



RIBBLE VALLEY
BOROUGH COUNCIL

09 OCT 2012

THE
OFFICE OF

For office use only

Application No: 320120914P

Date received

Fee paid £

Receipt No:

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

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

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:			
Company name:	The Governors of St Marys Primary School						
Street address:	St. Marys RC School, Longsight Road			Country Code	National Number	Extension Number	
				Telephone number:			
	Osbaldeston			Mobile number:			
Town/City:	Blackburn			Fax number:			
County:				Email address:			
Country:							
Postcode:	BB2 7HX						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	Michael	Surname:	Bennett		
Company name:	Bennett & Brown Ltd						
Street address:	236 Manchester Road			Country Code	National Number	Extension Number	
				Telephone number:		01282 436600	
				Mobile number:			
Town/City:	Burnley			Fax number:			
County:	Lancashire			Email address:			
Country:	England						
Postcode:	BB11 4HG			mike@bennettandbrown.co.uk			

3. Description of Proposed Works

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

Erection of Reception Classroom

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

4. Site Address Details

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

House:		Suffix:	
House name:	St. Marys RC School		
Street address:	Longsight Road		
	Osbaldeston		
Town/City:	Blackburn		
County:			
Postcode:	BB2 7HX		

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

Easting:	364831
Northing:	431807

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

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

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

3. Vehicle Parking

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

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

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Existing building is a mix of pebble dashed walls - to rear extension, random coursed stonework to the original building and stonework laid in random depth courses with jumpers to later extensions.

Description of *proposed* materials and finishes:

New natural stone 100mm on bed, random coursed with jumpers to give appearance of random stonework to match last extension.

Roof covering- add description

Description of *existing* materials and finishes:

Natural blue slates

Description of *proposed* materials and finishes:

Natural blue slates to match the existing

Windows - add description

Description of *existing* materials and finishes:

Brown stained timber

Description of *proposed* materials and finishes:

Brown stained timber

External doors - add description

Description of *existing* materials and finishes:

Brown stained timber

Description of *proposed* materials and finishes:

Aluminium doors with brown powder coat finish RAL 8004

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard and skim

Description of *proposed* materials and finishes:

Plasterboard and skim

Internal walls - add description

Description of *existing* materials and finishes:

block with plaser finish and timber stud with plaster finish

Description of *proposed* materials and finishes:

block or timber stud with plaster skim finish

Floors - add description

Description of *existing* materials and finishes:

concrete with carpet finish generally, timber boarded to hall

Description of *proposed* materials and finishes:

concrete with carpet finish

Internal doors - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

timber

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron - half round

Description of *proposed* materials and finishes:

Aluminium black powder coat finish

14. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

N/2046/04

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

N/2046/02 existing plan

N/2046/04 proposed plan

16. Assessment of Flood Risk

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

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

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

17. Biodiversity and Geological Conservation

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

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

18. Existing Use

Please describe the current use of the site:

Primary School

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

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

☐ Yes ☒ No

If Yes to either or both of the above you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

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

☐ Yes ☒ No

21. Residential Units

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

☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	464.0	0.0	54.0	54.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	464.0	0.0	54.0	54.0

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

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	9	4	11
Proposed employees	9	4	11

24. Hours of Opening

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

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
D1	08.00 18.00			☐

25. Site Area

What is the site area?

00.22

hectares

26. Industrial or Commercial Processes and Machinery

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

None

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. Site Visit

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

☐ Yes ☒ No

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

☐ The agent ☒ The applicant ☐ Other person

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

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

I certify/The applicant certifies that 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.

Notice recipient	Date notice served
Name: Salford roman Catholic diocese, Department for formation, Office of ed	11/10/2012
Number: 5 Suffix:	
Street: Ford Street	
Locality: Cathedral Centre	
Town: Salford	
Postcode: M3 6DP	

Title: Mr First name: Michael Surname: Bennett
Person role: Agent Declaration date: 09/10/2012 ☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mr First Name: Michael Surname: Bennett
Person role: Agent Declaration date: 09/10/2012 ☒ Declaration Made

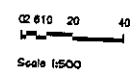
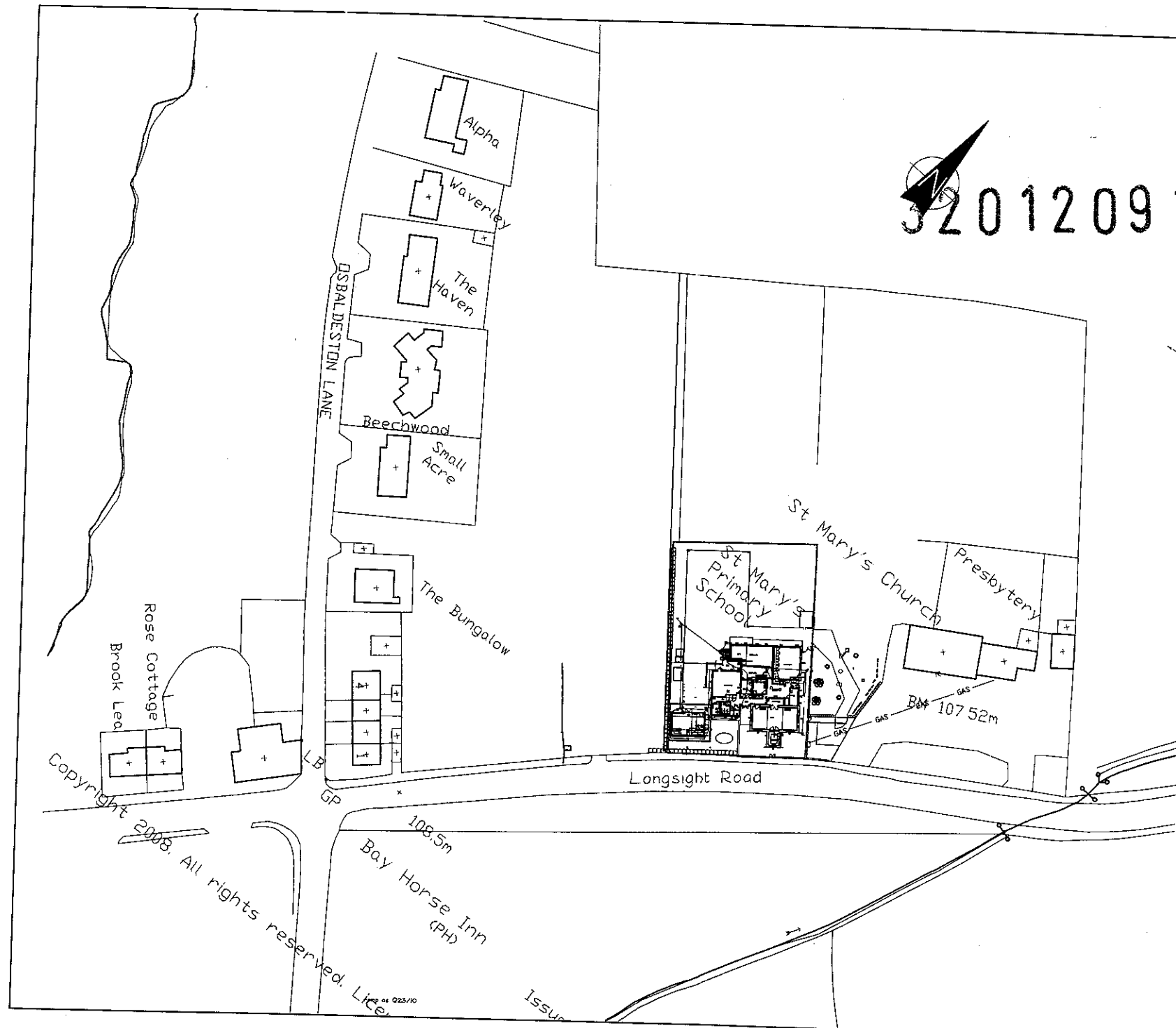
30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them

☒ Date 09/10/2012



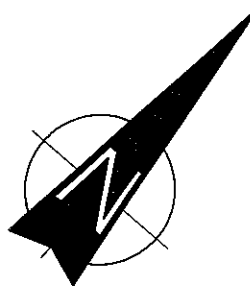
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Contract ST MARYS PRIMARY SCHOOL OSBALDESTON LONGSIGHT ROAD OSBALDESTON BLACKBURN BB2 7HX RECEPTION CLASSROOM	
Title SITE PLAN	
BENNETT & BROWN LTD Architects & Surveyors 236 Manchester Road Burnley, Lancs. BB11 4HG Tel. 01282 436600, Fax. 01282 436200 e-mail: mike@bennettandbrown.co.uk	
Date 09/10/2012	Scale 1:500 A1
Drawing No. N/2046/05	

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Contract

ST MARYS PRIMARY SCHOOL
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN BB2 7HX
RECEPTION CLASSROOM

Title

LOCATION PLAN

BENNETT & BROWN LTD
Architects & Surveyors



'Epworth House' 35 Carr Road
Nelson Lancs BB9 7JS
Tel. (01282) 618111. Fax (01282) 602711

Date

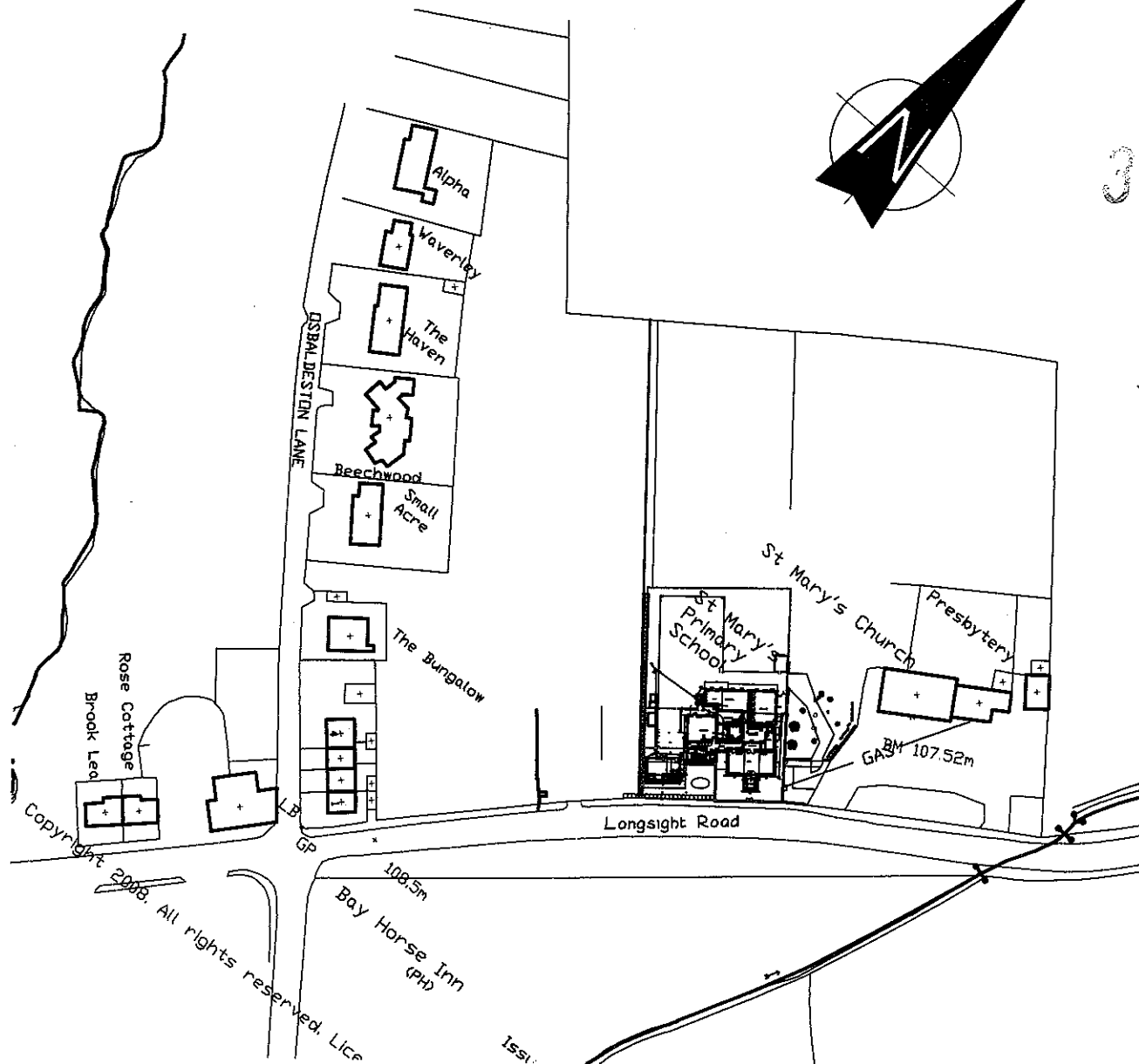
09/10/12

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Drawing No.

N/2046/01



N/2046/DAS

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DESIGN & ACCESS STATEMENT

FOR

NEW RECEPTION CLASSROOM

AT

ST MARYS RC PRIMARY SCHOOL
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN BB2 7HX

Bennett & Brown Ltd
Architects & surveyors
236 Manchester Road
Burnley
BB11 4HG

Tel 01282 436600
mike@bennettandbrown.co.uk

09 October 2012

Use:

The site is occupied by St Marys Roman Catholic Primary School and the proposals are to construct a new 'self contained' Reception classroom.

The school currently has 3 classrooms which means that each room caters for split year groups. Years 3 & 4 share classroom 3, Years 5 & 6 share classroom 2 and reception and years 1 & 2 share classroom 1.

The school are at the moment having great difficulty providing the indoor continuous play provision required by Ofsted for the reception children as they currently share with years 1 & 2. It is also very difficult to teach 3 different age groups in one class group; as the school is consistently over subscribed, this makes the task even more difficult by always being a maximum permitted group size. In addition, the outdoor play areas are separated from the classroom and accessed via a ramp.

Amount of Development:

The proposal is for a small self contained building of 54m² to accommodate the reception children, it will provide 36m² of teaching space plus toilets, storage and a sink area.

Layout:

The possibility of an extension to the existing building was considered but the existing layout makes this extremely difficult to achieve; it would also result in the floor level being above the play areas again, thus requiring ramped access. This would again separate the reception provision from the external play areas.

It was therefore decided that the better option was to construct a new separate reception classroom located at the head of the current reception play area. This enables it to be sited at the existing yard level, thus providing direct level access to the play area.

Scale:

By constructing a separate building we have been able to lower the floor levels to the existing yard levels, this reduces the impact of the building from outside the site. Most of the building will be obscured by the existing hedges. The scale is in keeping with the existing buildings.

Landscaping:

The building is located on a section of the existing hard surfaced play area and will not affect current landscaping. The existing hedges will be retained to provide screening from the road.

Appearance:

The building will be constructed in random coursed natural stone with jumpers to give the appearance of random stonework to match the existing. The roof will be in natural blue slates to match the existing. External gutters will be black powder coated aluminium.

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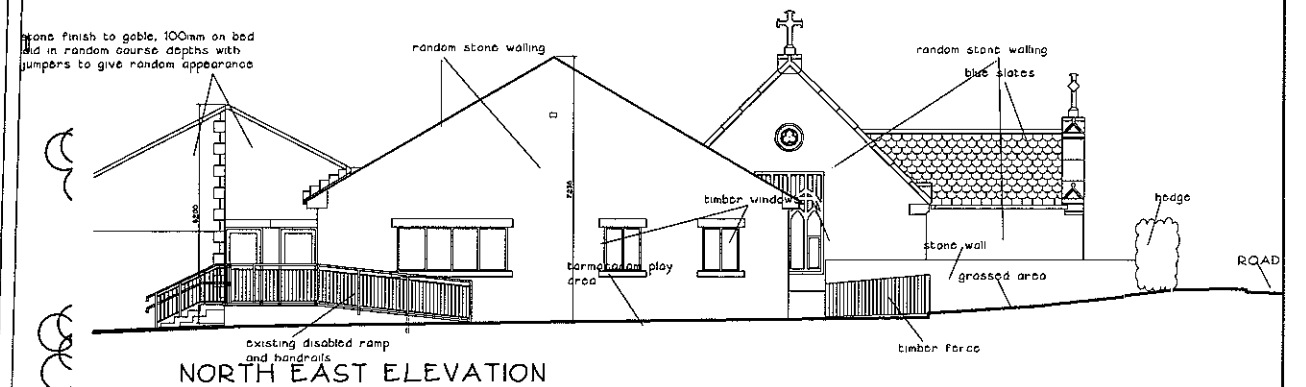
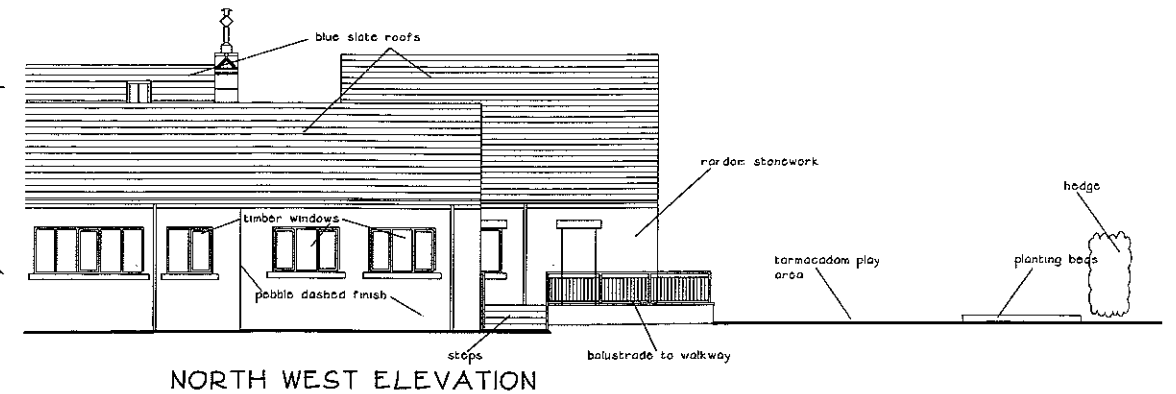
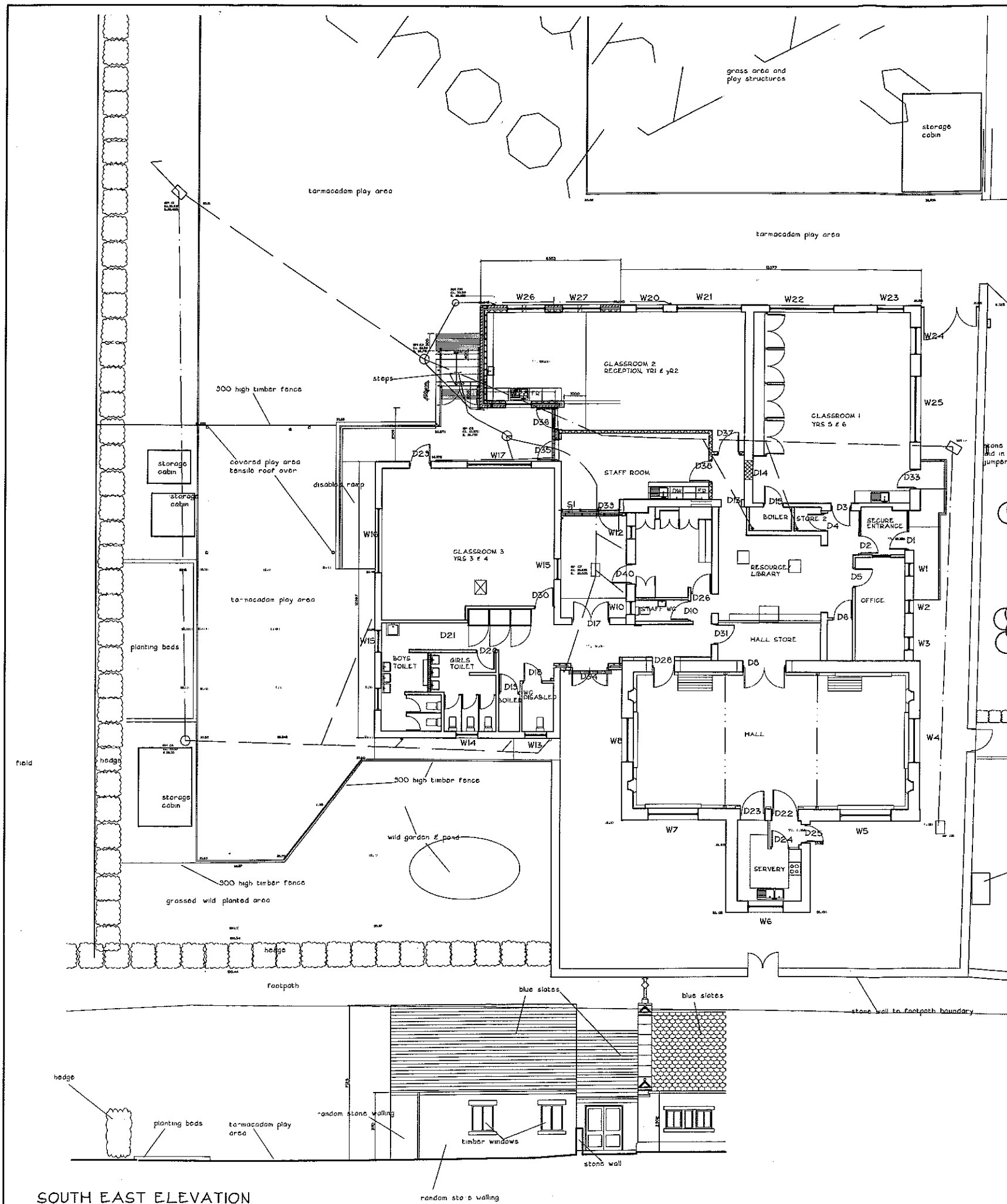
The building will not detract from the original section of the building and its siting and level will reduce its impact from outside the site.

Access:

The new building will be located at existing yard level and level access will be provided. A disabled toilet will be provided in the accommodation. Access to the existing building will be via the existing ramped access.

Statement prepared by:

Bennett & Brown Ltd.



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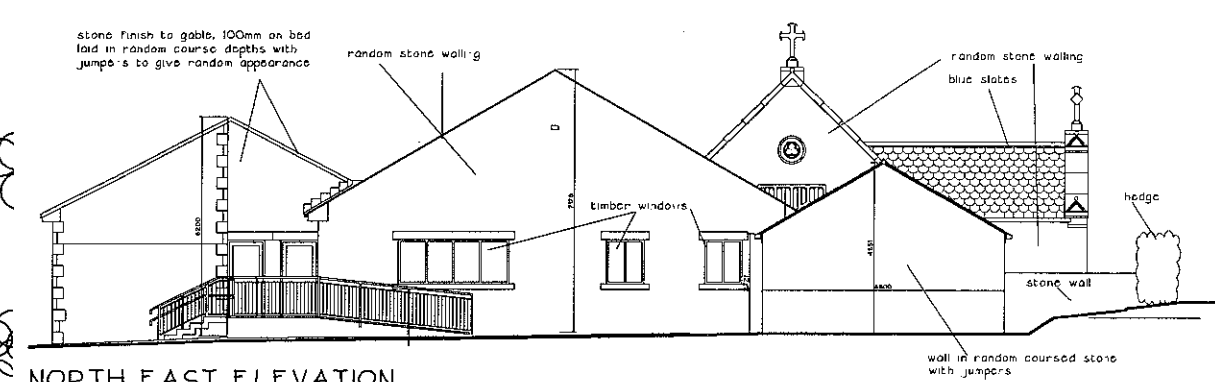
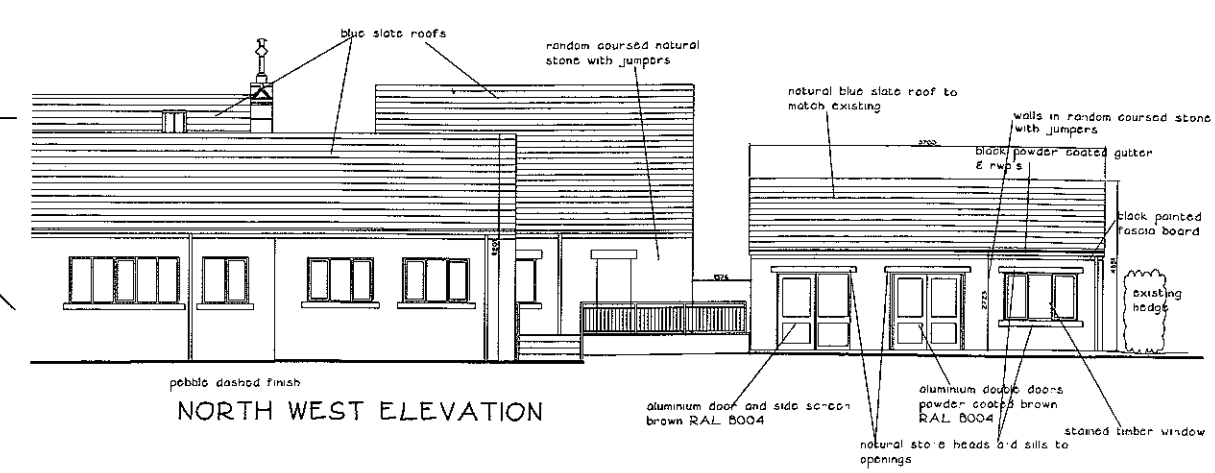
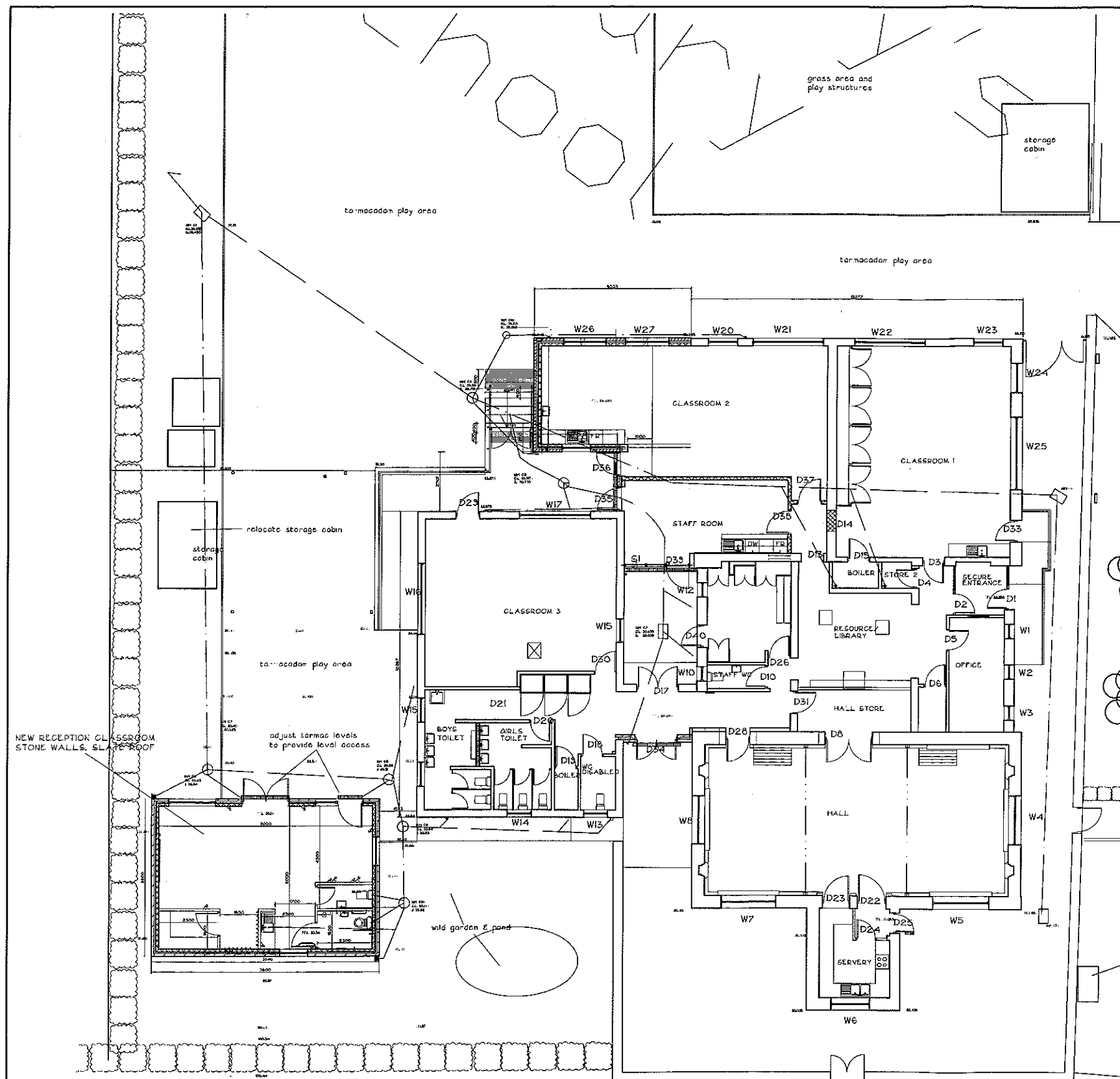
Contract.
ST MARYS PRIMARY SCHOOL
OSBALDESTON
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN BB2 7HX
RECEPTION CLASSROOM

Title.
EXISTING PLAN & ELEVATIONS

BENNETT & BROWN LTD
Architects & Surveyors
236 Manchester Road
Burnley, Lancs. BB3 1 4HG
Tel. 01282 436600. Fax. 01282 436200
e-mail. mike@bennettandbrown.co.uk

Date. 13/09/12 Scale. 1:100 @ A1

Drawing No N/2046/02



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Contract
ST MARYS PRIMARY SCHOOL
OSBALDESTON
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BLACKBURN BB2 7HX

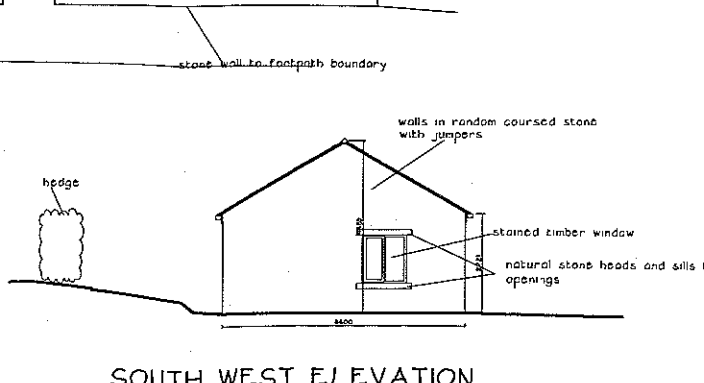
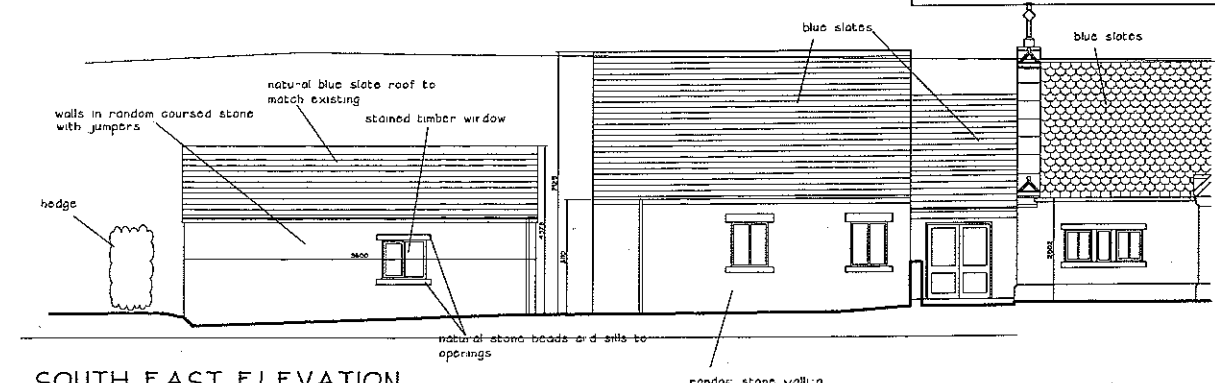
Title
PROPOSED PLAN & ELEVATIONS
SCHEME 2

BENNETT & BROWN LTD
 Architects & Surveyors

236 Manchester Road
 Burnley, Lancs. BB11 4HG
 Tel. 01282 436600. Fax. 01282 436200
 e-mail. mike@bennettandbrown.co.uk

Date **26/03/12** Scale **1:100 @ A1**

Drawing No. **N/2046/04**



0 2m 4m 8m
 Scale 1:100