



DESIGN AND ACCESS STATEMENT

The Talbot Hotel, Talbot Street, Chipping

September 2012



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1. INTRODUCTION

This document is prepared by IWA Architects to accompany the Planning and Listed Building consent application submitted to Ribble Valley Borough Council on behalf of The Talbot Hotel at Chipping Ltd.

The application is seeking consent to demolish the single storey rear extension and remove the render to the front elevations, repair & repoint the existing stonework; refurbish and internally alter the existing hotel building to provide bar and restaurant facilities with 9no. ensuite bedrooms; also to construct a single storey extension to the rear of the hotel to create a reception, additional dining space and function room together with ancillary kitchen, servery and staff facilities; and convert the existing detached barn and stables to form 11no. ensuite bedrooms ancillary to the use of the overall hotel accommodation.

As this application will involve an element of demolition and alteration to achieve the desired scheme we have prepared this report in conjunction with the requirements of the relevant sections of the National Planning Policy Framework (NPPF), and in particular Section 12 - Conserving and Enhancing the Historic Environment.

In essence, this report is divided into four main sections or statements:

- Contextual Analysis Statement
- Heritage Asset Statement
- Planning Statement
- Design and Access Statement

Each of these statements is reliant upon the other to inform the design decisions at each stage of the project development.

The text also cross-references to stand-alone documents - either provided by other consultants as part of the overall application, or previous documents produced by the Local Authority. This is to avoid lengthy repetition of previously produced descriptions or text.



2. CONTEXTUAL ANALYSIS STATEMENT



PHYSICAL CONTEXT

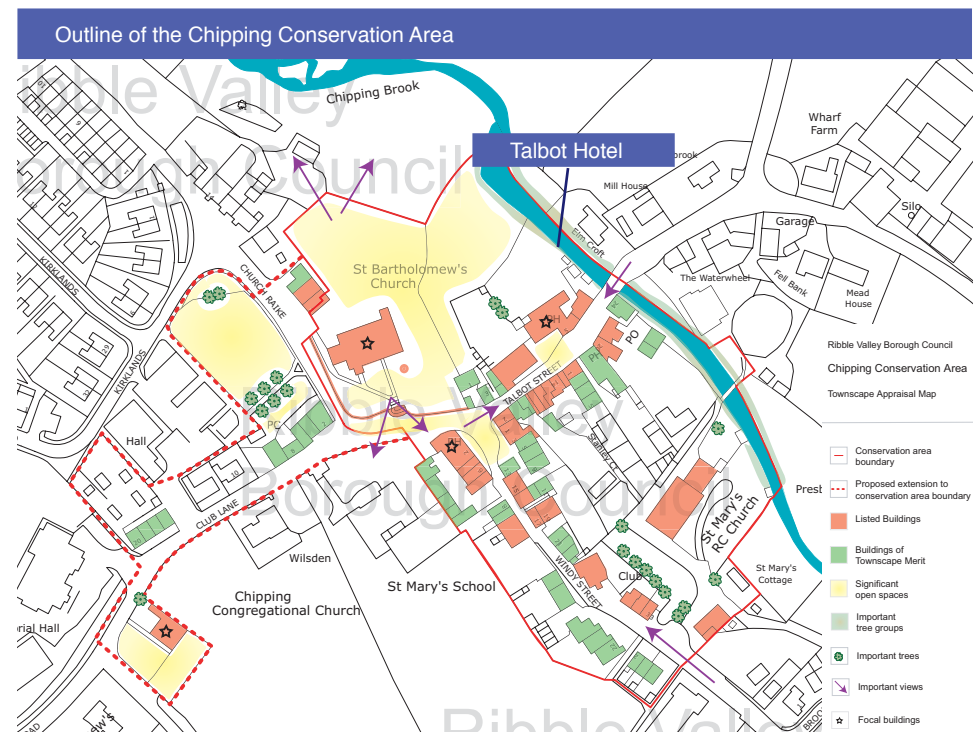
The village of Chipping is situated on the slopes above the River Loud. It is approximately 10 miles west of Clitheroe Town Centre and 10 miles northeast of Preston City Centre. The market towns of Longridge and Clitheroe lie to the south and west respectively. It sits within the Ribble Valley Area of Outstanding Natural Beauty (AONB).

The site of the Talbot Hotel is situated in the centre of the village of Chipping within the Chipping Village Conservation Area. The main hotel building with its distinct black and white rendered and painted frontage is very much a key 'gateway' building on Talbot Street entering the village from the Clitheroe direction. The adjoining barn and stable block is more contextual in the general streetscene with its traditional stone walls. Both buildings are separately grade II listed.

Talbot Street has a distinctive character of closely spaced terraced buildings - both commercial and residential, with no defined pedestrian pavement areas. The Talbot Hotel forms a welcome break from this pattern. Set back from the road edge and flanked by its own later addition coach house and the adjoining barn, the cobbled forecourt has a welcoming character and forms a focal point for this part of the village.

The existing buildings sit to the southeastern boundary of what is a much larger site of nearly 0.4 hectares. The main site to the rear of these buildings is predominantly flat, with a slight fall towards Chipping Brook which bounds the north eastern side of the site. In fact each boundary to this site has its own unique character which defines and gives character to different areas of the site. The north west boundary looks towards the former Berry's furniture works through a newly created woodland area, in contrast to the south east boundary which has a steeply rising embankment up to the stone boundary wall of the adjoining St Bartholomew's Church and churchyard.

The rear site itself is clear of structures and is mainly scrub, with the exception of an existing sycamore tree to the northeast of the hotel building. The brook is also bounded by trees giving a dense screening to properties on the far side of the brook.





views of hotel interiors



SOCIAL CONTEXT

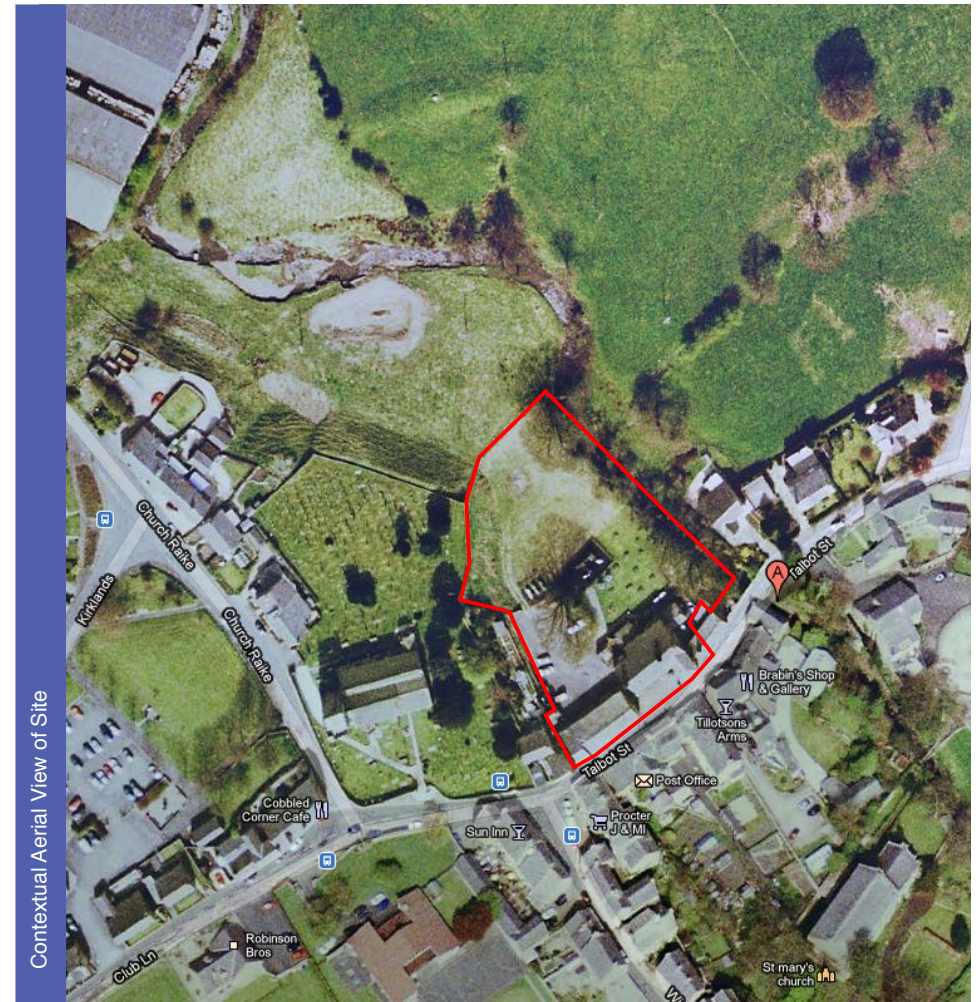
The Talbot Hotel is one of three pubs in the village of Chipping and has served as an inn since its construction in the late 18th century. In his Historic Building Assessment, Stephen Haigh makes reference to the historic basis for public houses at this time -

"...at that time inns were generally little different from private houses, and the provision of hospitality to locals and travellers (in the form of food, drink and accommodation) would have been carried out as an adjunct to other activities such as farming... In the late 1880's the Talbot Inn became the Talbot Hotel, a change which must have been an attempt to appeal to better-off customers... ."

It is suggested that the barn has always been part of the Talbot Hotel complex providing the farming aspect of the business together with potential stabling for guests at the hotel. There are records available which confirm that farming use continued at the site into the middle of the 20th century including livestock sales in the back yard up to the 1950's. There is also documentary evidence that the south-west of the building was used as a butchery into the 1960's.

Throughout its life, the building has continued to be a public house and hotel - in various guises. In more recent times it has been owned by a pub and leisure chain providing a pub and restaurant, with landlord's and guest's accommodation to the upper floors. This has included some alterations and additions to the buildings to try to respond to the changing face of the hospitality, catering and accommodation market. In recent years though this has proved ineffective and the company decided to place the hotel on the market around 2008.

The current owners and applicants still see a place for a hotel in the village and wider valley setting, but with facilities which respond to the modern tourist and leisure markets. This is supported by Chipping Parish Council through the Parish Plan, who see the tourism benefits to the village of creating a more sustainable and cohesive set of uses for the building.



Contextual Aerial View of Site



views of buildings to rear



ECONOMIC CONTEXT

The current application proposals have to be assessed in the immediate context of the existing use and facilities provided, but also the wider economic contexts of the village and the Ribble Valley.

The current owners have provided a Business Plan with this application which outlines their ideas for the future uses of the existing buildings in great detail. It suggests that the previous business model for the hotel is not viable with current market trends and requires a significant change in the accommodation provided to achieve a business which is sustainable long term. This, by default, will involve significant investment - something which the previous owners were unwilling to do. The primary shift in the business model is that the future plans see the development as providing a 'hotel with restaurant and function room facilities' and not a 'pub with rooms' as had previously been provided. This new accommodation will provide a much more holistic set of facilities which can be used individually but also create a synergy between uses if required. It is a model very prevalent in the wider Ribble Valley and has led to the increasing popularity of the area as a destination for tourists as exemplified by the success of the Ribble Valley Food Trail.

It is in this tourism context that the wider economy of the village will benefit from the redevelopment of the existing buildings. In the last few years, the village has been badly hit by the continuing effects of the recession with the demise, and eventual closure of the long established HJ Berry furniture works. In the latest community survey conducted by the Chipping Parish Council as part of their consultation for the Chipping Plan, 100% of the 181 responses received supported initiatives and projects which would regenerate jobs for the immediate community. This was further supported by 71.6% of residents supporting a B&B/Hotel/Restaurant/Pub use for the site.

It is envisaged that the new facilities will provide employment opportunities for at least 30 - 35 people, which is the target set by the Chipping Plan for the whole village to replace the jobs lost at HJ Berrys.



3. HERITAGE ASSET STATEMENT

The Talbot Hotel, Talbot Street, Chipping



In accordance with the NPPF, Section 12 **Clause 128** requires the applicant to provide a description of the significance of the heritage assets affected by the proposal and the contribution of their setting to that significance.

As part of the scheme appraisal and design development, our clients appointed Stephen Haigh (Buildings Archaeologist) to prepare an Historic Buildings Assessment. This provided the following statement to summarise the significance of the heritage assets:

“The Talbot Hotel was built as a late 18th century inn-cum-farmhouse, but shows a number of different construction phases seemingly related to its commercial success, and it continued in its original purpose into the 21st century. It stands next to a large barn with which it has been associated for most of its existence, and the two form important assets both visually and historically at the heart of Chipping village centre, recognized in their status as grade II listed buildings. Although the development of the hotel over time has led to the loss of some important aspects, including the main stairs, much of its internal historic character is preserved, particularly on the upper floors.

In something of a contrast to the Hotel, the barn’s most important historic asset is its exterior, as its interior has been almost entirely stripped of fixtures, some of them (of demonstrable historic interest) removed in the recent, unauthorised works, but others at an earlier, unknown date. As a consequence, its significance has diminished, and now depends for the most part only on its external structure and appearance, which are in many ways typical of barns in the district, and the contribution these make to the building group and the wider village centre.”

(Stephen Haigh, Talbot Hotel Historic Buildings Appraisal June 2011)

In addition to the specific heritage report produced by Stephen Haigh, other key documents were also consulted regarding the significance of the Talbot Hotel site

- both in its historic and heritage context.

These documents were:

Chipping Conservation Area Appraisal

(The Conservation Studio on behalf of Ribble Valley Borough Council 2005/06)

Chipping Conservation Area Management Guidance

(The Conservation Studio on behalf of Ribble Valley Borough Council 2005)

Supplementary Planning Guidance Notes - The Retention of Public Houses in Rural Areas

Ribble Valley Borough Council

Chipping Parish Plan

Chipping Parish Council (2011)

These documents provided us with a detailed background as to the historic origins of the site and its past uses, together with outlining the principal stages of its development in the local and wider context. A brief summary of some of these facts has been provided within the earlier Contextual Analysis Statement.

In the context of the Conservation Area Management Guidance document, the Talbot Hotel was singled out as a weakness in the conservation setting - “... neglected appearance of the vacant Talbot Hotel, front and rear, to the detriment of the conservation area.” In the same respect though, its restoration and re-use was seen as a key opportunity to raise the profile of the conservation area. More importantly, the Conservation Area Appraisal document itself lists a number of key areas of the Talbot Hotel site as ‘special interest’, which the submitted designs have sought to keep and, where possible enhance. These include:

- Historic layout and street pattern of Talbot Street and Windy Street.
- Chipping Brook.
- Open areas in front of The Sun Inn and the Talbot Hotel.
- Prevalent use of local stone as a building material.
- Trees, particularly beside Chipping Brook... .
- Areas of historic stone floorscape.

It is an interesting fact that historically the land to the rear of the Hotel was a focus for the local farming community up until the 1950's when sheep sales would take place. This placed the existing hotel buildings right at the heart of the community and made the land to the rear of the buildings a centre for regular activity, meetings and social events - something which has now been lost sixty years on.

In both Conservation Area documents, the importance of the streetscene is emphasised, especially in the context of the existing tight street pattern which is evident in both Talbot Street and Windy Street. Such a sentiment is echoed in the Chipping Parish Plan - the importance of preserving and enhancing the frontage of the hotel buildings is *"a priority to enhance this part of the village for both residents and visitors"*. It has therefore been a priority within the scheme development proposals to avoid any alterations to the existing streetscene, and where this is necessary it is in a positive manner to enhance the overall Conservation Area.

On a more general point, the SPG for Public Houses in Rural Areas highlights the plight of many establishments due to various reasons and the detrimental effect it can have on the social, economic and environmental wellbeing of the village community. The document says - *"...the pub also plays an important role in the visual appearance of the village. This is particularly true where the pub is located within a conservation area."* The SPG concludes with a list of Listed Rural Public Houses of which the Talbot Hotel is included.

There have been a number of planning applications for alterations and changes of use within the last twenty years - a summary of these is provided in the Planning Statement to follow, along with an outline of the design proposals. These are reflective of either the desire on the part of previous owners to enhance the existing building, provide additional accommodation to suit the current business model or look to make some form of planning gain to fund further development. Not all of the consented schemes were implemented.

In terms of the loss of or impact of proposals upon the heritage asset we have been mindful of the requirements of **Section 12 Cause 131** of the NPPF which requires any new development to make a positive contribution to the character

and local distinctiveness of the historic environment. In this particular context this will be the listed buildings and the wider conservation area. In the current application the proposal seeks to minimise the amount of non-reversible changes to the existing buildings and extending in a manner which will not conflict with either existing building or setting. This has to be balanced though with the need to create a level of accommodation that will support a viable business proposition. We discuss this issue further in later sections of this document.

Below is a summary of the proposed demolition and/or alterations to the existing:

- it has been decided to remove the hard cement render to the front elevations as this is causing a trapping of moisture in the existing walls and internal damp problems. The existing stone below is to then be repaired and repointed. If it is found that the stone is of poor quality, further discussions may be required to re-render the facade in lime render to match the existing.
- ground floor hotel extensions: it is proposed to demolish the more recent ground floor additions to the rear elevation of the hotel building. From the research provided in the Heritage Assessment these are not original structures and do not make a contribution to the heritage value of the building. Through removing these structures it allows the restoration of the original external plan form of the building at ground floor. It also allows a safer route for vehicles negotiating the narrow vehicular access onto the site.
- external fire escape and ancillary fixtures and fittings: it is proposed to replace the existing rear fire escape along with the complete removal of the more modern fittings to the face of the building. These include various light fittings, wiring and the like in order to remove the clutter which has compromised the architectural quality of the front facade, in particular, over the years.
- existing 'link' to kitchen & store: it is proposed to demolish the existing structure which was erected to the east elevation of the hotel to provide a covered link between the kitchen and store accessed from Talbot Street for deliveries. It is intended to provide a more suitable and smaller extension which will be less intrusive onto the adjoining property.
- internal hotel partitions: it is proposed to remove the modern partitions currently installed to ground and first floors in order to reinforce the existing plan form of the original building. These include the stair and its enclosure between the restaurant area and the first floor, and some enclosing stud partitions to the first floor areas.
- new door openings in existing wall to first floor: in order to create adequate circulation to meet the requirements of Building Control, together with necessary en-suite facilities to some first and second floor bedrooms it is necessary to adapt some existing walls. The opening could be removed if required in the future.
- new openings within the existing internal walls of the existing barn/stables.

In referring to the principal areas of impact on the heritage asset and their context in **Clause 132** of Section 12 of the NPPF, we have also made use of the data and references in the following documents, which we would refer you to separately:

- Heritage Assessment Report.
- Talbot Hotel at Chipping Ltd Business Plan.
- Chipping Parish Plan.
- Pre-Application discussions and correspondence.

In general terms the impact on the heritage asset from the proposals and its appearance and significance of the Chipping Conservation Area. The scheme positively addresses the spirit of the policies by retaining all key site wide elements highlighted in the Conservation Area Plan. This includes the focal point tree to the centre of the site, the trees to the edge of the brook, the open frontage onto Talbot Street and the significant open spaces to the northwest. As **Clause 137** of the NPPF states -

“...local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

In more specific terms relating to the heritage asset itself, it has been illustrated in the previous text that in the context of Section 12 of the NPPF, the proposed works can be defined as having ‘less than substantial harm’ in the context outlined in **Clause 134**, as the proposed areas of demolition and alteration are limited to both structures. It is our view that the proposals clearly represent the requirements for a balanced assessment of the scheme proposals and alterations/demolition stated in this clause -

“...this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.” NPPF, Section 12 Clause 134

The building complex as it currently exists provides accommodation which has ceased to be viable in its current format and therefore requires some adaptation and extension in order to secure its sustainable, long-term survival. Ultimately the use proposed will not change the contribution which the building has made to the Conservation Area historically, but other factors have to be weighed against this. **Clause 131** of the NPPF directs assessment of a scheme under three principle areas. The latest proposals have been assessed against these areas and the following pages of this supporting statement illustrates how this has been achieved

or reasons why certain decisions have been made in this context.

The three principles which have been referred to and addressed are summarised as follows -

*“...- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.”*

A number of points already raised address aspects of these principles, particularly the desire to create a sustainable and economically viable business which will enhance the local community and the asset itself. The submitted Business Plan is crucial in understanding the viability and intentions of the proposals in the context of the three principles. It sets up the key criteria which will allow the scheme to be sustainable and “...securing its optimum viable use” (**Clause 134**). The recommendations contained in this plan have formed the basis for the briefing document on which the latest scheme is developed. This includes:

- Minimum 20 - 25 bedrooms with en-suite facilities.
- Function Room facility for up to 120 people, with option for subdivision.
- Restaurant facility to support guests and visitors.
- Kitchens and ancillary accommodation to support the entire complex.
- Car parking to support the entire complex.

By the nature of the building type proposed, spaces of a certain footprint, height and massing are unavoidable to achieve modern standards and meet client expectations. In the context of the Chipping Conservation Area Plan observations were taken into account and the creation of a single storey structure in a linear arrangement was developed.

Early feasibility was carried out which looked at the allocation of existing and new structures to compatible uses. This was primarily to balance the potential ‘harm’ to the heritage asset with the requirements of a viable business, from the point of view of operation and economic requirements.

The key area of interest was the most suitable and viable reuse of the barn structure. English Heritage have commented that its volume could be suited for use as a function room in order to retain the openness of the space. In this context,



it was initially assessed whether all the required bedrooms could be contained within the existing hotel, within additional new structures on the site or within the new extension to reduce the impact on the barn. On balance it was decided that the harm of increasing the density and height of the development on the wider heritage asset of the Conservation Area and the possible further dilapidation of the barn structure with a non-viable use outweighed the harm to the character of the interior of the barn or hotel with the proposed internal alterations.

More importantly though was the unviability of using the barn as a function room. The following points outline the potential negative impact which this use would have on the building itself and the surrounding properties. They were produced in conjunction with a hotel specialist who advised on aspects of servicing, operation and spatial standards:

Volume issues

- The existing main barn space floor area totals 137sq.m, with the adjoining raised area floor area totals 39sq.m. A total potential floor space of 167sq.m.
- If function room toilets were located in the raised area, this leaves the 137sq.m. to accommodate a function space including re-generating kitchen and bar/reception. It has been assumed that using the raised area as a kitchen is impractical because of the change in level.
- If all this were to be accommodated in the existing barn floor area then it is anticipated that a function capacity of 55/60 people maximum could be accommodated here.
- If the re-generation kitchen and furniture store were to be provided as an extension building to the barn, then this would increase capacity to 75 people maximum.
- If the existing barn were used as bedroom accommodation (as proposed) then the two storey floor area totals approximately 350sq.m. and would provide 11 bedrooms including the open void areas around the entrance.
- By contrast, the floor area of the proposed new extension is approximately 300sq.

m. The area left after subtracting the space for the new kitchen would only provide around 8 new bedrooms.

- The Talbot Hotel existing main building will only provide 9 bedrooms. An offering of less than 20 rooms total would be marginal and would have implications on the feasibility of the Hotel operation. This is outlined in more detail in the Business Plan.
- In contrast to a function room in the barn, the proposed extension space will provide the capability to offer functions for approximately 120 people with a room capable of sub-division for smaller groups of approximately 60. This would enable the Hotel to compete with a wider market, rather than just local, thereby bringing new custom to the economy of the village and wider locality.

Operational issues

- The application proposals will provide a flexible space where the restaurant can extend into the function space as necessary, thereby allowing the hotel to respond effectively to customer demand and maximise efficiency.
- Using the barn as a function space would restrict function size and decrease viability.
- Using the barn as a function space would increase operating costs. A separate re-generating function kitchen would have to be created remotely from the main kitchen thereby increasing staffing levels.
- Using the barn as a function space would make it difficult to separate function guests from hotel/bar customers because of the proximity of the 2 buildings. This could make it more difficult to maintain the status and atmospheric quality of the main restaurant.
- The current proposal distances the function guests from the Hotel building and provides function car parking to the far end of the site.

Technical issues

- Access and egress into the barn in either option would be through the existing



barn door to the rear elevation. This would also be the area where a greater number of people would gather in a potentially uncontrolled situation if the barn were used as a function room. The potential for noise generation from such gatherings would have a direct impact upon adjoining properties. The new build will provide external seating spaces but these have been located to direct noise away from adjoining properties and allow a degree of control of access during sensitive periods during the day.

- The accompanying acoustic noise report has been produced which models the impact of a function room use in both the existing barn and a new building. In both cases there will be effects from noise on adjoining properties but it is evident from the diagrams that a far greater number of residents will be affected if the use were located in the barn.

- Various methods of construction are available to mitigate against noise transference in both existing buildings and new build. The report highlights though that the existing barn would require additional upgrading and construction due to its existing construction and location. This would include greater roof insulation, independent linings to walls and secondary double-glazing. This will have a huge impact on the quality, detailing and size of the existing barn interior.

- In particular a lining system will be required in the barn to make the building 'air-tight' for both sound and heat insulation purposes. With a framing system and insulated plasterboard being a standard build-up for this type of scenario, this will further reduce the useable space of the barn by anything up to 300mm. The notes above have already highlighted the substandard space and inflexibility that is available in the existing barn, and this would further undermine its practicality.

- The location of the function room in a new building will allow the design team maximum control over noise transference through built-in construction details that will not compromise the functional space or the quality of the interiors.

- The acoustic report also recommends that windows in the function room should be fixed to avoid further noise pollution through open windows. This will necessitate the need for air conditioning as essential in such a space. Once again within a

new building this can be integrated into the design so that plant and ducts can be concealed and located to avoid impact on interior spaces, external appearance and neighbouring properties. By contrast this will not be achieved so successfully within the existing barn without affecting the quality of the historic fabric that has the potential to be unsightly and incongruous both internally and externally. The location of plant is also limited in location and also has the potential to effect neighbouring properties with additional noise pollution.

POLICY

This application is submitted following extensive discussion and consultation with various parties as outlined later in this report. It is an application which will bring new life back to the Talbot Hotel - something which has been sought for a number of years. The previous planning history and the extent of the schemes proposed can be summarised as follows:

3/2011/0821 & 0822 16 March 2012: Previous hotel scheme including barn conversion, hotel extension and reuse of the existing hotel building (*REFUSED*)

3/2010/0131 14 Apr 2010: *Partial careful demolition of bulge in gable wall of barn and rebuild in stone from demolition (LBC APPROVED)*

3/2006/0428 11 July 2006: *Erection of signs and lighting to enhance refurbishment (LBC APPROVED)*

3/2006/0377 29 June 2006: *Seven signs of varying description, six floodlights casting an arc lantern over entrance door - (ADVERTISEMENTS CONSENT APPROVED)*

3/2005/0723 5 Oct 2005: *Internal Alterations A) removal of fireplace and wall, retain fireplace for reuse; B) removal of glazed screen at high level; C) opening up of fireplace; D) making safe of cobblestone forecourt (LBC REFUSED)*

3/1997/0554 7 Oct 1997: *Replacement illuminated fascia sign & amenity signs (ADVERTISEMENTS CONSENT APPROVED)*

3/1997/0555 7 Oct 1997: *Replacement illuminated fascia sign & amenity signs (LBC APPROVED)*

3/1997/0279 20 June 1997: *Change of use of former barn and stable to form 8no. bedrooms with en-suite facilities as annex to the Talbot Hotel (FP APPROVED)*

3/1997/0280 20 JUNE 1997: *Change of use of former barn and stable to form 8no. bedrooms with en-suite facilities as annex to the Talbot Hotel (LBC APPROVED)*

3/1994/0475 7 Sept 1994: *Conversion of barn into 2no. dwellings (resubmission) (APPROVED)*

3/1994/0474 7 Sept 1994: *Conversion of barn into 2no. dwellings (LBC APPROVED)*

3/1993/0656 1 Oct 1993: *Car park to rear of public house (WITHDRAWN)*

3/1993/0500 12 OCT 1993: *Conversion of barn to 3no. dwellings (LBC REFUSED)*

3/1993/0501 12 OCT 1993: *Conversion of barn to 3no. dwellings (REFUSED)*

3/1993/0234 22 June 1993: *Replace signage and new lighting (LBC APPROVED)*

3/1993/0236 22 June 1993: *Replace signage and new lighting (ADVERTISEMENTS CONSENT APPROVED)*

3/1993/0113 27 Apr 1993: *Modification to proposed steps outside emergency exit doors front elevation and 4no. decorative wall lights to exterior of new extension (APPROVED)*

3/1993/0114 27 Apr 1993: *Modification to proposed steps outside emergency exit doors front elevation and 4no. decorative wall lights to exterior of new extension (LBC APPROVED)*

3/1991/0026 30 Apr 1991: *Alterations and extension (LBC APPROVED)*

3/1991/0025 30 Apr 1991: *Internal alterations and vestibule and family extension (to increase licensed area) (APPROVED)*

In policy terms, discussions with officers have mainly, and rightly, centred around policies relating to the historic environment and the viability of the scheme under Section 12 of the NPPF. This has been dealt with previously under the Heritage Statement.

Together with consultations, assessment and appraisal documents and national policy, due regard has been taken of the following key critical policies which we feel the proposals address positively.

National Planning Policy Framework (NPPF)

Section 3 - Supporting a Prosperous Rural Economy

Section 7 - Requiring Good Design

Section 8 - Promoting Healthy Communities

Section 11 - Conserving and Enhancing the Natural Environment

Section 12 - Conserving and Enhancing the Historic Environment

Plan-Making - Neighbourhood Plans

Ribble Valley Districtwide Local Plan (1998)

General Policy G4: development within the village boundary.

General Policy G6: essential open space.

General Policy G7: flood protection.

Environmental Policy ENV1: area of outstanding natural beauty.

Environmental Policy ENV16, 17 & 18 : conservation areas.

Environmental Policy ENV 19 & 20: listed buildings.

Environmental Policy ENV22: beneficial reuse of redundant buildings & land.

Employment Policy EMP9: conversion of barns for employment uses.

POLICY cont'd

Recreation & Tourism Policy RT1: development proposals encouraging tourism.

Recreation & Tourism Policy RT2: small hotels.

Recreation & Tourism Policy RT3: conversion of barns for tourism uses.

Transport Policy T1: general guiding principles for development.

Transport Policy T3: traffic impact assessments.

Transport Policy T7: parking provision.

The Chipping Village Plan.

Chipping Conservation Area Appraisal and proposals map.

In developing the designs, we drew upon a number of key principles from some of the policies mentioned above, which we used to inform and develop the design approach for the scheme, these are summarised in the following text. The guidance relating to the rural economy is especially important in the context of the site and the application proposals. It underpins the "...public benefits" described in Section 12 and dealt with in the previous section and is equally supported by local neighbourhood demands outlined in The Chipping Village Plan. A plan which although developed and approved before the development of the NPPF is very much in the spirit of the Neighbourhood Plans encouraged in Clause 183 of the NPPF document. In the Chipping Village context, the application proposals are focused on helping to support and regenerate the local rural environment and economy:

NPPF Section 3 - rural economies

"...Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings well designed new buildings;*
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors... ;*
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."*

NPPF Section 7 - good design

"...Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF Section 8 - healthy communities

"...The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local Authorities should create a shared vision with communities of the residential environment and facilities they wish to see."

"...To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decision should:

- ... - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;"*

NPPF Section 11 - effects of noise

"...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of a new development."

NPPF - neighbourhood plans

"...Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications;"*

Policy G4 -

"...within the villages of: ...Chipping as defined in the proposals map, planning permission will be granted for proposals falling within the following categories: c) The rehabilitation and re-use of rural buildings... ."

Policy ENV16 -

"...Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate."

Policy ENV19 -

"...Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

- v) The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment."*

Policy ENV22 -

“...Development proposals which result in the beneficial re-use of derelict, disused and obsolete land, buildings and waterbodies will be approved subject to the other policies of this plan.”

Policy EMP9 -

“...Planning permission will be granted for employment-generating uses in barns and other rural buildings, provided all of the following criteria are met:

- (i) The proposed use will not cause unacceptable disturbance to neighbours in any way;*
- (ii) The building has a genuine history of use for agriculture or other rural enterprise;*
- (iii) The building is structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;*
- (vi) The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;*
- (v) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;*
- (vi) The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.”*

Policy RT1 -

“The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough.”

Policy RT3 -

Planning permission will be granted for tourism related uses in rural buildings providing all of the following criteria are met:

- i) the proposed use will not cause unacceptable disturbance to neighbours in any way;*
- ii) the impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;*
- iii) the access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;*
- iv) the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;...”*



INVOLVEMENT

The development of the design has been carried out in close consultation with our clients and their specialist hotel advisors. They have been directly involved from the initial sketch design stage and the amendments following the previous refusal to make sure that the spatial arrangements and relationship of rooms of the new design will be adequate for the demands of a modern hotel business. During the process they have been aware of the advice and the requirements of other parties including fellow consultants and the local authority. This has led to the design evolving and developing over this time and it is hoped that the revised scheme submitted for planning presents a solution which all parties will be happy to support.

The development of the scheme has been widely discussed and presented to various interested parties, stakeholders and consultants prior to submission. To summarise, these have included:

Ribble Valley Borough Council (John MacHolc - Building & Development Control Manager & Adrian Dowd - Conservation Officer) Discussions were carried out as part of a pre-application consultation process. The advice has been clear in terms of the justification for the proposed development in the context of NPPF. This justification is dealt with separately. Comments and direction has also been given in terms of design and materials in the context of the Conservation Area. These comments have been addressed.

English Heritage (Kerry Babbington)

Following the refusal of the previous application a site meeting was held which was attended by planning officers and a representative of English Heritage. Various potential approaches were discussed and these were used to inform the revised design. At pre-app stage a further meeting was held with English Heritage, the client and architect where the revised ideas and images were presented. Overall the new approach was welcomed by English Heritage as a more suitable scheme for the site which responded positively to the listed building and conservation area. Direction was also given in terms of justification statements which would be required at application stage to fully explain and assist understanding of the decision-making process. A copy of the response from English Heritage is included in the Appendices to this statement.

Ribble Valley Borough Council (Dave Hewitt - Countryside Officer)

During the previous application, a site meeting and follow-up discussions were held between the officer, the architects and the consultant arboriculturalist - Phill Harris. This process highlighted the need to assess the root protection zones for the protected trees beside the brook and further into the site. A solution was proposed and agreed which led to further design layout changes and technical proposals which will be

adopted at construction stage. These recommendations have also been referred to during the development of the revised scheme and the outcome and proposals are outlined in the accompanying addendum Tree Report.

Chipping Parish Council

The architects and client body presented interim sketch designs to a full parish council meeting in early July 2011. The Parish Council was generally supportive of the scheme and felt the proposals in principle were a positive step towards the regeneration of the Talbot Hotel and the creation of much needed employment opportunities for the village. We understand that our client has approached the Parish Council separately with the revised scheme design.

Weetwood Ltd (Flood Risk Engineers)

As required by planning policy due to part of the site's location in a flood zone. Our clients appointed consultants to work up a flood risk assessment. The same consultants are involved with the site of the former Berrys furniture works and are therefore aware of the issues in this area. Their recommendations during the process were all fully adopted in the final design and this approach has been agreed with the Environment Agency during pre-application discussions.

Singleton Clamp & Partners (Highways Consultants)

As part of the planning requirements and following comments from the Parish Council, Singleton Clamp were appointed to carry out a Highways and Parking strategy for the site. This was based upon the proposed uses and increased activity on the site. Any comments received from them during this process were adopted in the final plans. Their subsequent report and recommendations have been agreed by LCC Highways officers during pre-application discussions.



overview of development proposals

USE

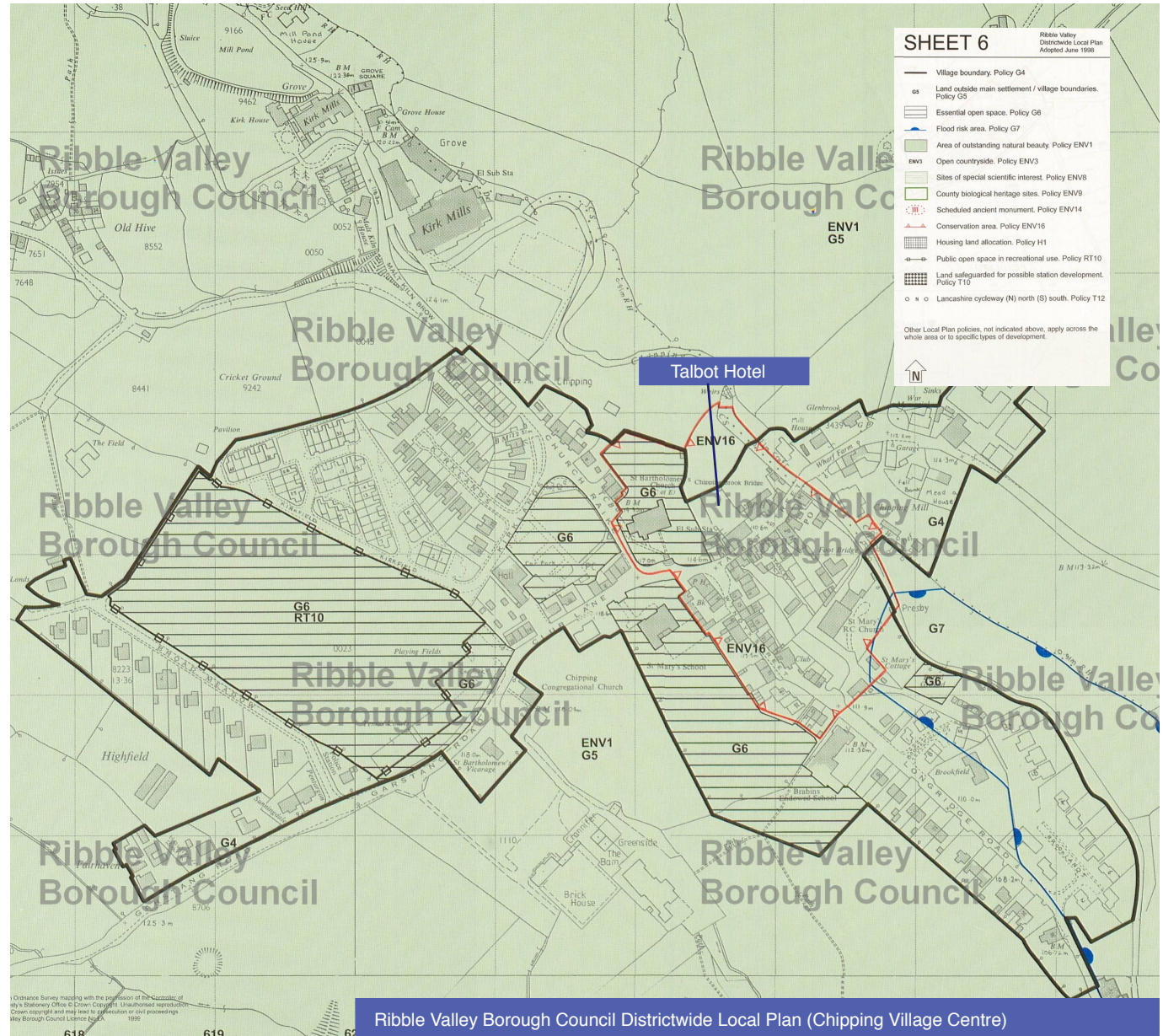
This site is highlighted as a 'Key Focal Point' in the Chipping Conservation Area. This is predominantly for its contribution architecturally and historically within the village centre. As highlighted in various planning policies though, and more recently in the Chipping Parish Plan, these buildings and the site also form an important focal point on a social and community level.

Although in its early existence this complex had a dual function of public house and farm. The agricultural use had ceased over sixty years ago and the more modern image of a public house and hotel has taken precedence.

The precedence therefore of a commercial hotel building on this site with an element of residential/living accommodation is very well established.

The applicants want to see this use continue and return the building to the heart of the community. The new accommodation must respond to the modern expectations of a hotel establishment in terms of dining, entertaining and sleeping options. This can only be achieved through fully utilising the existing structures on the site and the construction of a new extension to house larger volumes for functions.

The application proposal is for some small scale demolition and external alterations; and the refurbishment and extension to the existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of the existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt.



AMOUNT

The building has been designed to reflect the client's brief and advice from specialist hotel consultants as directed by the demands of the business plan. This has inevitably been the main driver for the specific floor areas and their arrangement to suit the requirements of a modern hotel.

The business plan has been designed ultimately to reflect the specific market requirements in the Ribble Valley for establishments of this type and mix of uses and facilities. The requirements for commercial areas such as the function suite, restaurant and bistro have to be supported by a minimum number of bedrooms. This is meet and balance the demands from these uses for sleeping accommodation in order to create a viable, sustainable and holistic complex.

The function room itself is designed to seat up to 120 people at maximum capacity, but it also has the flexibility of being subdivided. This is very important to the success of the business plan allowing the hotel to cater for two separate smaller functions and meetings. In particular, this flexibility is imperative in giving opportunities for accommodating a variety of uses and users during the week as well as at weekends.

The existing restaurant space is being reused, with an additional 'orangery' structure to the rear of the existing building for more informal dining. Along side the orangery is a smaller dining room which owing to its location can provide either additional function room space or overspill public dining facilities. Once again, the ability for this building to be as flexible as possible will allow flexibility within the business model.

Bar and lounge areas are being retained in the existing hotel to reflect the existing use, room layout and historic plan form. The function room has a separate bar and reception area more suited to larger groups such as wedding parties and taking advantage of the views out from the rear of the site towards the brook.

Situated between the function room and the existing building are the kitchens and storage facilities. These are located at a point where they can best serve function areas and dining areas simultaneously to avoid extensive circulation routes and excessive staff numbers and therefore costs.

The number of rooms located in the barn has been limited to avoid excessive densities which would have a detrimental effect on the spatial characteristics of the existing building as well as the spatial quality of the rooms themselves. The layout provides rooms which are more generous in sizing and facilities, together with providing a more open and welcoming entrance hall within the existing structure.



overall site plan

LAYOUT

Site & Function Room Layout:

The development of the site plan has been determined by brief and site context. The linear nature of the arrangement of the new building was in response to the proximity of the trees to the brook and feature tree to the centre of the site, and the need to 'thread' the building between these areas to avoid any detrimental effects. The key feature in this revised scheme is the 'garden wall' which wraps around the central tree and contains the main entrance into the function suite. The concept is to create a simple structure through which guests enter, heightening the dramatic effect of the more complex interior spaces. In turn, the garden wall becomes part of the existing site features, creating an informal courtyard with the existing hotel and barn - making the sycamore tree the focal point for the centre of the site.

Internally the planning of the function suite is dominated by the garden wall, allowing a series of 'spine walls' delineate each room and function. They contribute to the overall structural rationale of the building and its roof plan which has a dramatic effect both internally and externally.

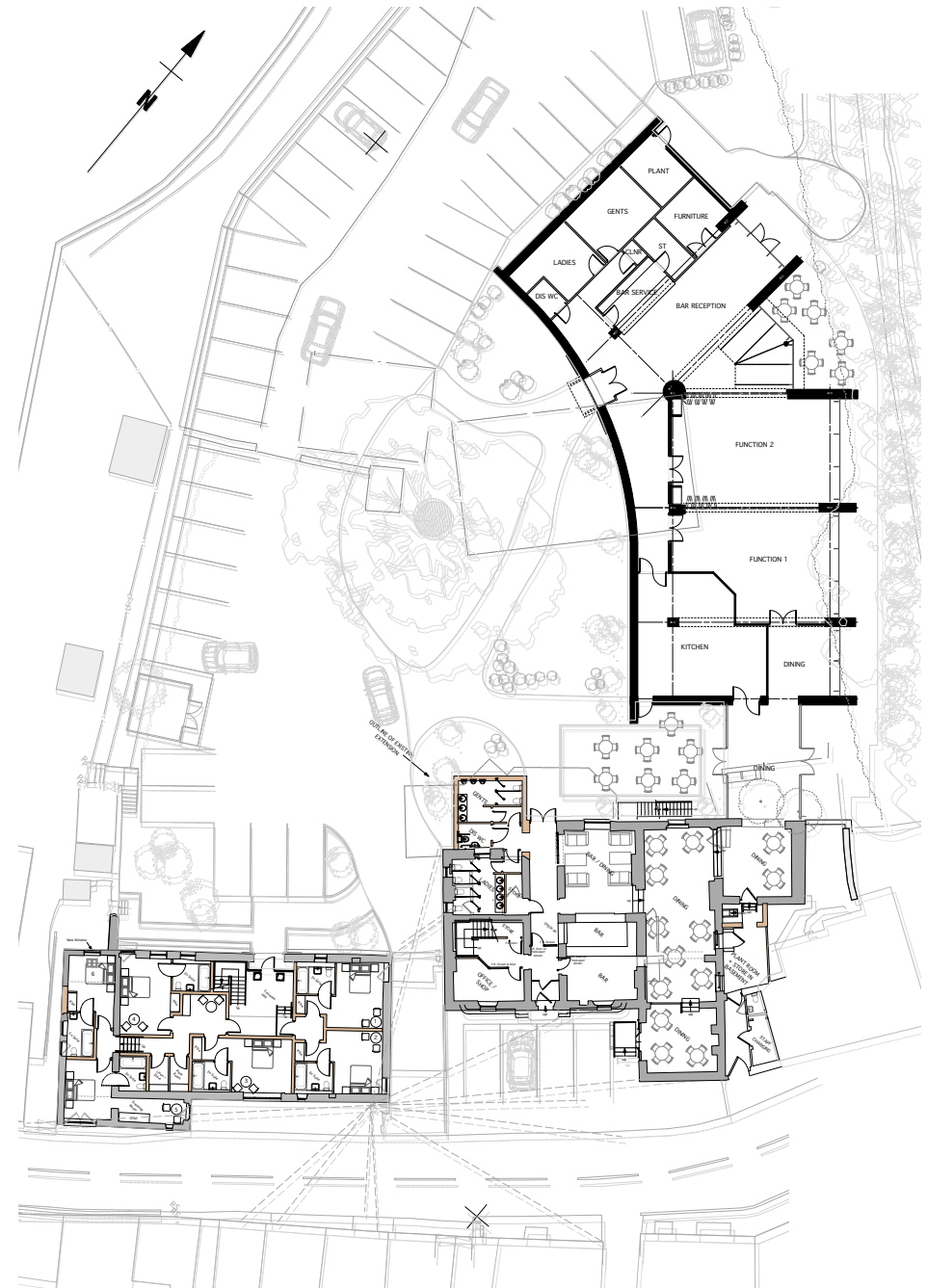
It was a deliberate decision to avoid structures extending into zones near to areas designated as open spaces under the planning and conservation area policies. In order to retain the open nature of the northwestern part of the site this was restricted to the necessary car parking provision which is required for this type of use.

Existing Hotel Layout:

It is proposed to make few structural changes to the existing hotel building at ground floor level, except where the newer single storey blocks are demolished to allow the reinstatement of the historic plan form.

In order to give clarity to the rear elevation of the hotel it has been necessary to introduce a new stair within the existing building. The existing arrangement did not meet the challenges of a modern hotel use and its guests' security and also contravened building regulations for means of escape. The new stair will serve the first floor bedrooms, and will be inserted within the existing historic plan form - utilising the existing doorways. Between first and second floors it has been agreed with Building Control officers that the existing stair and be retained and reused - subject to minor repairs to make it safe to use.

In the same respect, at first and second floor levels all the bedrooms will be located in rooms dictated by the historic plan form to avoid unnecessary alterations. By following this approach it has not been necessary to introduce new openings in the external envelope.



LAYOUT cont'd

Existing Barn Layout:

New bedrooms located in the existing barn have been arranged around a generous full height entrance hall to give clarity to the plan and provide a sense of drama in the space. All the rooms utilise the existing window or door openings to avoid any impact on the existing external historic fabric and appearance of the building. Because of this approach it has been necessary to introduce new rooflights to light the upper floor. These will be conservation type fittings and due to the proximity of surrounding buildings will not be seen from street level.

SCALE

The decision to locate as much of the required accommodation into the existing buildings as possible has allowed the new building to remain a single storey structure, as outlined earlier.

The key feature of the building, the 'garden wall', is of a height to give presence to the extension, without dominating the external spaces or, more importantly, the existing buildings. The structures which sit behind this wall and are defined by the spine walls keep a similar low profile, but gradually rise to the rear of the building to give dramatic effect to the rooms internally.

The spine walls are then designed to extend beyond the roof covering which gives a variation and profile to the roof plan when viewed from higher levels such as the churchyard or first floor hotel windows.

The hotel is allowed to retain its own identity by setting the new structure away from the existing rear elevation with only the orangery structure forming a direct link. This is intended to give the visual impression of the new structure being an 'annexe' to the existing building rather than an extension. The actual link between new and old is then proposed as a simple glazed enclosure - offering complete transparency and views through to the trees and brook beyond from the courtyard formed by this structure.

Overall, the mix of scales between new and existing structures is intended to be complementary and form a cohesive group of buildings which are each allowed to display their own unique architectural or historical identity.



APPEARANCE

As with the building form, the design of the function room is a contemporary design which takes simple building forms and materials to create a dramatic effect. The simple stone 'garden wall' belies the more varied and interesting series of rooms and roof forms behind it. The wall still becomes the dominant feature though, and gives a rational layout internally so that visitors are clear of their orientation within the building. This rationale is continued externally as well to give an ordered and rational facade to the rear of the building. The rear elevations are intended to be more 'organic' with the large stone fin walls helping the building to become part of the landscaped setting rather than imposing a new structure into a setting.

Stone and timber are the dominant materials for the new building. This continues the rationale for the building design by directly relating the new building to most of the surrounding buildings to the site and the wider conservation area context.

In contrast to the solid mass of the entrance elevation, to the rear there are large areas of glazing which offer transparency to the entire elevation, this offers a large degree of openness and natural light to all the main areas of accommodation such as the reception area and function area. The use of glazing is important to give users of the building a degree of connection with their external surroundings and landscape within the comfort of a controlled interior environment.

The use of glass to the orangery structure also allows the retention of natural light into the existing rooms of the hotel where it joins, but more importantly gives a 'light' touch between existing and proposed structures.

The building will also be viewed from high level as alluded to earlier and therefore the roofscape is extremely important. The roof forms will be created from a mixture of stone fin walls which provide balance and rhythm between areas of low pitched standing seam zinc roof to give a colour match to the slate roofs adjoining these areas.



SUSTAINABILITY

Site Location - Although the site is not in a particularly sustainable location, it is still served by a bus service and there is also the facility of the local private coach service in Chipping for larger parties. It is intended to offer employment opportunities to local people from the village which should reduce the need for vehicular transport for those that work in the hotel.

Transport - car parking is provided to the premises, but it is intended to encourage car sharing - particularly for weddings and events where guests may know each other. Cycle and motorcycle parking will also be provided on site - particularly where visitors may be touring by bike. The local coach service will provide a more economical mode of communal transport, and it is intended to promote this to potential visitors and users of the building.

Re-use of Materials - The re-use of some of the existing buildings will help to reduce the embodied energy in the construction of the scheme in comparison to an entirely new-build scheme. Where some demolition will occur it is intended to reuse the good quality reclaimed materials, such as facing stone, in areas of the hard landscaping such as retaining and boundary walls. Poorer quality materials will be compacted for hardcore.

New Construction - all buildings will be constructed to meet and hopefully exceed current Building Regulations

for heat loss and air tightness.

Materials - materials for the scheme will be acquired, where relevant, as second-hand or reclaimed sources - such as the facing stone and roofing slates. In the case of timber this will be acquired from managed sources through the FSC grading system.

Labour - the construction firm who will be the potential contractor for the scheme is locally based. Their workforce tends to be locally based and so the need for large travelling distances to and from the site is greatly reduced. This also includes the sourcing for materials as mentioned previously.

Water Use Reduction - all rooms will be fitted with water saving devices such as flow restrictors etc. Due to the nature of the scheme and the proposed future management, it was not deemed practical to have a more centralised grey water recycling scheme.

Rainwater Run-off - please refer to the separate engineers report on flood risk.

Decentralised Energy - at present it is not possible to propose alternative energy sources. Further investigation will be carried out though as the designs progress.

Food Production/Supplies - please refer to the separate business plan for items referring to this matter.

CRIME PREVENTION

Although is not a priority as this area is deemed a 'low risk' area in terms of crime. As part of the marketing strategy for the scheme it is intended as part of the detailed design we will consult with the relevant bodies to discuss details of the scheme to address any issues.

ACCESS

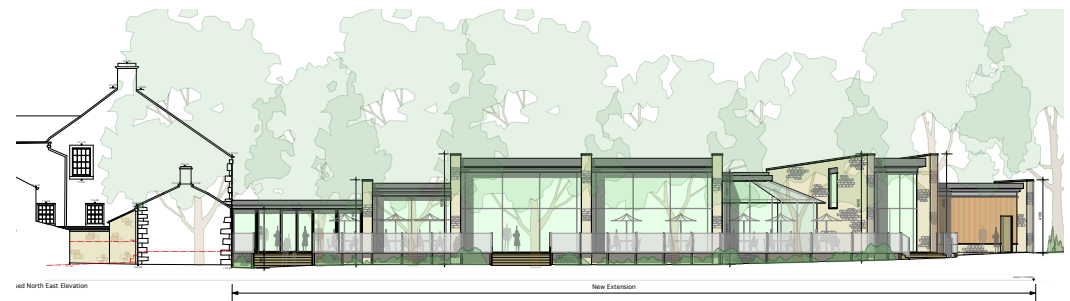
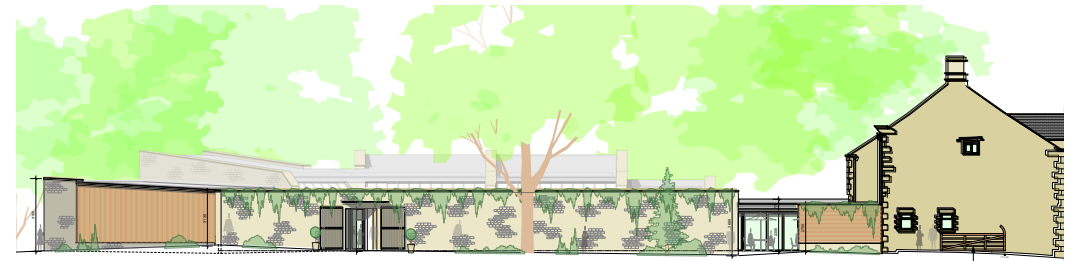
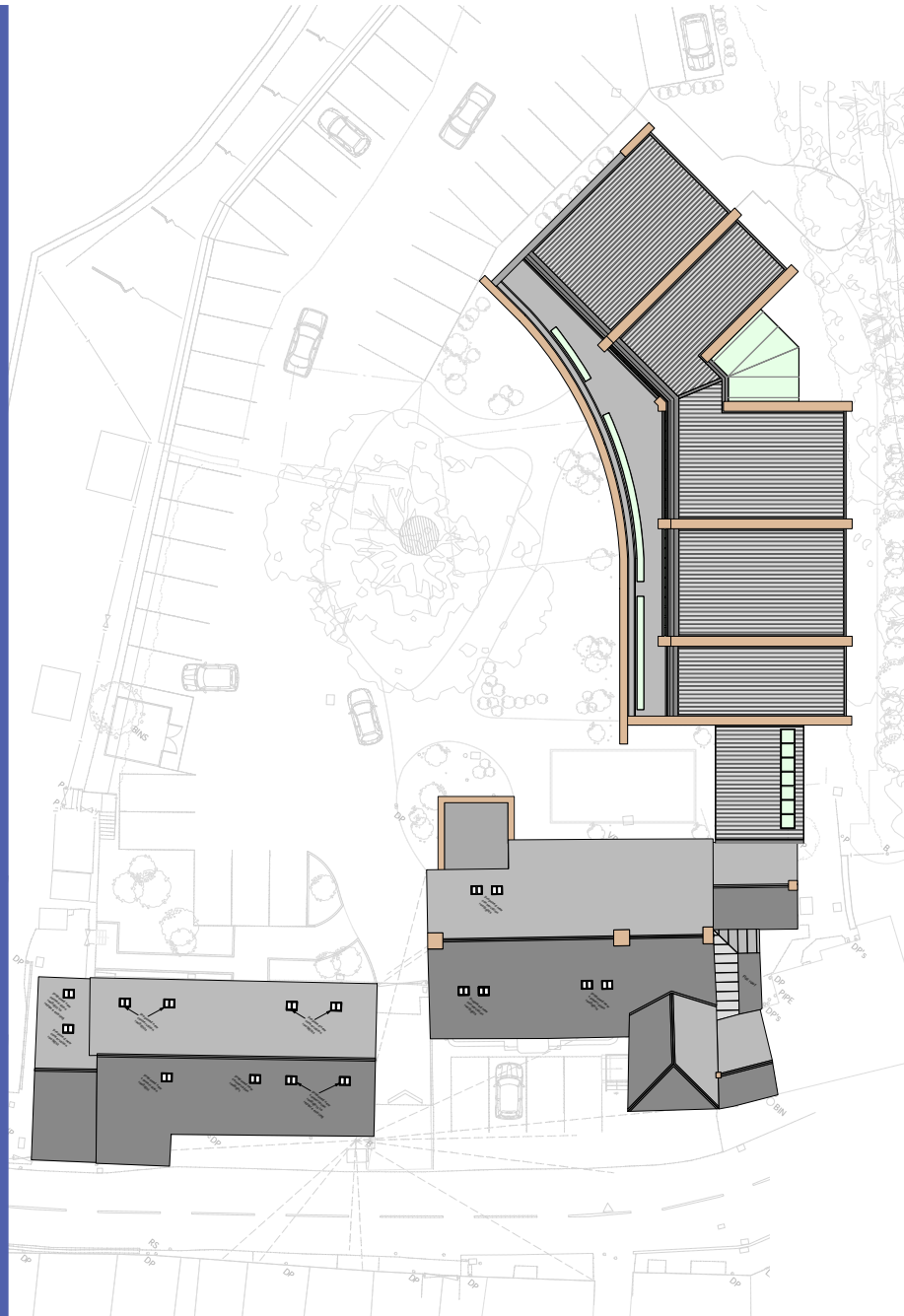
A separate transport statement has been prepared for this application by Singleton Clamp & Partners. This highlights the overall transport strategy for the scheme as a whole, including traffic movements. It also provides information regarding the access, deliveries and parking standards.

In design terms it is proposed that the scheme overall will meet the criteria for vehicular parking as set out by Lancashire County Council for this type of development. Along with this, it is also proposed to provide cycle parking for visitors and staff.

Refuse and delivery processes utilise the access points previously used and established by other building owners.

Emergency vehicles have complete access to all areas of the site.

All new ground floor areas will have level access and where steps exist in the existing building a management system will be set up to address this issue. WC's are provided at all ground floor levels.



APPENDIX

EXISTING HOTEL BUILDING:

- Listing Description
- Images of England Historic Record

EXISTING BARN & STABLES:

- Listing Description
- Images of England Historic Record

English Heritage Pre-App comments

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List Entry Summary

This building is listed under the **Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**

Name: TALBOT HOTEL

List Entry Number: 1072281

Location

TALBOT HOTEL, TALBOT STREET

The building may lie within the boundary of more than one authority.

County: Lancashire
District: Ribble Valley
District Type: District Authority
Parish: Chipping

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Feb-1967

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 182970

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 64 SW CHIPPING TALBOT STREET

4/83 Talbot Hotel
13.2.67
GV II

Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof. 2 storeys with attic. Main front of 3 bays, the windows being sashed with no glazing bars in plain stone surrounds. Door has architrave, with a moulded plaque above now mutilated by the attachment of a sign, but said to be inscribed '1779' (old list). End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. This wing has, in its left-hand return wall, a wide entrance with a plain stone surround having a segmental arch with a projecting keystone, with a 1st floor window with plain stone surround above. The front wall of the wing is blank. To its right, connecting it with No. 7, is a narrow unit with a wide entrance with plain stone surround on the ground floor. The left-hand gable of the main building has moulded kneelers but no coping. On the 1st floor is a re-used 2-light double-chamfered window with mullion removed. Outshut to part of the rear wall, which has sashed windows with glazing bars in plain stone surrounds, one surround having C17th fragments.

Listing NGR: SD6228343328

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: SD 62283 43328

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1072281.pdf](#)



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Images Of England

Talbot Hotel



Copyright: K. Foster
Reference Number: 182970

Location: Chipping, Ribble Valley,
Lancashire.

Photographer: K. Foster

Date Listed: 13 February 1967

Date Last Amended: 13 February 1967

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List Entry Summary

This building is listed under the **Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**

Name: STABLE AND BARN SOUTH-WEST OF TALBOT HOTEL

List Entry Number: 1362246

Location

STABLE AND BARN SOUTH-WEST OF TALBOT HOTEL, TALBOT STREET

The building may lie within the boundary of more than one authority.

County: Lancashire
District: Ribble Valley
District Type: District Authority
Parish: Chipping

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Feb-1967

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 182969

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 64 SW CHIPPING TALBOT STREET

4/82 Stable and barn south-west of
13.2.67 Talbot Hotel

GV II

Barn and stable, possibly late C18th. Sandstone rubble with roof of stone slate and slate. The front wall has a wide entrance with a triangular head of 2 pieces of stone with a central key. To its right is a small window with plain reveals. To its left is an outshut with an opening with plain stone surround in its front wall and a door with plain stone surround on its right-hand return wall. The right-hand gable wall has 2 chamfered doorways on the ground floor with a similar doorway on the 1st floor now partly blocked. The rear wall has a wide entrance with a head similar to that in the front wall.

Listing NGR: SD6227543314

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: SD 62275 43314

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Images Of England

Stable And Barn South-west Of Talbot Hotel



Copyright: K. Foster
Reference Number: 182969

Location: Chipping, Ribble Valley,
Lancashire.

Photographer: K. Foster

Date Listed: 13 February 1967

Date Last Amended: 13 February 1967



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NORTH WEST OFFICE

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Our ref: PA00087325

30 July 2012

Dear Mr Wilson

Request for Pre-application Advice

TALBOT HOTEL, CHIPPING, PRESTON, LANCASHIRE

Thank you for consulting English Heritage at pre-application stage on a revised scheme for the refurbishment and extension of the Grade II listed Talbot Hotel and the conversion of the adjacent Grade II listed stables and barn, situated in the Chipping conservation area in the Ribble Valley.

English Heritage provided detailed advice on a previous proposal for the site (application number 3/2011/0822, and related LBC) which was refused by Ribble Valley Borough Council on the 16 March 2012.

In our response to the consultation on this previous application, we expressed a number of concerns about the impact of the proposal on the significance on both Grade II listed buildings and the character and appearance of the conservation area.

Following a site meeting with the architects, owners representative and the local planning authority on the 17th April 2012, and a meeting at our offices on the 25th July 2012 to discuss the revised proposals which has subsequently been developed, we wish to offer the following comments.

Policy and Guidance

Our advice is provided in line with the National Planning Policy Framework which came into effect on 27 March 2012. The previous proposal was assessed in accordance with Planning Policy Statement 5, though the essential principles relating to addressing the historic environment remain.

In this respect, we draw your attention the need for development proposals to 'protect



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1400 Facsimile 0161 242 1401
www.english-heritage.org.uk

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English Heritage will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



ENGLISH HERITAGE
NORTH WEST OFFICE

and enhance' the historic environment. This is a core principle of the Government's definition of sustainable development and therefore an important factor to consider when assessing the acceptability of scheme. Where a proposal would have a harmful impact on the significance of the historic environment, a clear and convincing justification to outweigh the level of harm should be presented by the applicant.

EH Advice

As a general point, we reiterate our support in principle for the proposal to bring the Grade II listed hotel back into its original use and to introduce a new use to the Grade II listed stable and barn. We advise that the wider public benefits of this should be taken into account as part of the overall assessment of the scheme.

Grade II listed Stable and Barn

The proposal to convert the Grade II listed Stables and Barn into an ancillary accommodation block containing 11no. ensuite bedrooms remains unchanged. Accordingly, our view remains that this intensive level of subdivision, alteration and upgrading of fabric, would fundamentally alter the character of the Grade II listed building and have a major impact on its historic interest.

We previously advised that the justification for this part of the scheme was lacking, particularly with regards to the need to consider fully the more sympathetic option of converting the building for use as a function room. This relates to the need to address paragraph 132 of the NPPF which states that any harm or loss should require 'clear and convincing justification' to be provided. We understand that acoustic assessments, as previously advised, have not been carried out and therefore, we reiterate that it remains to be shown that the proposed use of the barn is the only viable option as part of the scheme as a whole. Subject to this being demonstrated to the satisfaction of the local planning authority, we would have no objection.

Extension to the rear of the Grade II listed hotel

The form and design of the proposed extension to the Grade II listed Talbot Hotel has been fundamentally revisited.

The height of the structure has been reduced and the function room areas downsized by 15%. The 'garden wall' design approach, in our view, has created a structure which is sufficiently subservient to the principal listed building to avoid causing major harm to its significance. The parapet walls and the more rationalised form of the roofscape helps to create the appearance of a much lower structure in relation to the main building.



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We welcome the omission of the previously proposal to build an extension across the full width of the rear elevation of the Grade II listed building. The current proposal allows for the rear of the building to be revealed and the setting back of the proposed glazed link, behind the stone wall edge of the new extension achieves, in our view, a sufficient degree of separation to allow the different sections of the building to be understood.

The impact of the new extension on the setting of the nearby Grade II* listed Church should also be considered. The proposal to use a sedum roof with more subtle roof slopes is likely to reduce the visual impact of the extension when viewed from the Church, however, we suggest that photomontage from the churchyard should be provided in order to enable the extent of the impact on the setting of the Church to be assessed.

Internal alterations proposed to the Grade II listed Talbot Hotel

We once again welcome the retention of features, fixtures and fittings of interest, as identified in the Historic Building Assessment.

As previously highlighted, the HEPPG, paragraph 182 states that the plan form of a building is frequently one of its most important characteristics and proposals to modify internal arrangements, including the insertion of new openings, will be subject to the same considerations of impact on significance as for externally visible alterations.

We understand that the current proposal includes inserting a new internal staircase in the main, central section of the building. Following the building archaeology survey report, it is believed that originally there was a staircase in this area, though its precise location is unknown. This reconfiguration has resulted from the removal of the previously proposed rear glass box extension to enclose an external staircase which would have had a harmful impact on the rear elevation of the building. Therefore, on balance, accepting the need for a staircase in this section of the building, we would raise no objection to this element of the scheme. Similarly, with regards to proposed areas of loss of historic fabric, our advice remains that it will be for the local planning authority to assess the impact of the various internal alterations proposed against the criteria set out in the NPPF, paragraph 134.

Conclusion

We hope these comments are useful and urge that the issues raised above are addressed as far as possible prior to the submission of formal applications. We are copying this letter to the local planning authority for their information.



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Yours sincerely

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cc. Adrian Dowd, Principal Planning Officer (Conservation), Ribble Valley Borough Council

John Macholc, Chief Planning Officer, Ribble Valley Borough Council



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TALBOT HOTEL, CHIPPING, PRESTON, LANCASHIRE
Request for Pre-application Advice

Information Provided

Drawing number: 1723.SK200, revision A
Talbot extension views, 3D images

Published Guidance

The National Planning Policy Framework (NPPF), March 2012
The Historic Environment Planning Practice Guide (HEPPG), (English Heritage, 2010)



The Talbot Hotel, Talbot Street, Chipping

September 2012