



RIBBLE VALLEY
BOROUGH COUNCIL

21 FEB 2012

For office use only

Application No

320120178 P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations,
extension or demolition of a listed building.
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:	Eric	Surname:	Veevers		
Company name:	Punch Taverns						
Street address:	Jubilee House			Country Code	National Number	Extension Number	
	Second Avenue			Telephone number:			
				Mobile number:			
Town/City:	Burton-Upon-Trent			Fax number:			
County:	Staffordshire			Email address:			
Country:	United Kingdom						
Postcode:	DE14 2WF						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Chris	Surname:	Kennerk		
Company name:	Core Design UK Ltd						
Street address:	26 Shaw Road			Country Code	National Number	Extension Number	
	Heaton Moor			Telephone number:	0161 443 4000		
	Stockport			Mobile number:			
Town/City:	Manchester			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	sk4 4ae				chris@core-design.net		

3. Description of Proposed Works

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

Full redecoration to the external building in like-for-like colours.
New Signage Scheme (Signage Application to be submitted separately by others)
Internal alterations are as follows: Form new structural opening linking the existing Bar Area to the proposed Dining Area. The removal of asbestos containing artex to the existing Lounge Bar Area ceiling and re-skimmed and painted, with new timber beams applied and stained dark. New 1100mm high timber T&G wall panelling, stained dark and polished to all walls within the proposed Dining and Snug Area. New fixed seating to the proposed Dining and Snug Area in a traditional style, having turned legs and deep buttoned backs. New areas of flooring which include timber, stone, rugs and ceramic tiles. General redecoration throughout - painted finishes to be repainted. existing stained joinery to be restained dark and polished. New joinery to be stained dark and polished. All alterations to enhance and to be sympathetic to the character of the building.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	BAYLEY ARMS HOTEL		
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:	368458
Northing:	438148

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ 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. 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:

The building is of stone construction, with areas of white and black painted render.

Description of *proposed* materials and finishes:

There are to be no works to the stonework. Painted render to be repainted in like-for-like colours.

Roof covering- add description

Description of *existing* materials and finishes:

Slate tiles

Description of *proposed* materials and finishes:

As existing. No work's proposed.

Chimney - add description

Description of *existing* materials and finishes:

Stonework with ceramic chimney pots

Description of *proposed* materials and finishes:

As existing. No work's proposed

Windows - add description

Description of *existing* materials and finishes:

Hardwood sash windows, painted white

Description of *proposed* materials and finishes:

Existing window's retained and repainted white

External doors - add descriptionDescription of *existing* materials and finishes:

Hardwood doors painted black, with partial glazing to entrance doors

Description of *proposed* materials and finishes:

Existing doors retained and repainted black

Ceilings - add descriptionDescription of *existing* materials and finishes:

Generally plaster and paint finish to ceilings with applied timber beams, either stained dark or painted white. Asbestos containing artex to central area ceiling (existing Lounge Bar Area)

Description of *proposed* materials and finishes:

Ceilings to be retained as existing and re-painted other than the asbestos containing artex which will be removed and disposed off. New plasterboard and skim ceiling formed with new softwood timber beams applied to be stained dark

Internal walls - add descriptionDescription of *existing* materials and finishes:

Predominantly stone walls with painted plaster finish - some areas of stonework left exposed. Partition walls are incorporated within the building, mainly to toilet areas, constructed from softwood framing with plasterboard and skim finish. Partition walls either painted or tiled. All walls have timber skirting - stained dark to trading areas, and painted to toilet and back-of-house areas.

Description of *proposed* materials and finishes:

No new internal structural or partition walls proposed. Existing painted walls to be repainted in sympathetic colours and areas of exposed stonework retained. New 1100mm high timber T&G panelling to walls within the proposed Dining Area, including dado rail and new skirting. All new panelling to be stained dark and polished

Floors - add descriptionDescription of *existing* materials and finishes:

Entrance Lobbies: Coir Matting
 Trading Area: Mixture of timber boards, carpet and ceramic tiles.
 Bar Servery: Altro Safety Flooring
 Toilets: Mixture of ceramic tiles and vinyl flooring
 Back-of-House: Ceramic tiles

Description of *proposed* materials and finishes:

Entrance Lobbies: New coir matting
 Trading Area: Existing timber retained, sanded and polished. Existing carpet to the Bar Area retained and specialist clean. New engineered pre finished oak timber floor boards to proposed Dining Area, with walnut rustic textured finish. New areas of ceramic tiles to the bar aprons and corridor to the toilets.
 Bar Servery: existing altro retained and specialist cleaned.
 Toilets: New vinyl safety flooring to the Accessible WC. Men's and Women's retained and specialist cleaned.
 Back-of-House: Existing retained

Internal doors - add descriptionDescription of *existing* materials and finishes:

Solid hardwood doors either stained dark or painted. Partial glazing or vision panels to lobby and kitchen doors.

Description of *proposed* materials and finishes:

Existing retained. Existing stained doors, restained dark and polished and painted doors repainted

Rainwater goods - add descriptionDescription of *existing* materials and finishes:

uPVC black rain water goods

Description of *proposed* materials and finishes:

As existing. No proposed work's

Boundary treatments - add descriptionDescription of *existing* materials and finishes:

Stonework walls

Description of *proposed* materials and finishes:

As existing. No work's proposed

Vehicle access and hard standing - add descriptionDescription of *existing* materials and finishes:

Tarmac car parking area

Description of *proposed* materials and finishes:

As existing. No work's proposed

Lighting - add descriptionDescription of *existing* materials and finishes:

No decorative fittings. White floodlights only.

Description of *proposed* materials and finishes:

As existing. No work's proposed

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☒ No**10. Demolition**

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

☐ Yes ☒ No

11. 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

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):

11190-301 Ground Floor Plan as Existing
11190-302 Ground Floor Plan as Proposed
11190-303 Dining Area Internal Wall Elevations as Existing
11190-304 Dining Area Internal Wall Elevations as Proposed
11190-305 Part Ground Floor Ceiling Plan as Existing & Proposed
11190-05 Ordnance Survey Map
SK-01 Rev P1 Part Ground Floor Plan, Structural Alterations (By Structural Engineers)

12. 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

13. Immunity from Listing

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

14. 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

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the 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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

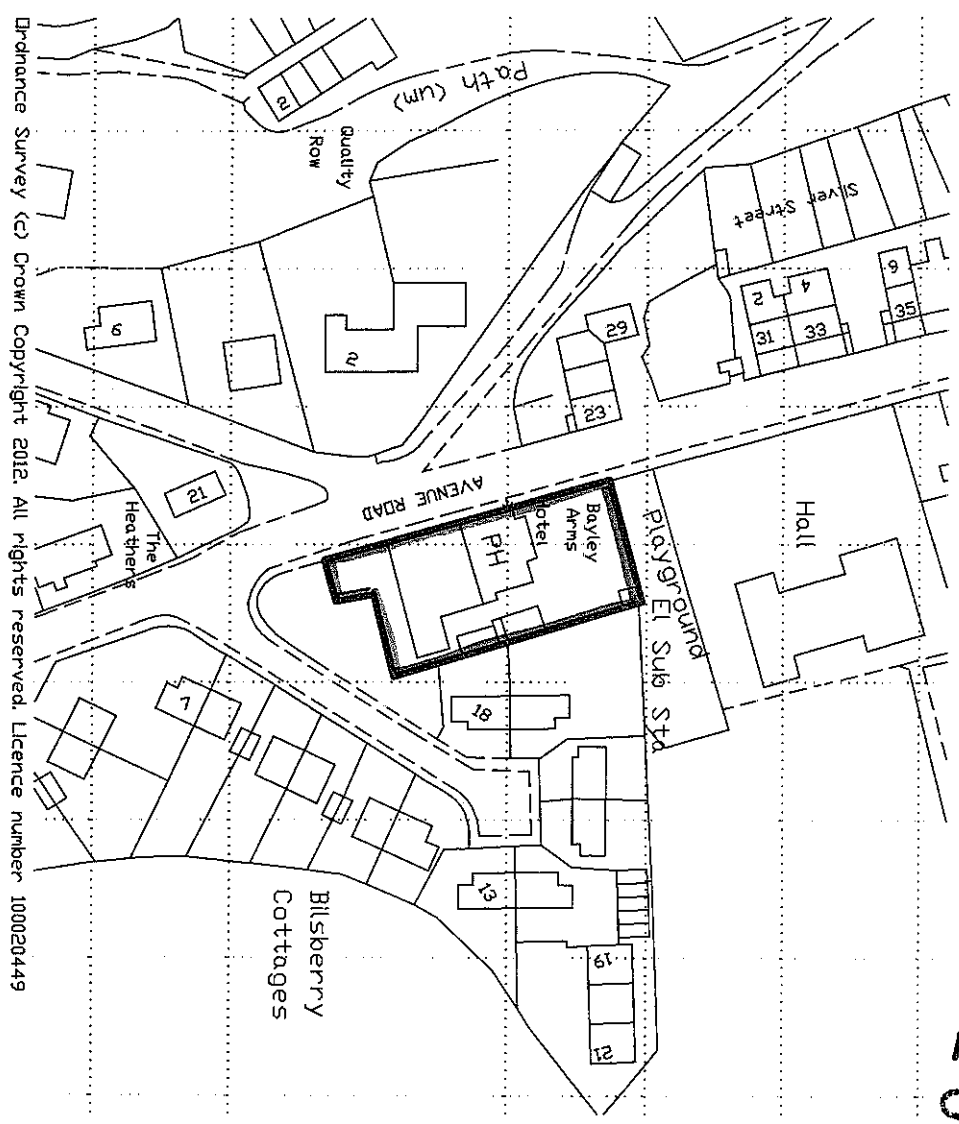
16. Declaration

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



Date:

320120178P



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ORDNANCE SURVEY 1:1250

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Bayley Arms, Avenue Road, Hurst Green,
 Clitheroe, BB7 9QB - for Punch Taverns
PLANNING DRAWINGS
ORDNANCE SURVEY

DRAWN	1B	DATE	17/02/12	DRAWING NO.	11190 - OS
SCALE	1:1250 @ A4	REV.			

11190/02

320120178P

17th February 2012

Re: Bayley Arms, Avenue Road, Hurst Green, Clitheroe, BB7 9QB

**DESIGN AND ACCESS/HERITAGE STATEMENT (Part V) TO ACCOMPANY APPLICATIONS TO
RIBBLE VALLEY BOROUGH COUNCIL.**

This Design & Access Statement has been prepared in accordance with the requirements of Regulation 4C of the Town and Country Planning (General Development Procedure) Order 1995 and Regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990, together with the guidance set out in Circular 01/2006: Guidance on Changes to the Development Control System. As set out at paragraph 62 of Circular 01/2006, Design and Access Statements should be concise and their length, and content, **"should be directly proportional to the scale and complexity of the proposals"**.

This Statement has been prepared in support of applications that seek Planning Permission and Listed Building Consent for works primarily to refurbish an existing public house on Avenue Road, Hurst Green. The Listed Building Application seeks permission for associated internal alterations to the ground floor trading area, with no structural alterations to the external building.

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

BACKGROUND AND CONTEXT

The subject premises are a Grade II Listed, 17th Century Coaching Inn within the Ribble Valley. Set in the village of Hurst Green, surrounding the site is predominantly private residential dwellings & a school. The public bar is the hub of the local community, serving as the base for Stonyhurst Park Golf Club, the village football team and the cricket club.

Generally the building in question is used as a Country Inn & Restaurant at ground floor level with hotel rooms available to first floor.

The proposal will have very minor impact upon the character, or appearance, of the original face of the building to the entirety of the property. The element of works within this area is limited to the refurbishment works, in accordance with all attached drawings.

THE PROPOSAL

The proposals, which are the subject of the application submissions, involve the following:

- Forming a new structural opening, creating easier access between the Dining and Bar Area.
- The removal of asbestos containing artex to the ceiling within the middle section of the trading area. Ceiling to be re-skimmed and painted, with false softwood beams applied, stained dark to match existing within the bar area.

- Areas of new flooring, to include timber, tile, rugs and stone flooring to the area to create a more rustic/traditional feel.
- Full internal redecoration. All painted finishes to be repainted in sympathetic colours whilst all existing stained joinery and new joinery items to be stained dark and polished.
- New dado height T&G timber panelling to the Dining and Snug Area to be stained dark and polished.
- New fixed seating in a traditional design with turned legs and deep buttoned backs to the Dining and Snug Area.
- Full redecoration to the exterior of the building in like-for-like colours
- New signage scheme (to be carried out through separate signage application by others)

The proposals are fully illustrated on the scaled drawings, which accompany this application and are described in this Statement.

DESIGN / APPEARANCE

In preparing the refurbishment proposals, the Company has sought, wherever possible, to respect the original layout of the building and to retain and enhance original features. It, therefore, proposes to refurbish the Public House by taking no character away from the existing original building.

LANDSCAPING

Landscaping is to be retained as existing.

ACCESS

Access to the site and building will remain all as the existing.

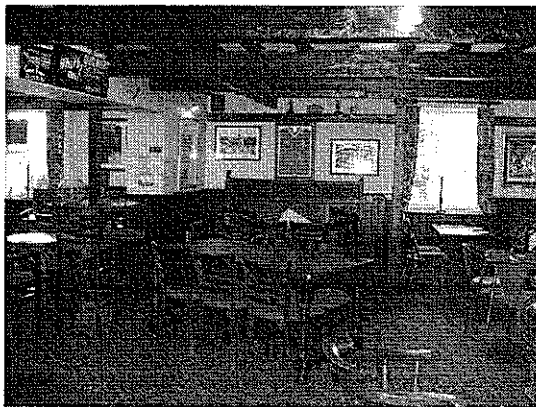
SUMMARY

The proposals will have minor impact upon any elements of the original fabric of the property. The scheme has been designed to respect and enhance the character of the building.

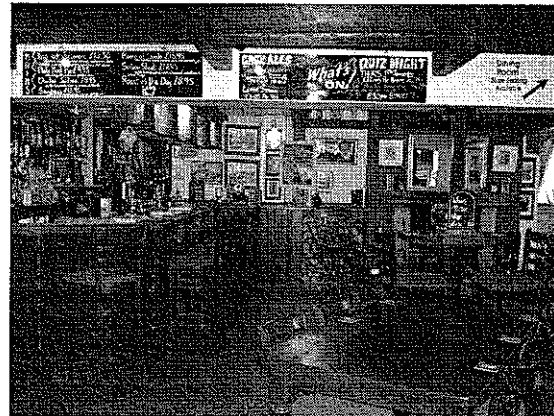
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External Picture as Existing



Bar Area as Existing



Bar Area as Existing



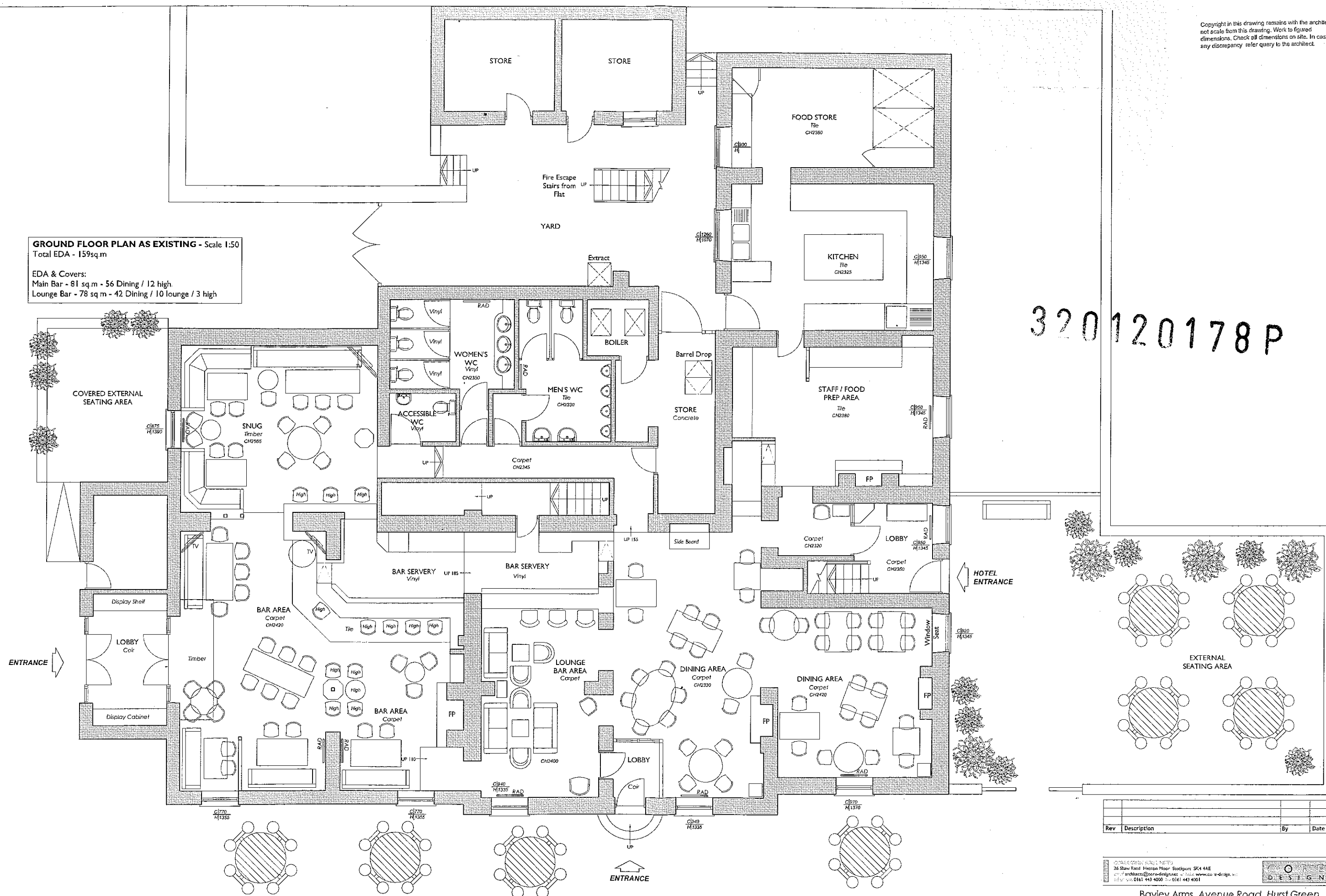
Lounge Bar Area as Existing



Dining Area as Existing

GROUND FLOOR PLAN AS EXISTING - Scale 1:50
Total EDA - 159sq.m

EDA & Covers:
Main Bar - 81 sq.m - 56 Dining / 12 high.
Lounge Bar - 78 sq.m - 42 Dining / 10 lounge / 3 high



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Rev	Description	By	Date

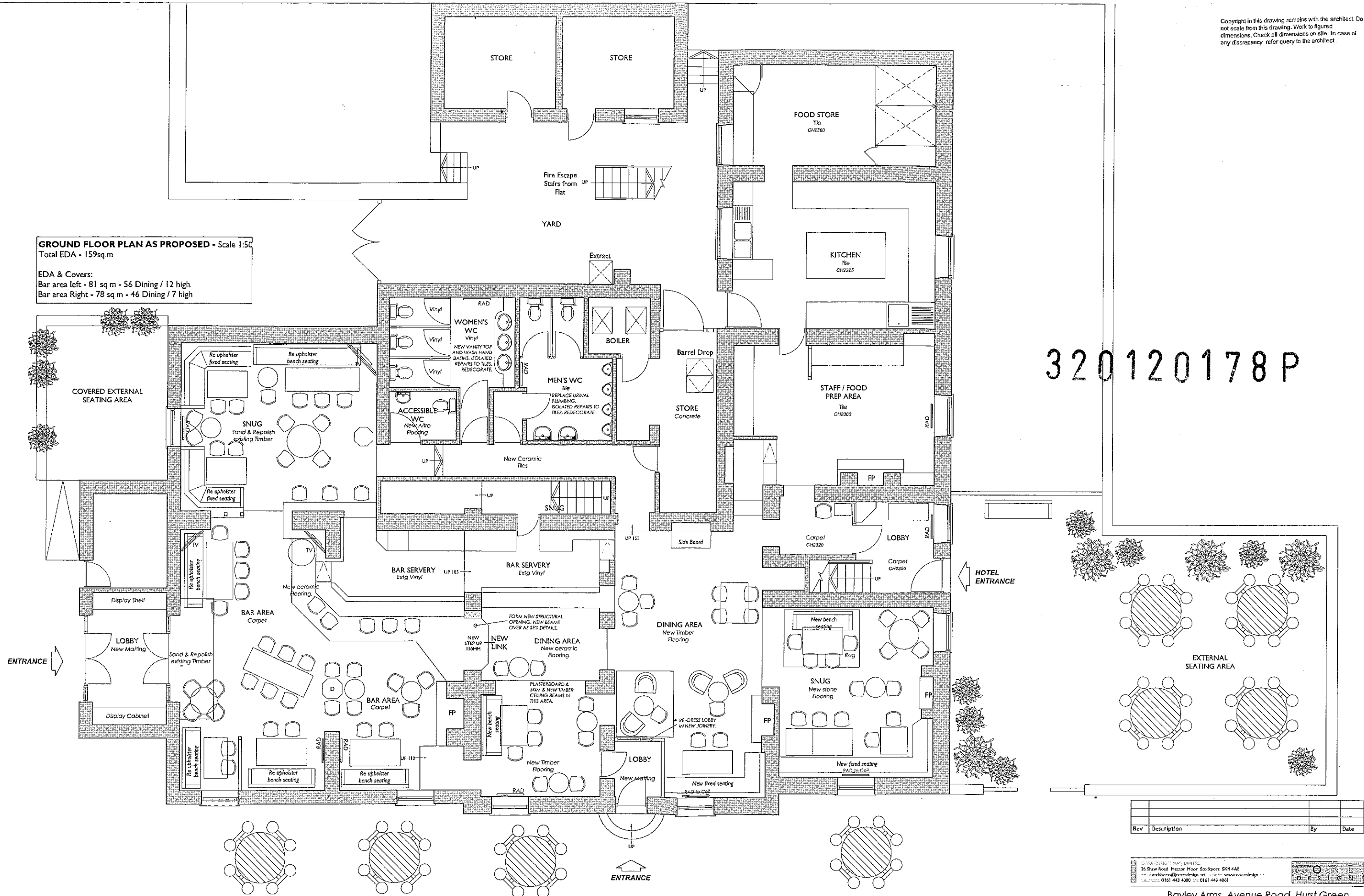
CONSTRUCTION SETS
26 Shaw Road, Heston Moor, Sudbury, SK4 4AE
architects@coredesign.net or 0145 443 4000 or 0145 443 4001
CORE DESIGN

Bayley Arms, Avenue Road, Hurst Green,
Clitheroe, BB7 9QB - for Punch Taverns
PLANNING DRAWINGS
GROUND FLOOR PLAN AS EXISTING

DRAWN JB DATE 17.02.12 DRAWING NO.
SCALE 1:50 @ A1 REV 11190 - 301

GROUND FLOOR PLAN AS PROPOSED - Scale 1:50
Total EDA - 159sq.m

EDA & Covers:
Bar area left - 81 sq.m - 56 Dining / 12 high
Bar area Right - 78 sq.m - 46 Dining / 7 high



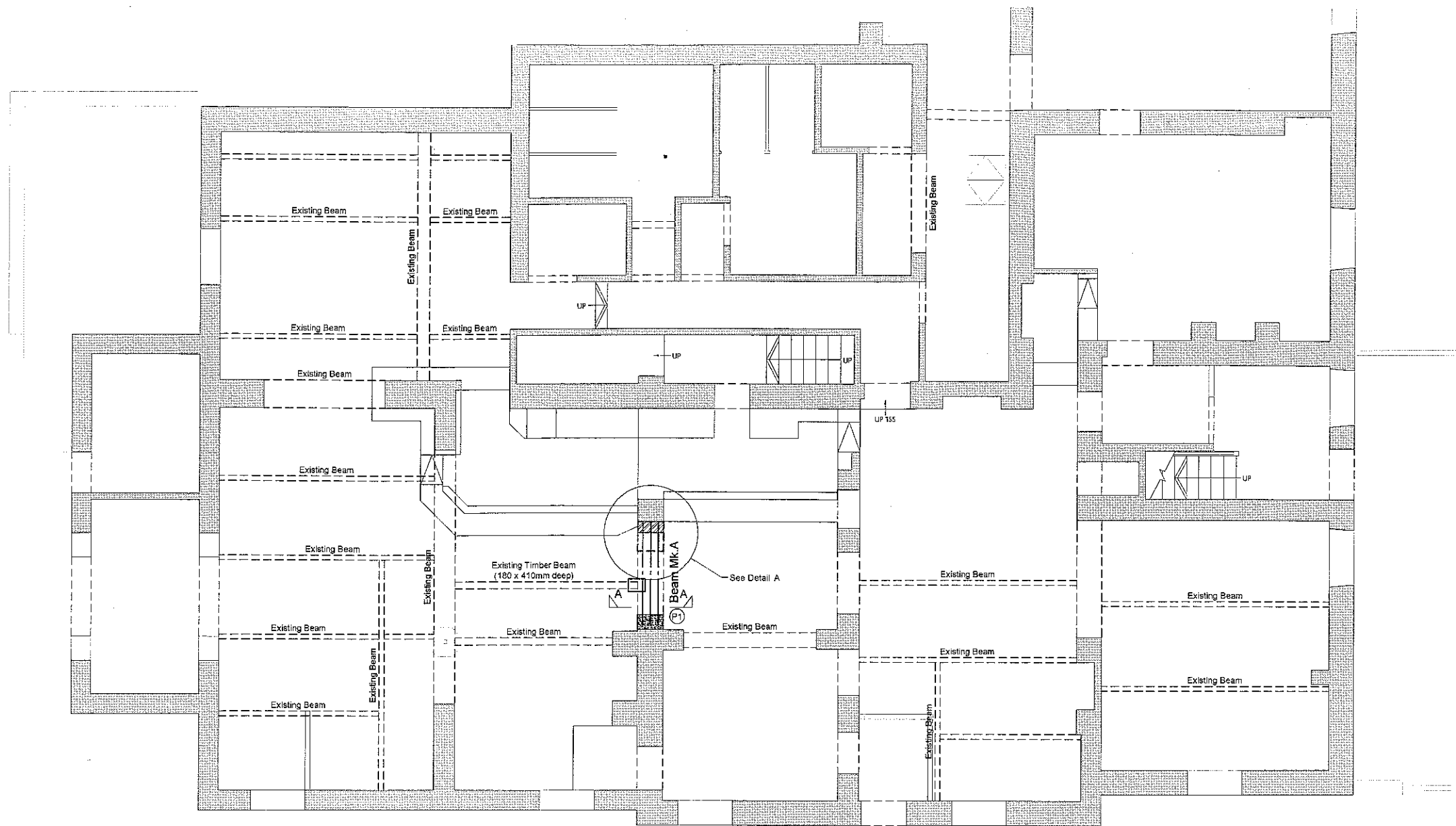
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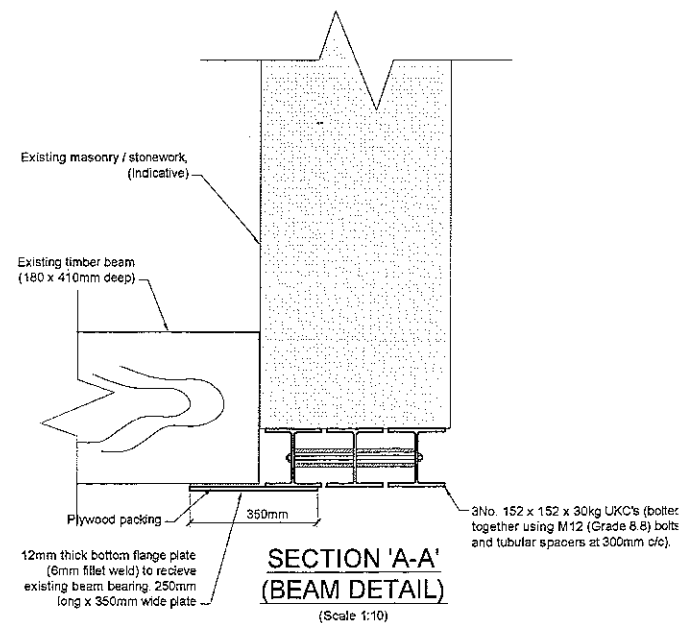
26 Shaw Road, Histon Floor, Stockport, SK4 4AE
Tel: 0161 443 4000 Fax: 0161 443 4001
www.architects@core-design.net www.core-design.co.uk

Bayley Arms, Avenue Road, Hurst Green
Clitheroe, BB7 9QB - for Punch Taverns
PLANNING DRAWINGS
GROUND FLOOR PLAN AS PROPOSED

DRAWN JB DATE 17.02.12 DRAWING NO. 11190 - 302
SCALE 1:50 @ A1 REV



**PART GROUND FLOOR PLAN
(PROPOSED)**
(Scale 1:50)



**SECTION 'A-A'
(BEAM DETAIL)**
(Scale 1:10)

BEAM DETAILS:

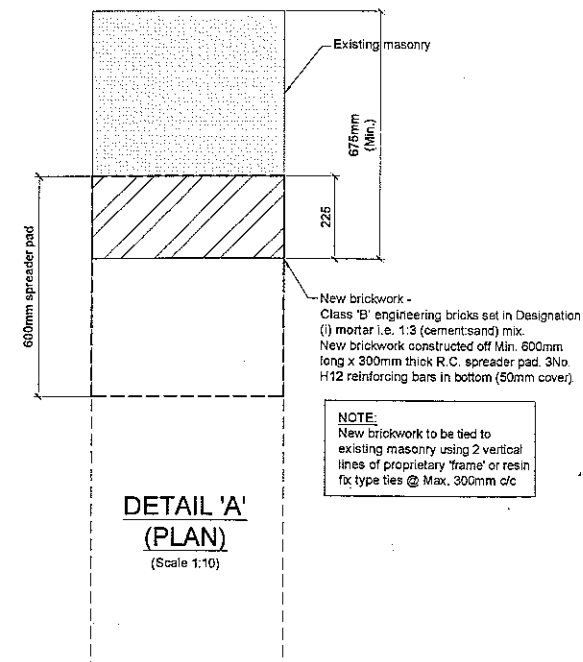
Beam Mk A - 3No. 152 x 152 x 30kg UKC's
bolted together (see typical detail)

NOTE:

Beams to have Min. 200mm bearing each end

PADSTONE DETAIL:

P1 - 300mm long x width (to suit wall thickness)
x 150mm deep concrete or blue engineering
brick padstone.



**DETAIL 'A'
(PLAN)**
(Scale 1:10)

DO NOT SCALE FROM THIS DRAWING

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
ALL OTHER HBL DRAWINGS ISSUED FOR THIS PROJECT

THIS DRG IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS' ARCHITECTS
AND SPECIALISTS DRGS AND DETAILS.

STEELWORK

NEW STRUCTURAL STEELWORK TO BE GRADE S275, ALL STEELWORK TO BE FREE OF RUST
BUILD-UP, GREASE, DIRT, MILL SCALE etc. AND PAINTED WITH A SUITABLE POST
-FABRICATION PRIMER, 40 HIGH-BUILD ZINC PHOSPHATE (MIN. 75 MICRONS @), PRIMER TO
BE TOUCHED UP ON SITE, AFTER ERECTION OF STEELWORK.

CONCRETE SPREADER BEAM

CONCRETE IN SPREADER BEAM TO BE GRADE C35 OR SITE MIX OF 1:1:2 (CEMENT: SAND:
10mm AGGREGATE)

PADSTONES

PADSTONES TO BE CONSTRUCTED IN CONCRETE 1:1:2 (CEMENT: SAND: 10mm AGGREGATE)
MIX.
OR
BLUE (CLASS A) ENGINEERING BRICKS SET IN DESIGNATION (i) MORTAR i.e. 1:3 (CEMENT:
SAND) MIX.

BRICKWORK

NEW BRICKWORK TO COMPLY WITH BS3941. BRICKS IN NEW LOADBEARING PIERS TO HAVE
MIN. COMPRESSIVE STRENGTH 40N/mm².
MORTAR TO BE 1:3 (CEMENT:SAND) MIX.

DEMOLITIONS AND PROPPING

THE EXISTING STRUCTURAL ELEMENTS ARE TO BE FULLY EXPOSED PRIOR TO ANY
DEMOLITIONS AND ALTERATIONS BEING CARRIED OUT. THE ENGINEER IS TO BE NOTIFIED OF
ANY DISCREPANCIES FROM THE DETAILS SHOWN ON THE DRAWINGS. METHOD STATEMENTS
SHOULD BE PREPARED FOR ALL DEMOLITION WORKS, OUTLINING IN SEQUENCE ALL THE
NECESSARY TASKS INVOLVED, INCLUDING FULL DETAILS OF ALL THE NECESSARY
PROPPING, AND DETAILS FORWARDED TO THE PLANNING SUPERVISOR OF THE PROJECT.

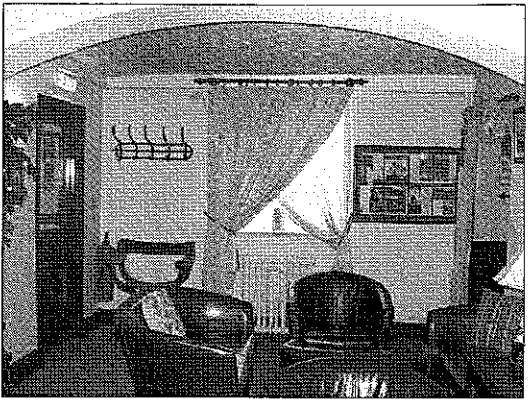
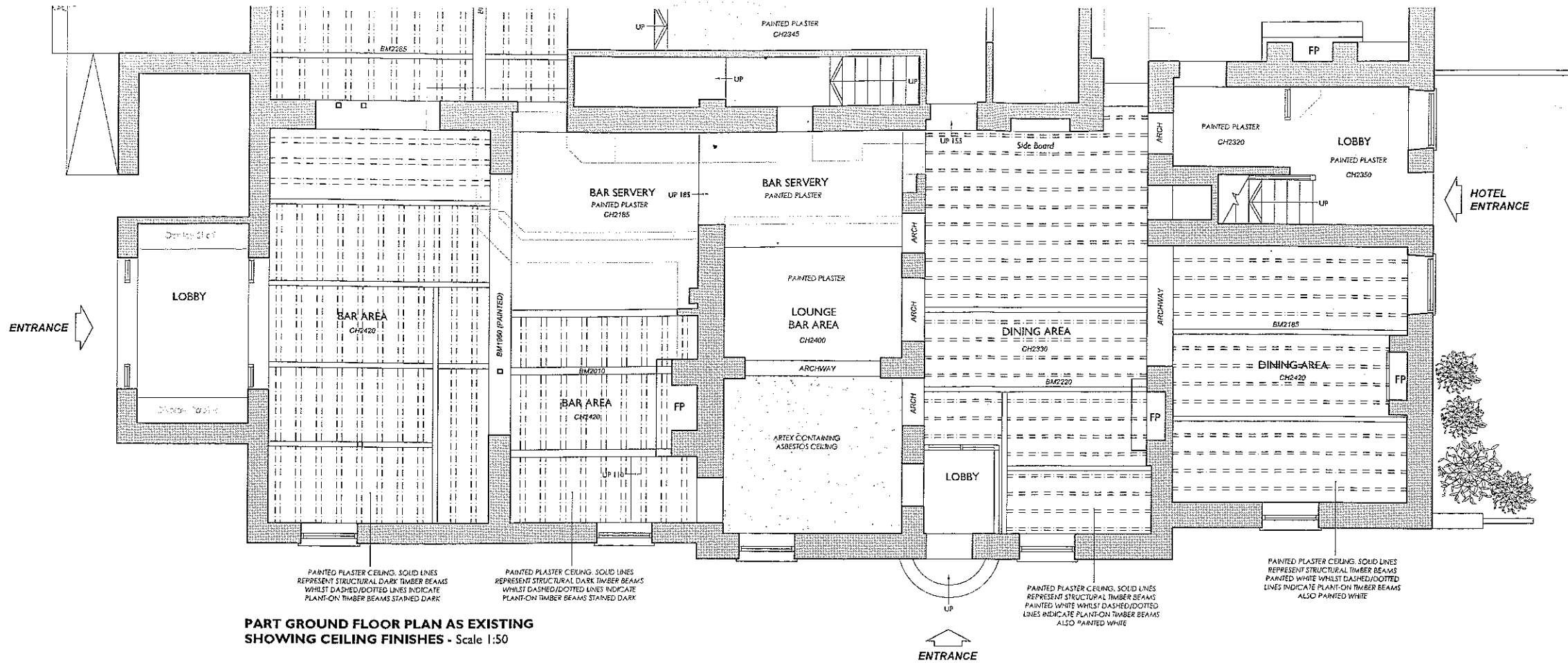
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REV.	DATE	DRAWN	DESCRIPTION	CHKD	APPRD

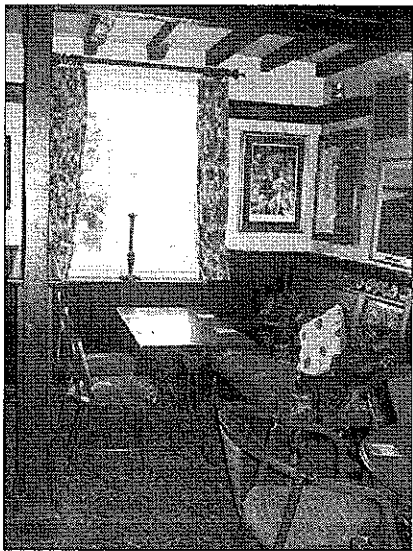


HBL ASSOCIATES
CONSULTING AND STRUCTURAL ENGINEERS
30b Sham Road, Hutton Main, Stockport T524 4AG
Telephone 0161 432 9977
Facsimile 0161 432 7079
Email: consulting@hbl.co.uk
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STATUS					
PRELIMINARY ISSUE					
CLIENT	DRAWN		CHECKED		
	C.JC		M.W.		
PROJECT	THE BAYLEY ARMS		APPROVED		
LOCATION	HURST GREEN, CLITHEROE		DATE		
DRAWING TITLE	PART GROUND FLOOR PLAN STRUCTURAL ALTERATIONS (PROPOSED)		FEB. 12		
DRAWING No.	SK - 01	HBL REF.	3129	REVISION	P1
		SCALE(S)		1:20 & 1:10	A1

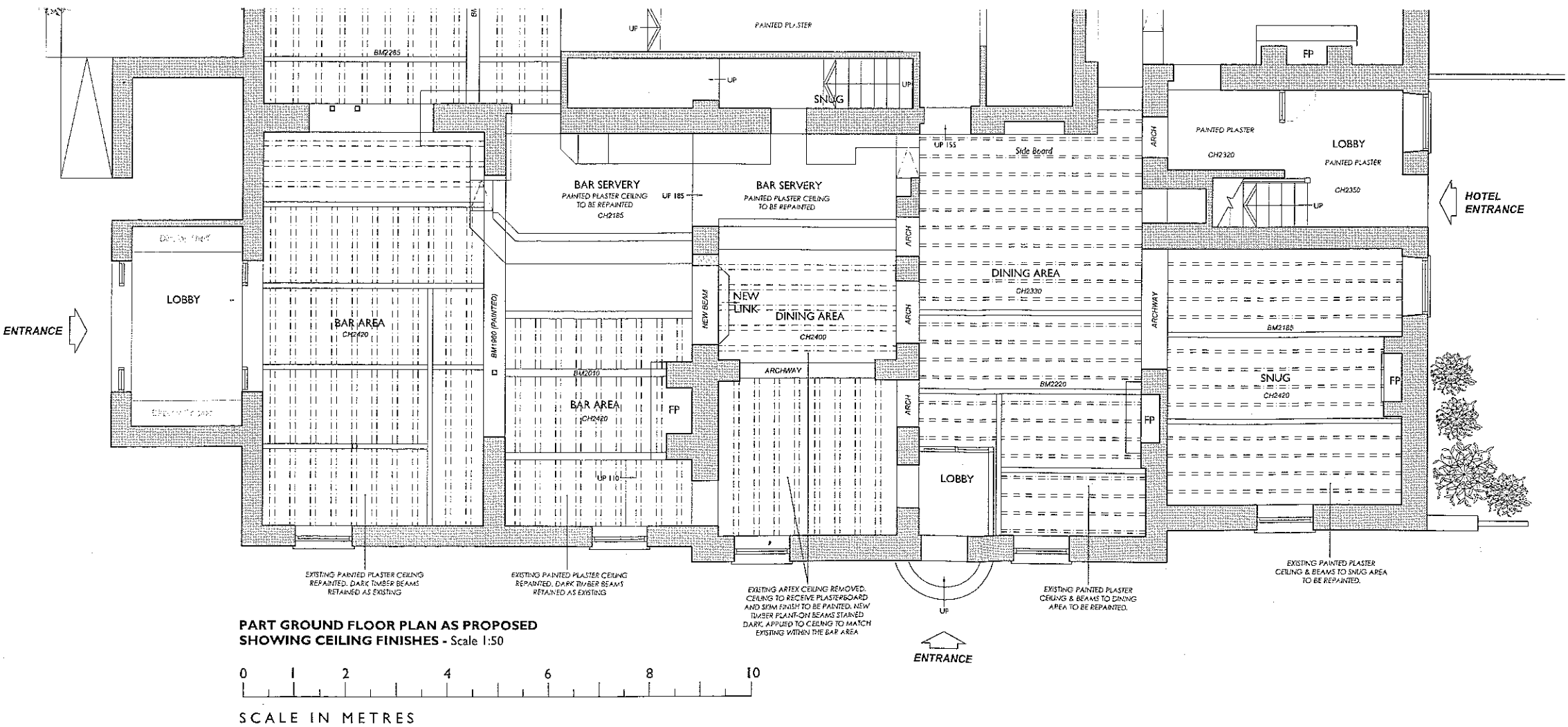


EXISTING ARTEX CEILING CONTAINING ASBESTOS (TO BE REMOVED)



EXISTING BAR AREA SHOWING TIMBER BEAMS (PROPOSAL TO MATCH)

320120178P



Rev	Description	By	Date

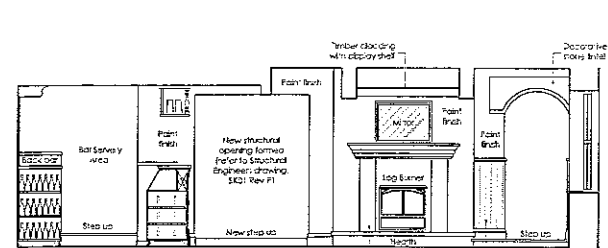
CREATED BY: J.B. 17.02.12
26 Shaw Road, Hurst Green, Essex, SS14 4AE
architects@core-design.co.uk www.core-design.co.uk
t: 0161 443 4000 f: 0161 443 4001



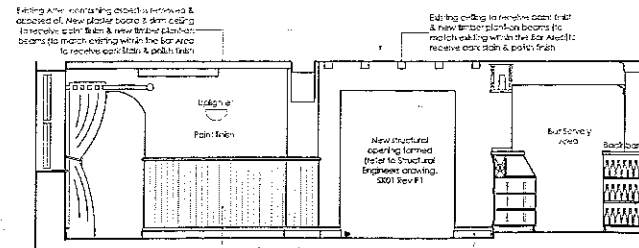
Bayley Arms, Avenue Road, Hurst Green,
Clitheroe, BB7 9QB - for Punch Taverns
PLANNING DRAWINGS

PART GF CEILING PLAN AS EXISTING & PROPOSED

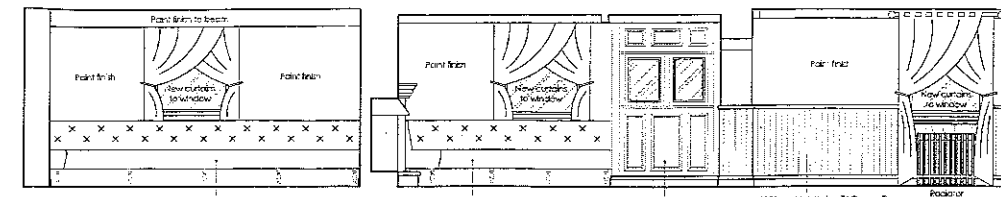
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SCALE 1:50 @ A1 REV. -



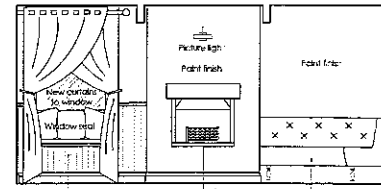
ELEVATION 'A' AS PROPOSED



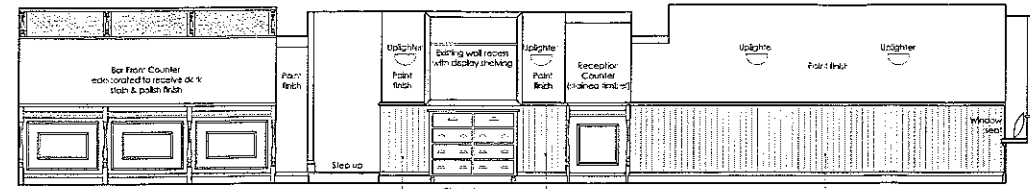
ELEVATION 'B' AS PROPOSED



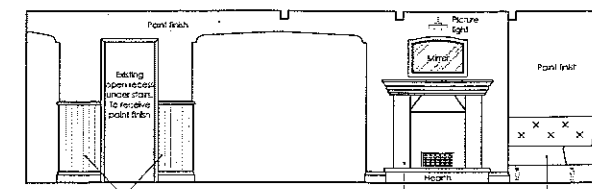
ELEVATION 'C' AS PROPOSED



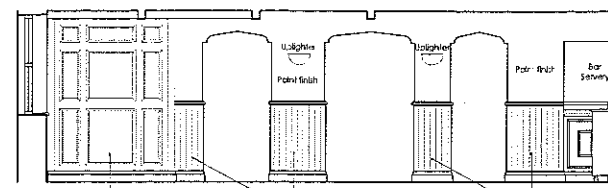
ELEVATION 'D' AS PROPOSED



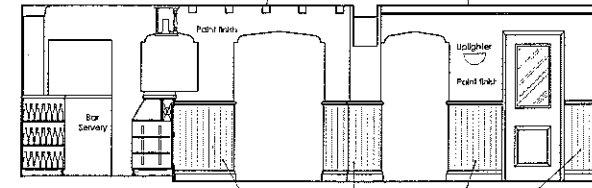
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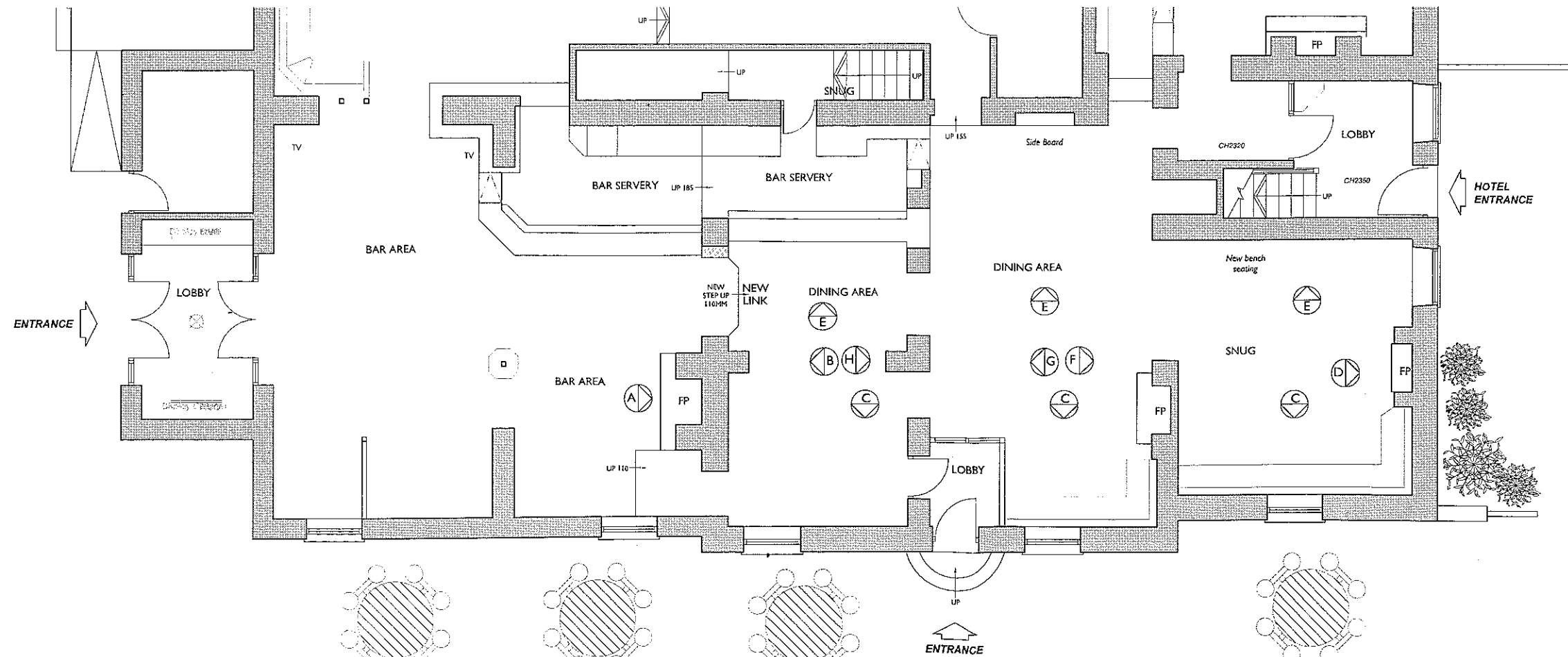
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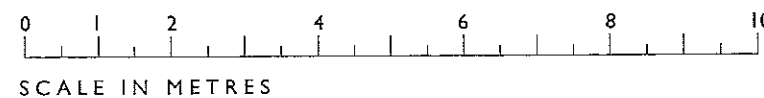
ELEVATION 'G' AS PROPOSED



ELEVATION 'H' AS PROPOSED



PART GROUND FLOOR PLAN AS PROPOSED



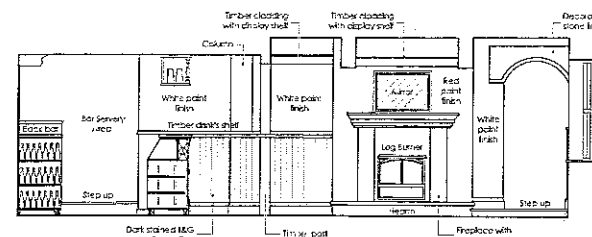
320120178P

Rev	Description	By	Date

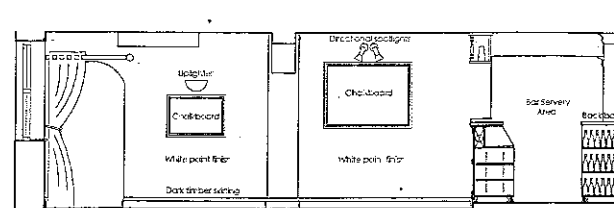
C. CHURCHILL ARCHITECTS LIMITED 26 Shaw Road, Histon Moor, Sleaford, LE14 4AE 01533 491444 (09:00-17:00) www.cca-architects.co.uk 01533 491444 (09:00-17:00)	DESIGN
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Bayley Arms, Avenue Road, Hurst Green,
Clitheroe, BB7 9QB - for Punch Taverns
**PLANNING DRAWINGS: DINING AREA INTERNAL
WALL ELEVATIONS AS PROPOSED**

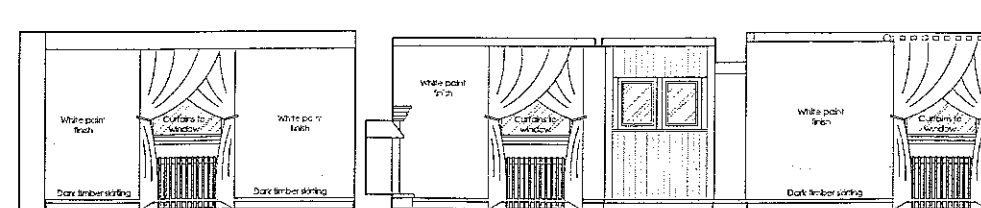
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SCALE	1:50 @ A1	REV			



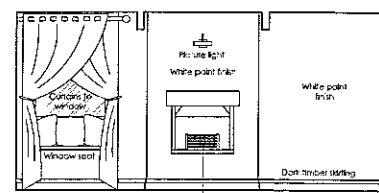
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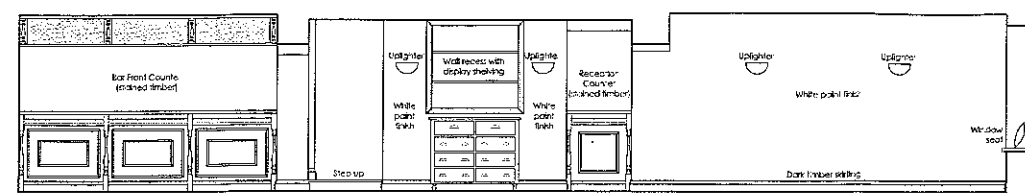
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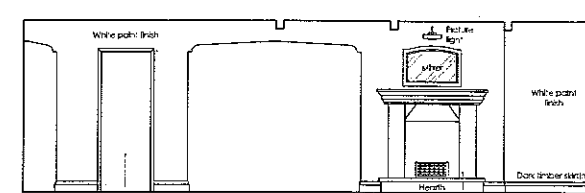
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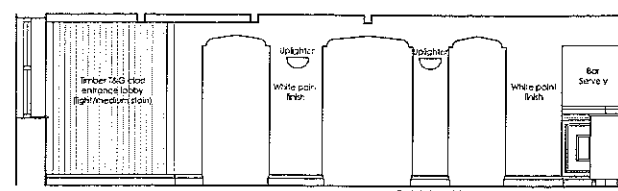
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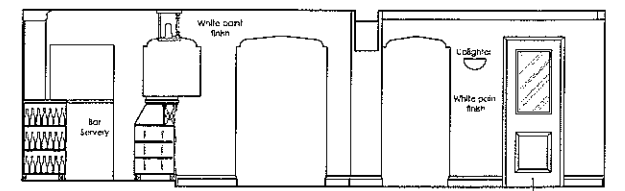
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ELEVATION 'F' AS EXISTING

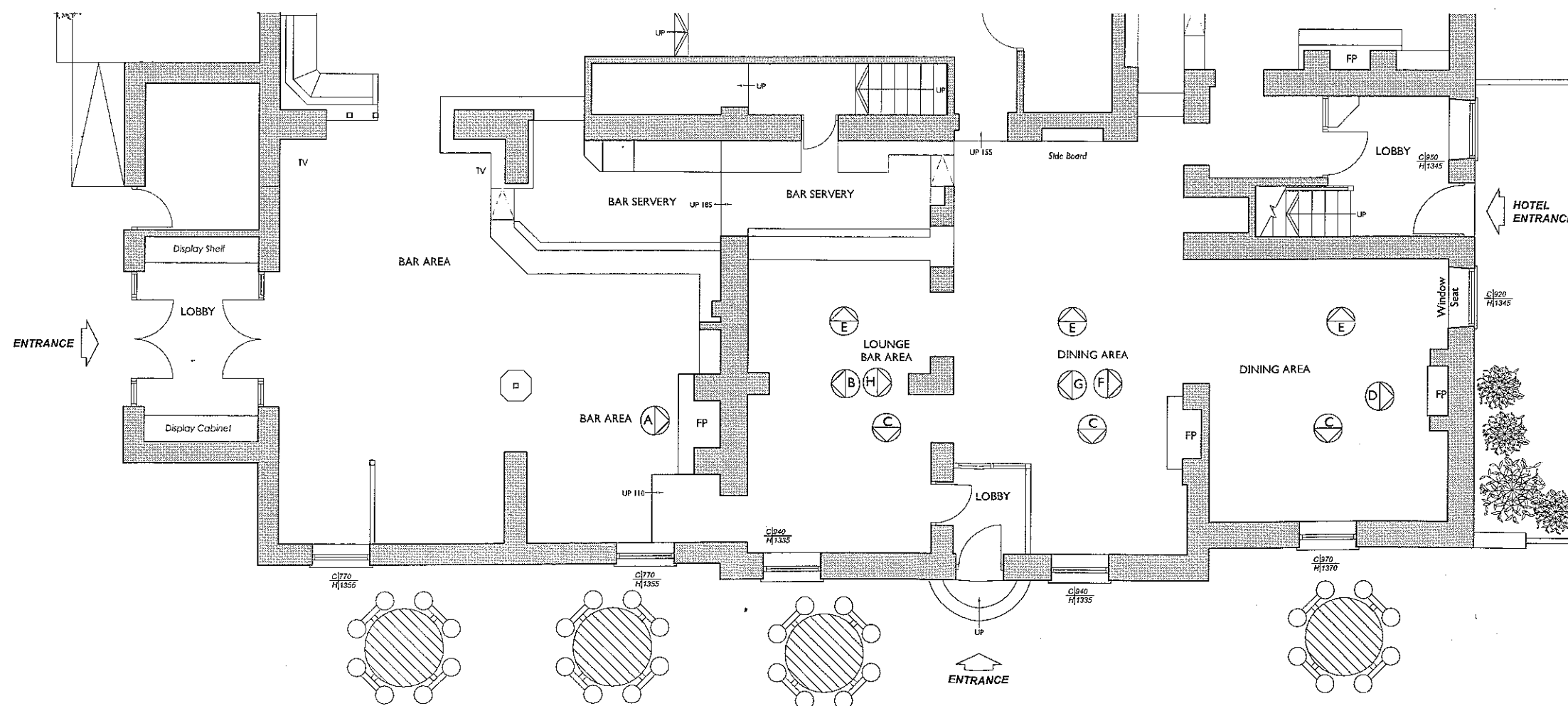


ELEVATION 'G' AS EXISTING



ELEVATION 'H' AS EXISTING

320120178 P



PART GROUND FLOOR PLAN AS EXISTING

0 1 2 4 6 8 10
SCALE IN METRES

Rev	Description	By	Date

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PLANNING DRAWINGS: DINING AREA INTERNAL
WALL ELEVATIONS AS EXISTING

DRAWN JB DATE 17.02.12 DRAWING NO. 11190 - 303
SCALE 1:50 @ A1 REV. -