



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices: Church Walk, Clitheroe, Lancashire, BB5 5VT

AMENDED PLANS RECEIVED

DATE

26/10/12

For office use only

Application No

320120974P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

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

Publication of applications on planning authority websites

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name and Address	2. Agent Name and Address
Title: First name:	Title: First name: MICHAEL
Last name:	Last name: JENKINS
Company (optional): RIGHAM PROPERTIES LTD	Company (optional): MICHAEL J JENKINS & CO LTD
Unit: House number: House suffix:	Unit: House number: House suffix:
House name: C/O MACFARLANES LLP	House name: SWISS COTTAGE
Address 1: 20 CURSITOD STREET	Address 1: MOOR ROAD
Address 2:	Address 2: BURLY WOODHEAD
Address 3:	Address 3:
Town: LONDON	Town: ILKLEY
County:	County: YORKSHIRE
Country:	Country: ENGLAND
Postcode: EC4A 1LT	Postcode: LS29 7BE

3. Description of the Proposal

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

STRIP OUT TENANT FIXTURES & FITTINGS
GENERAL REPAIRS TO FABRIC OF BUILDING
CUTTING BACK DEFECTIVE RENDER TO FRONT ELEVATION & RE-RENDER INCLUDING
SHOPFRONT STALLWORK TO WOOD FINISH & DECORATION
NEW SW PAINTED PILASTERS. DETAIL TO BE APPROVED BY PLANNING OFFICER
REMOVE THIRD PARTY SIGNAGE
RENEW ELECTRICAL INSTALLATION
REMOVE A/C & EXTRACT INSTALLATION
UPGRADE FIRE PROTECTION TO GROUND FLOOR WALLS & CEILING

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

ELEVATION AS PROPOSED SHEET 3 12.10.12
REV 'A'

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / 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

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

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9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	ROUGH STONWORK RENDER PAINT TO FRONT ELEVATION	CUT BACK DEFECTIVE RENDER RE RENDER & PAINT REPOINT ROUGH STONE WALL	☐	☐
Roof	SLATE	REPLACE LOOSE/MISSING SLATES	☐	☐
Windows	SW PAINTED	RE PAINT	☐	☐
Doors	SW PAINTED	RE PAINT	☐	☐
Boundary treatments (e.g. fences, walls)	ROUGH STONE WORK	RE POINT & DECORATE	☐	☐
Vehicle access and hard-standing	NONE		☐	☐
Lighting	LIGHTING TO U/S PASSAGE	RENEW WIRING/LIGHT FITTING	☐	☐
Others (please specify)	SHOPFRONT STEP WITH CERAMIC NON SLIP TILES	FORM NEW SHOPFRONT PILASTER REPLACE SHOPFRONT ENTRANCE CERAMIC NON SLIP TILES	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

FLOOR PLANS AS EXISTING REV 04/10/12
 " " AS PROPOSED SHEET 1 04/10/12 REV A
 " " " " " 2 04/10/12 REV A
 ELEVATION " " " 3 12/10/12 REV A

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	NONE		
Light goods vehicles/ public carrier vehicles	NONE		
Motorcycles	NONE		
Disability spaces	NONE		
Cycle spaces	NONE		
Other (e.g. Bus)	NONE		
Other (e.g. Bus)	NONE		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

NO CHANGES TO DRAINAGE

12. Assessment of Flood Risk

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

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

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

NO CHANGES ALL AS EXISTING

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

14. Existing Use

Please describe the current use of the site:

Is the site currently vacant? ☒ Yes ☐ No

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

RETAIL SHOP

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

JULY 2002

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

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

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

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

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

TEHANT NOT KNOWN

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

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

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

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

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

Total proposed residential units (A+B+C+D)=

Existing Housing

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

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

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

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

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

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

18. All Types of Development: Non-residential Floorspace

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

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	NONE	VACANT	
Proposed employees	NOT KNOWN		

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	NOT KNOWN			
	VACANT			

21. Site Area

Please state the site area in hectares (ha)

1.008

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22. Industrial or Commercial Processes and Machinery

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

H/A

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATED

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

12.10.12

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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

- ☒ The correct fee: ☒

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

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

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

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

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

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

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

☒ Yes

☐ No

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

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

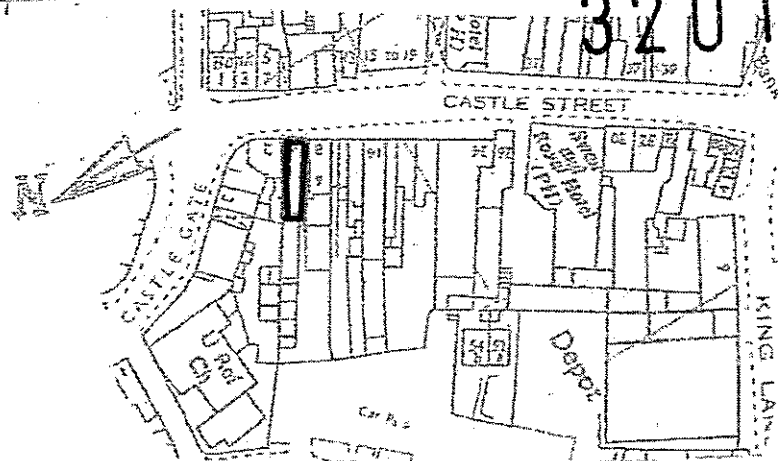
Contact name:

Telephone number:

Email address:

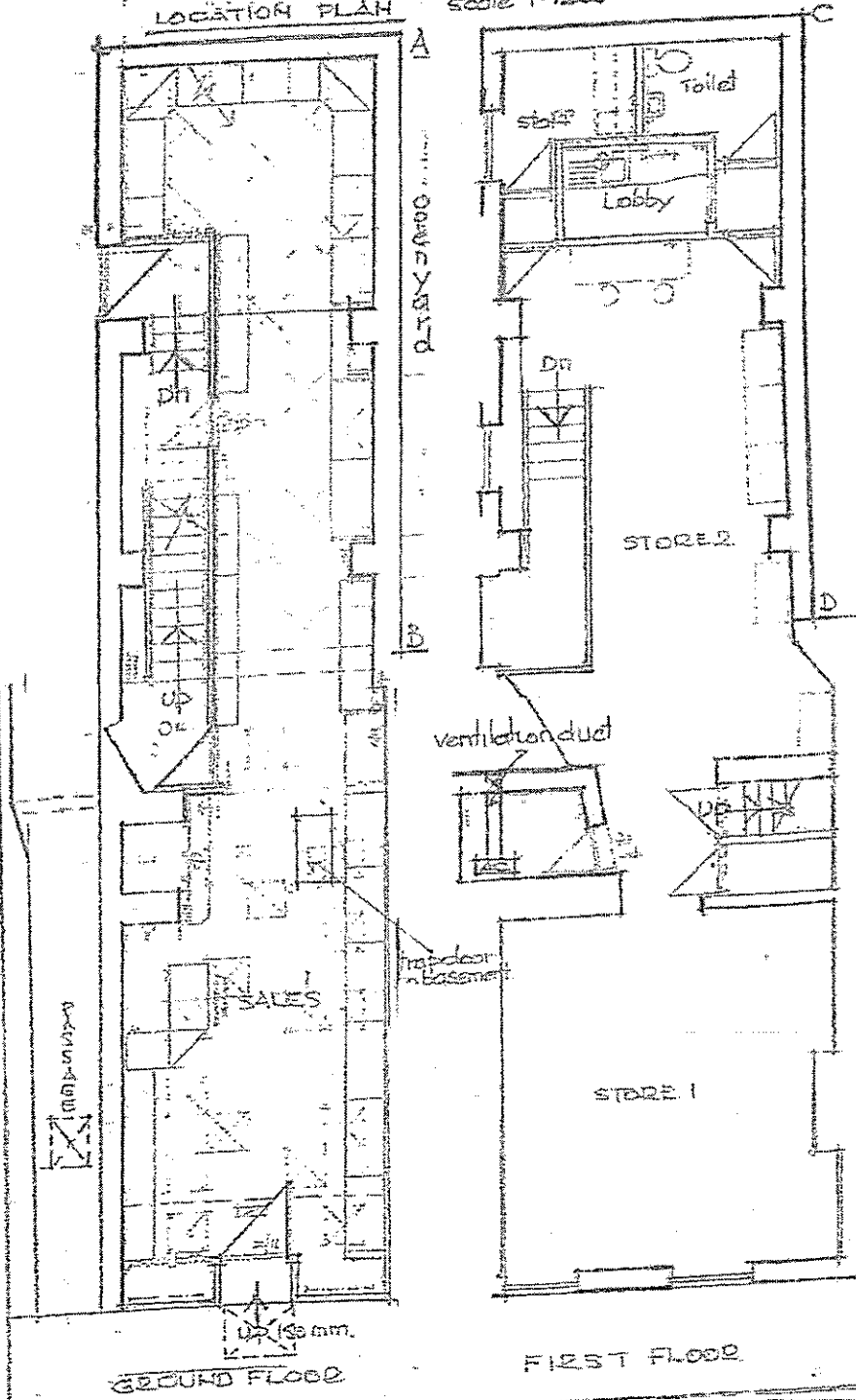
320120974P

PLAN AS EXISTING
4 CASTLE STREET
CLUTHEROE LANDS
Scale 1:100 date 21.08.12
Revisions
Basement added 14.9.12
Second floor layout 04.10.12



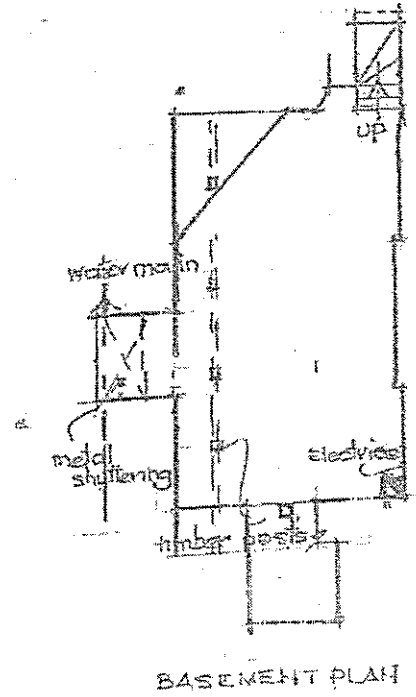
LOCATION PLAN

Scale 1:1250

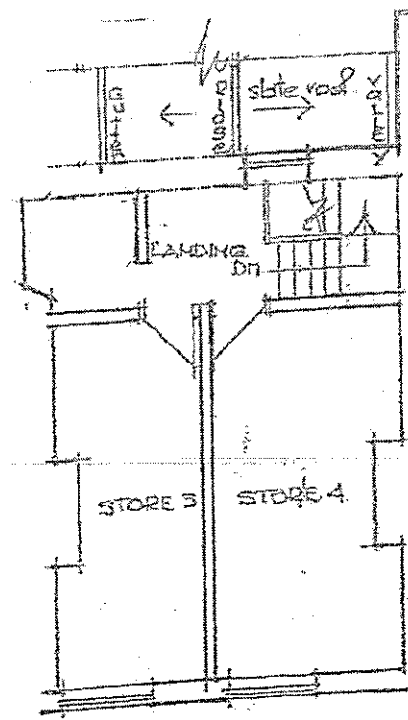


GROUND FLOOR

FIRST FLOOR



BASEMENT PLAN



SECOND FLOOR

AMENDED PLANS RECEIVED

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Dance school

Flank wall
Cutback vegetation
make good loose/missing
stonework repair in
cement/lime to match existing

OPEN YARD

overboard staircase
partition with 1hr fire line
boarded plaster skim
renew doors to 1hr
with door closers

Remove all tenant fixtures
& fittings

Take down all tenant wall
cladding reskin exterior
walls

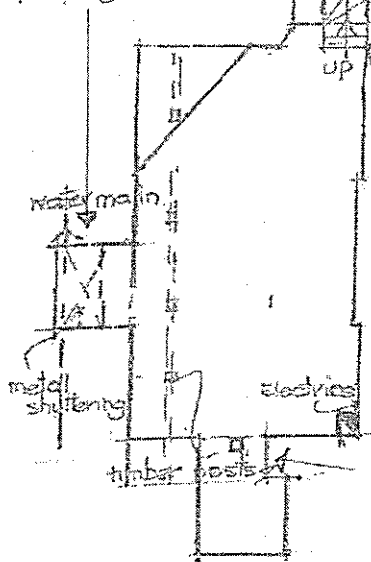
Take down suspended
metal grid false ceiling
& replace with 1hr rated
ceiling tiles, ipd recessed
lighting

Take up ex-carpet apply
levelling screed & new
carpet tiles

Form soffit underside
exposed floor joists under
passage with 2hr fire line board
& skim to provide 1hr protection

New s.w painted pilasters
detail to be approved by
planning officer

Remove metal shuttering
build in 4 hr concrete
to opening make good
tarmac finish to
passage



BASEMENT PLAN

No 6

No 4

No 2

Up 150 mm

GROUND FLOOR PLAN

AMENDED PLANS RECEIVED

DATE 26/10/12

PROPOSED REFURBISHMENT- REPAIRS

No 4 CASTLE STREET

CLITHEROE

Scale 1:100

SHEET No 1, Rev A

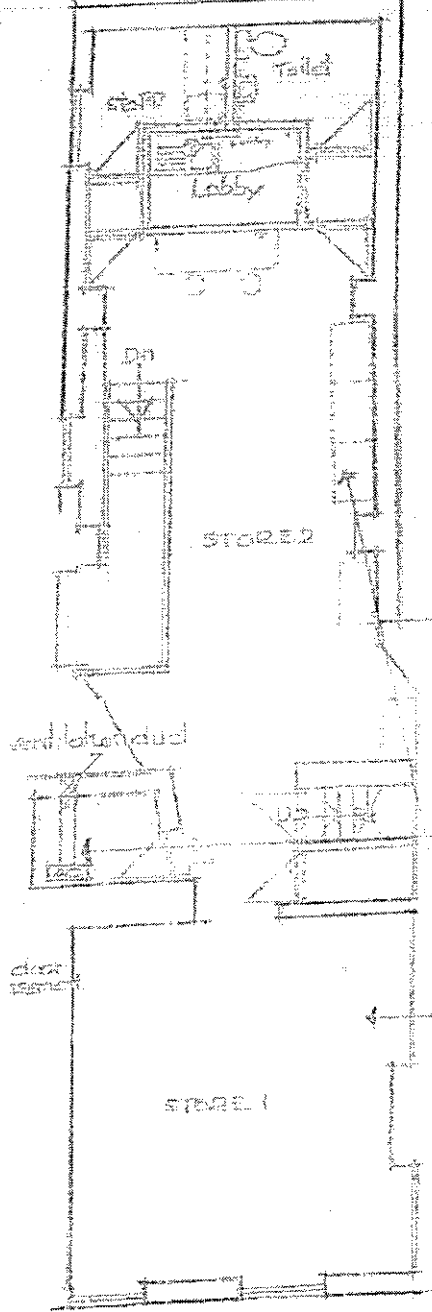
Date 04/10/12

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DANCE SCHOOL

GENERAL NOTES

Repairs - carry out plasterwork/ceiling to match existing
 Electrical - rewire complete installation fire and smoke alarm all in accordance I.E.E. regs.
 Decoration - prepare & paint all internal & external woodwork internal walls & ceilings

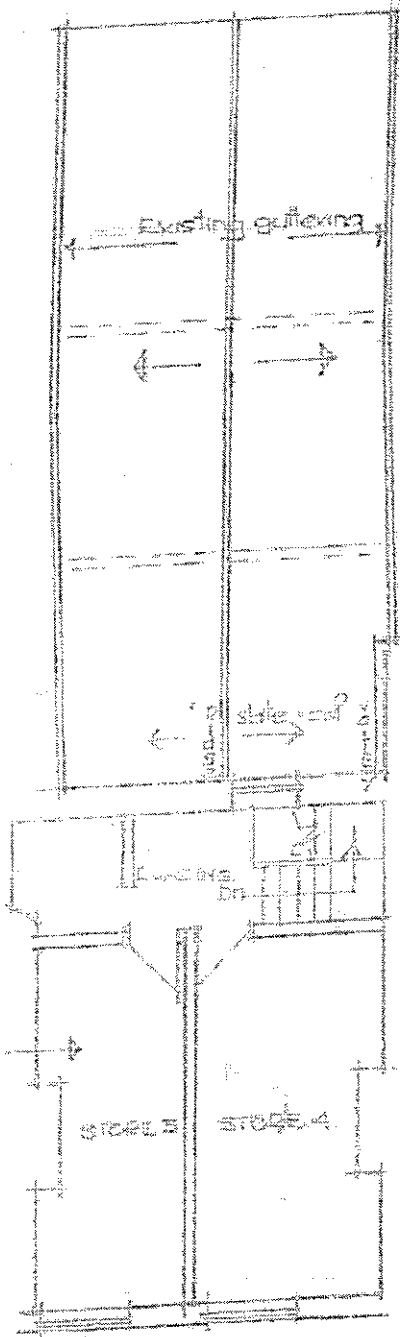


FIRST FLOOR PLAN

take up & renew vinyl floor covering Toilets & lobby
 Range over roofs replace loose/damaged slates to match existing
 clean out gutters/valley gutters carry out repairs to leadwork

Existing A/C equipment & ventilation

Remove all tenant fixtures & fittings
 take up floor covering replace defective floor boards to match existing



SECOND FLOOR PLAN

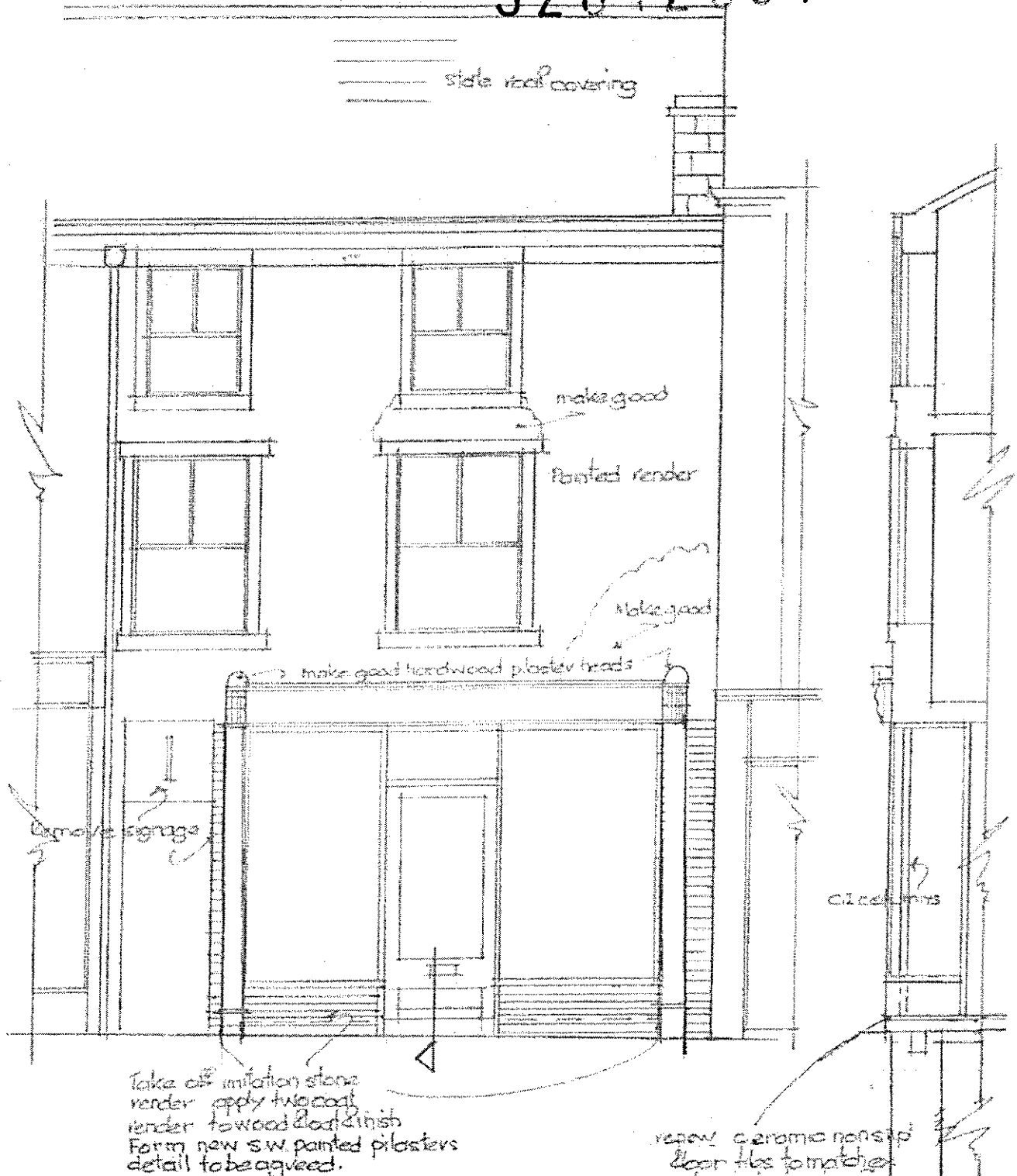
PROPOSED REFURBISHMENT-REPAIRS
 No 4 CASTLE STREET
 CLITHEDOE SHEET No 2 rev A

Date 04.10.12

Scale 1:100
 AMENDED PLAN RECEIVED

DATE 26/10/12

320120974P



PROPOSED
FRONT ELEVATION-SECTION
4 CASTLE STREET
CLITHEROE Sheet No 3

Scale 1:50

Date 12.10.12. rev 'A'

AMENDED PLANS RECEIVED
SECTION

DATE 26/10/12

DESIGN AND ACCESS STATEMENT

In relation to

4 CASTLE STREET

CLITHEROE

BB7 2BX

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AMENDED PLANS RECEIVED

DATE 26/10/12

1 Location

Fronting Castle Street the primary retail shopping area and within the Conservation Area

2 The Accommodation

Comprises ground floor shop with full cover at first floor level, basement and second floors located to the front of the building site area approximately 80 sq meters and is Grade II Listed

3 Use

Retail ground floor with ancillary storage/staff facilities at first floor storage at second floor

4 Proposal

Existing public access via shop front from Castle Street replace existing vestibule tiles with ceramic non slip

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HERITAGE STATEMENT

Relating to

AMENDED PLANS RECEIVED

DATE 26/10/12

Strip out of existing Tenant fixtures and fittings

Internal and external repairs

AT

4 CASTLE STREET

CLITHEROE

LANCASHIRE

BB7 2BX

on behalf of

RINGHAM PROPERTIES LIMITED



Prepared by:

Michael J Jenkins & Company Limited

Swiss Cottage

Moor Road

Burley Woodhead

Ilkley

West Yorkshire

LS29 7BE

26 October 2012

**Heritage Statement for Strip Out Fixtures and Fittings
Internal and External Repairs**

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Provided in Support of an Application for Listed Building Consent

and

Planning Permission

4 Castle Street

Clitheroe

Lancashire

BB7 2BX

2016 FEB 27 05:18

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4. Refurbishment proposals in relation to the Listing and Conservation Area
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- A Plans as existing and proposed

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1. INTRODUCTION

4 Castle Street is located within the primary shopping area forming part of a terrace of retail shops. See location plan *Appendix A*.

The premises comprise ground floor retail shop including side pedestrian passage to the south east boundary providing public access to shops and public car park located to the rear. The passage way provides a secondary means of escape facility. Full cover ancillary storage/staff accommodation at first floor together with storage at second floor level front section only.

The shop was originally let to Supercards Limited 1989 the Lease assigned to The Greetings Store Group latterly Birthdays now in administration. The Lease expires 13 August 2014.

The Landlord has served a Schedule of Dilapidations negotiating a financial settlement with the intention of undertaking the Wants of Repair.

This Heritage Statement has been produced in support of a combined application for Listed Building/Planning consents for the property.

Proposals relate to strip out of tenant display fixture and fittings including replacing false ceiling 1 hour fire rating, new 1 hour fire lined boarding to ground floor staircase compartment wall.

Repairs to general building fabric removal of all signage, internal repairs including a complete electrical rewiring and redecoration.

Cutting back defective render to front elevation including imitation stone render to stall riser and pilaster re-render to wood front finish including forming softwood painted pilaster to shop front to replicate original.

In compiling this document reference has been made to the following publications:

- 1 Communities and Local Government, 'Guidance on Information Requirements and Validation' March 2010
- 2 Communities and Local Government, 'National Planning Policy Framework' March 2012
- 3 PP55 Planning for the Historic Environment Practice Guide June 2012
- 4 Clitheroe Conservation Area Appraisal 2005

2. Description of the Heritage Asset

Castle Street is a mid 18th century property which occupies a south western end of the street close to the junction with Castle Gate. The property is within the Clitheroe Conservation Area boundary with an Outstanding Conservation Area status

Reference:

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SD : 743 417

SD : 7441 1/5 CASTLE STREET (South-East Side) Nos 4 to 12 (even)

Grade II

Details: C18 origins, 3 storeys, rendered, band and moulded eaves cornices, 2 windows to 3 occupancies, hung sashes with glazing bars, except for 1 to 1st floor Modern and late C19 shop fronts.

Nos. 2 to 12 (even) form a group

EXTERNAL

Front Elevation

Viewed from Castle Street the upper façade has a rendered painted finish. 4 no windows have painted projecting natural stone surrounds. Windows are softwood, paint and sliding sashes. There is a projecting natural stone bond course extending from second floor windows heads. At roof level there is a lead lined stone gutter and a natural slate roof above with clay interlocking ridge tiles plastic gutter to rear.



The shopfront late 19th century comprises softwood single central recessed access door to shop with fully glazed softwood display windows either side incorporating imitation stone render painted stallrisers and pilasters.

Painted softwood fascia and hardwood moulded pilaster heads



To first and second floor levels there is white painted render with two windows to each storey. The windows have original square edged ashlar stone surrounds, also painted but in black making them stand out from the render. Windows are softwood sliding sashes, painted in white. At the head of the second floor windows there is a cornice band which projects slightly and runs through between the stone heads. At roof level there is a lead lined stone gutter and a natural slate roof above this, with clay interlocking ridge tiles.

The south west boundary is bounded by a part covered part open side passage providing public access to commercial use buildings and car park accessed from Lower Gate and Castle Street.

The north west boundary rear 11 meters is constructed of random natural stone adjacent to an open yard used by adjoining owners.

The north east boundary is attached to buildings front Lower Gate.

The ownership of no. 4 extends over the passageway.

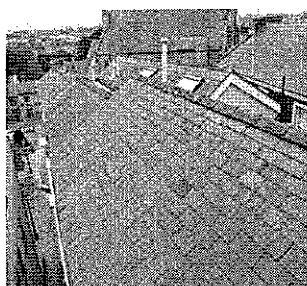


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The floor joists to the covered section are exposed, side walls comprise painted rough stone work



The rear two storey pitched roof is slate covered with plastic guttering to eaves



Side Elevation – North East

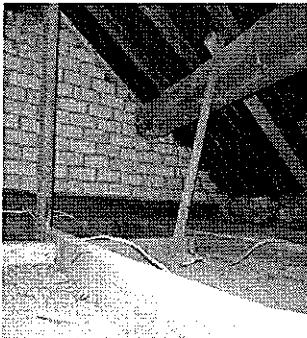
The rear two storey section is constructed with rough natural stone and abuts an open yard area serving a number of properties approximately 11 meters in length



INTERNAL

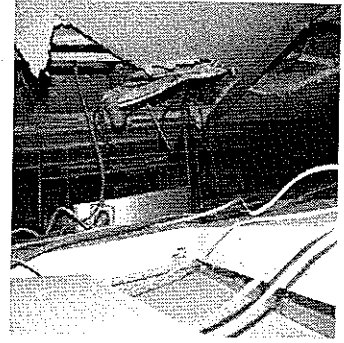
Internal Features

The building has been the subject of major alterations circa 1988 which included removal of internal walls at ground floor level construction of 4 no masonry piers adjacent to flank walls extended up to eaves level to support new cross wall within the roof void stabilising the cut timber roof.



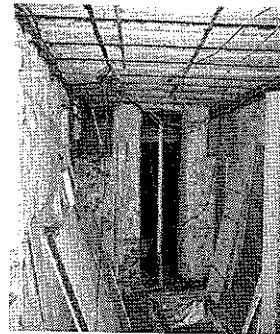
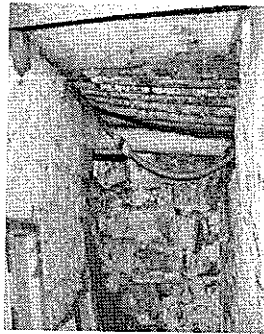
Tenant fit out ground floor consists slat wall shelving/installation of straight flight staircase enclosing stud partition extended to form a rear lobby exiting into side passage. False ceiling with recessed lighting below the original L&P ceiling

A new toilet/staff facility at rear of first floor formed softwood stud partitions faced with plasterboard

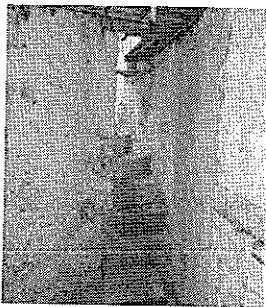


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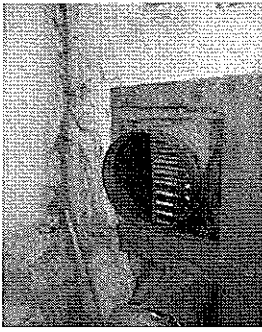
The original basement rough stone walls with stone floor slab part ground floor renewed trimmer inserted supported by timber posts Existing opening side passage filled metal shutter and concrete.



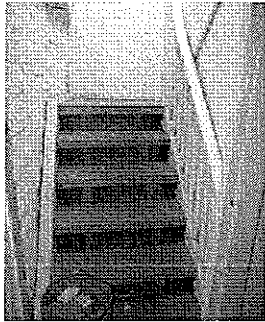
Access via trap door part original stone stairs retained. Incoming electricity/water mains



AC unit and extract fan located first floor small room over passage



Staircase to second floor replaced but balusters handrail retained.



3. Description of the Surrounding Areas and Properties

Castle Street is in the heart of the Conservation Area and is prominent when viewed from the higher elevations of the castle grounds to the south. No 4 Castle Street is within a Listed block, nos. 4-12, which is typical of the properties in the street, with traditional shop fronts and recessed entrance doors, rendered upper storeys and cut or rusticated stone surrounds to the windows. No 6 has recently undergone major repairs/refurbishment retaining the original attractive shop front, letting terms have been agreed.

4. The Proposals in the Context of the Listing and Conservation Area

- (a) Strip out modern tenant fixtures and fittings including false ceiling at ground floor.
- (b) Undertake routine external and internal repairs including decoration and new electrical installation.

Internal repairs

- (a) Apply skim coat plaster to walls including fire line board to staircase enclosing wall.
- (b) Take down suspended metal false ceiling in ground floor sales replace with ditto incorporating 1 hour fire resistant ceiling tiles.

- (c) Provide new 1 hour fire doors to staircase enclosure upgrade staircase enclosing wall fire line board to 1 hour and skim
- (d) Renew damaged floorboards second floor to match existing.
- (e) Remove AC/ventilation equipment.
- (f) Renew doors to staff/toilet lobby including fitting self closers.
- (g) Carry out timber preservation treatments to be undertaken by specialist contractor.
- (h) Renew electrical installation including fire/smoke detection system lighting and appliances
- (i) Redecorate all previously painted walls/ceilings and woodwork

External repairs

- (j) Cut back defective render to front elevation pilaster/stall risers re render to wood float finish.
- (k) Cut out defective/rotten timbers to pilaster heads splice in new hardwood timber to match existing
- (l) Remove all signage and make good as required
- (m) Form new softwood painted pilaster to shopfront to replicate original.
- (n) Break out shuttering to old basement access (side passage) build in concrete lintels make good tarmac finish
- (o) Under draw exposed floor joists over passage with fireline board and skim
- (p) Cut back vegetation and roots to stonework north east elevation make good voids with stone to match existing pin loose stones and repoint cement/lime mortar to match existing
- (q) Range over existing roof replace missing/loose slates check lead flashings and make good where required.
- (r) Redecorate all previously painted walls/ceiling/woodwork

5. Conclusion

The proposed repairs have been instigated by our Client to prevent the property falling into further disrepair and causing potential for further irreparable damage to the structure, fabric and historic features of the building. To this end our proposals seek to maintain the building in its current form, but unfortunately do require at least internally, replacement of some of the structural or other timbers which are beyond repair