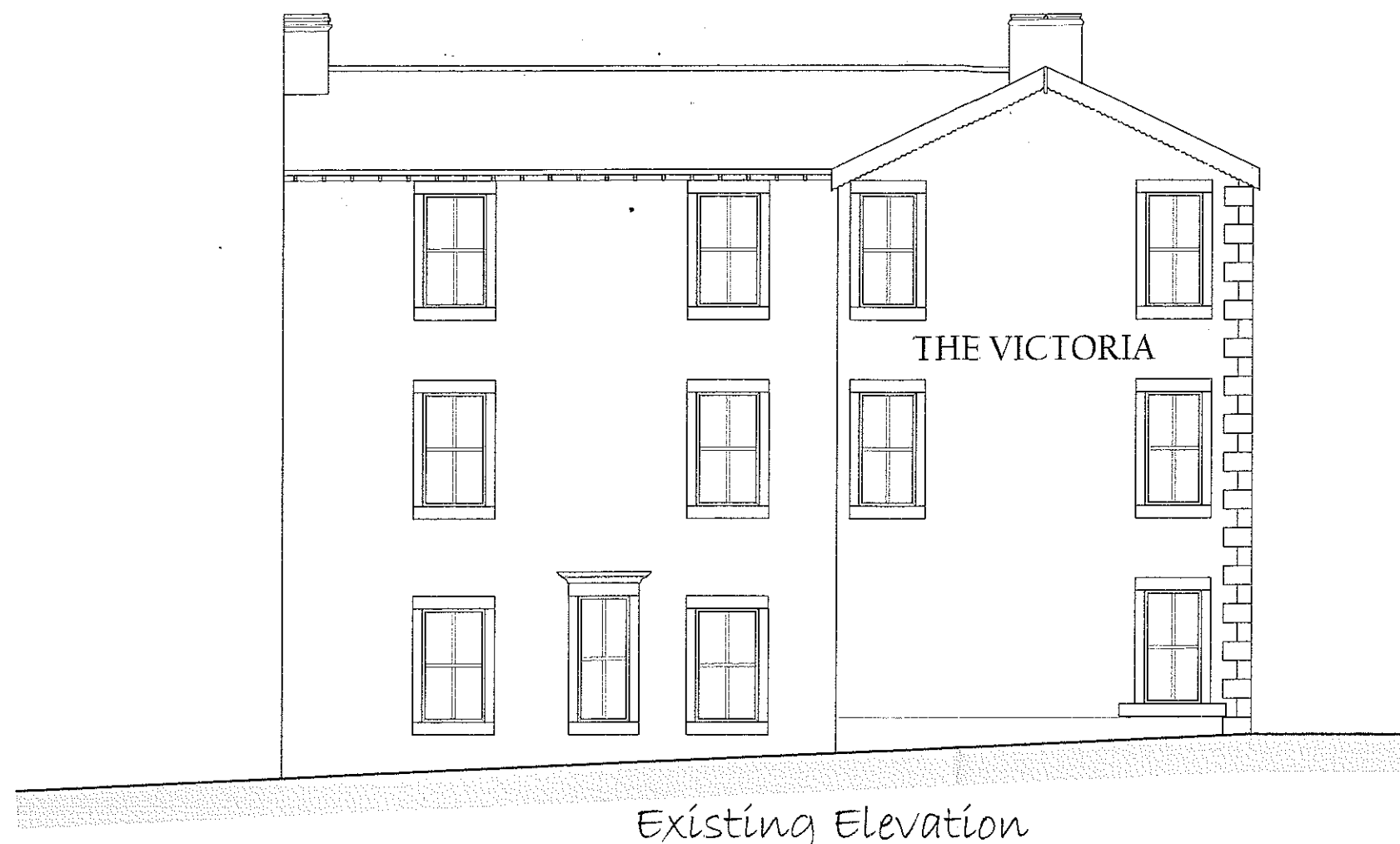
DWG DESCRIPTION	
Existing Floor Plans	
JOB TITLE	
The Victoria Hotel, Market Place, Clitheroe, BB7 2BZ	
CLIENT	
Enterprise Inns Plc	
DWG BY	SCALE 1:100 @ A3
DATE	DWG No REV
Feb 2011	835.01

Inn d
 and Associates Ltd
 1 Sentinel Court, Wilkinson Way
 Off Haslingden Road
 Blackburn, Lancashire
 BB1 2EH
 Tel: 01254 696989 Mobile: 07887542232
 Fax: 01254 689880 Email: info@inn-d-ltd.com

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REVISIONS

DATE



320120075 P

DWG. DESCRIPTION
 Existing & Proposed Elevations

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

DWG. BY
 DATE
 SCALE 1:100 @ A3
 DWG. No 835.03
 REV

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

Tel: 01254 696989 Mobile: 07887542232
 Fax: 01254 689880 Email: info@immd-ltd.com