



RIBBLE VALLEY
BOROUGH COUNCIL

29 OCT 2012

THE
OFFICE OF

For office use only

Application No: 020120988P

Date received

Fee paid £

Receipt No:

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

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

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:			
Company name:	The Grand at Clitheroe						
Street address:	The Grand at Clitheroe Ltd, 18 York Street			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	BB7 2DL						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	charles	Surname:	stanton		
Company name:	stanton andrews						
Street address:	44 York Street			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB7 2DL				mail@stantonandrews.co.uk		

3. Description of Proposed Works - see attached e-mail

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

This planning and listed building application for the Grand in Clitheroe is to internally develop existing space which will provide new wcs, and tech/video suites, improve circulation to stage and disabled lift access. This application also includes an extension providing a new 'green' room, multi-purpose studio and link corridor to the main hall.

Has the development or
work(s) already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:	18	Suffix:	
House name:	The Grand at Clitheroe Ltd		
Street address:	York Street		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2DL		

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

Easting:	374517
Northing:	441988

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):

Officer name:

Title: Mr First name: John Surname: Macholc

Reference:

Date (DD/MM/YYYY): 09/08/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application advice was sought with the local authority on two occasions; the first meeting was with John Macholc on the 9th of August a follow-up meeting was held with John Macholc and the conservation officer on October 5th 2012.
This application takes on much of the advice provided.

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

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

☒ Yes ☐ No 320120988 P

Which of the following does the proposal involve?

- a) Total demolition of the listed building ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building ☐ Yes ☒ No
- c) Demolition of a part of the listed building ☒ Yes ☐ No

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed?

Month: Year:

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Two storey outrigger with wc at lower ground floor and lobby at ground floor allowing access to external fire exit stair.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

As the Grand has become more successful the management have begun to identify limitations in the current venue. These limitations stem from a number of reasons, these include

the expansion of the venue to include the three adjacent properties

compromises that were agreed at the time the original consent for development was agreed

the expanding breadth and range of performances/uses currently provided by the grand the expansion in the range of users to include local schools, community groups as well as touring performers and acts.

Following a design review it was felt that many of issues above would be resolved by:-

the creation of a multi-purpose function room that could be used as a lecture room, rehearsal room or workshop theatre/cinema performance space. As well as providing space for more robust activities such as dance, interactive schools and education space, visual arts and workshop or as dressing rooms for the larger school performances.

the creation of a dedicated 'green room' that was separate from the other activities within the Grand This would need to have its own access from the street as well as allowing private and secure access to and from stage.

creating technology and arts studios and additional wcs within the existing accommodation.

The extension also provides improved access for all users as well as a disabled access lift to the stage and circulation between the offices and the lower ground floor back of house.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

LB xxx

11. Listed Building Grading

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

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

Is it an ecclesiastical building? ☐ Don't know ☐ Yes

☒ No

12. Immunity from Listing

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

☐ Yes ☒ No

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	0	-4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Stone, render and metal panels

Description of *proposed* materials and finishes:

Stone, render and metal panels

Roof covering - add description

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

grey single ply membrane

Chimney - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - add description

Description of *existing* materials and finishes:

upvc and frameless glass

Description of *proposed* materials and finishes:

painted timber to listed facade, frameless glass to extension

External doors - add description

Description of *existing* materials and finishes:

painted solid

Description of *proposed* materials and finishes:

glazed

Ceilings - add description

Description of *existing* materials and finishes:

plasterboard

Description of *proposed* materials and finishes:

plasterboard

Internal walls - add description

Description of *existing* materials and finishes:

plasterboard

Description of *proposed* materials and finishes:

plasterboard

Floors - add description

Description of *existing* materials and finishes:

solid concrete

Description of *proposed* materials and finishes:

no slip tile and timber

Internal doors - add description

Description of *existing* materials and finishes:

painted and stained timber doors

Description of *proposed* materials and finishes:

to match existing

Rainwater goods - add description

Description of *existing* materials and finishes:

pvc and aluminium

Description of *proposed* materials and finishes:

concealed and aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

14. Materials (continued)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - add description

Other

N/A

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Ex01 Location Plan

Ex02 Existing Lower Ground Floor Plan

Ex03 Existing Ground Floor Plan

Ex10 Existing Elevations

LB02 Proposed Lower Ground Floor Plan

LB03 Proposed Ground Floor Plan

LB11 Proposed Elevations

PL02 Proposed Lower Ground Floor Plan

PL03 Proposed Ground Floor Plan

PL11 Proposed Elevations

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

Connection to existing system in Back York Street, no further available at this time.

16. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

17. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

18. Existing Use

Please describe the current use of the site:

The Grand is an inclusive and interactive cultural hub for a diverse array of activities including state-of-the-art performance and live music facilities serving Clitheroe and the Ribbles Valley.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

19. Trees and Hedges

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

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

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

20. Trade Effluent

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

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0

22. All Types of Development: Non-residential Floorspace (continued)

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C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	1600.0	3.0	303.0	300.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	1600.0	3.0	303.0	300.0

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

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	25	0	0
Proposed employees	30	0	0

24. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D2	9am	11pm	9am	11pm	9am	11pm	☐

25. Site Area

What is the site area?

00.14 hectares

26. Industrial or Commercial Processes and Machinery

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

Theatre/cinema venue. The space will be air conditioned, probably fed from the existing system.

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

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

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

Title: Mr First name: charles Surname: stanton

Person role: Agent

Declaration date: 29/10/2012

☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

30. Declaration

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

☒ Date

From: Charles Stanton [charles@stantonandrews.co.uk]
Sent: 01 November 2012 14:51
To: Louise Blatchford
Subject: Re: Planning application and listed building consent applications - The Grand, 18 York Street, Clitheroe
Follow Up Flag: Follow up
Flag Status: Red

320120988P

Hi Louise

We don't have any problem with the description being amended as

'Planning and listed building consent application for The Grand in Clitheroe to internally develop existing space which will provide new WCs, and tech/video suites, improve circulation to stage and disabled lift access. Demolition of existing two-storey outrigger (WC, lobby and fire escape). Extension providing new 'green' room, multi-purpose studio and link corridor to main hall.'

We can include the demolition of the outrigger as described on the as 'existing plans'.

We will drop off a set of the A1 drawings either this afternoon or tomorrow morning. We will email the amended as existing drawings as pdf's.

I suspect that if you were to ask other applicants they would bill you. If it helps we can provide a service to RVBC for printing A1 b&w prints at £1.65 + VAT/A1 drawing.

Regards

Charles

Charles Stanton RIBA

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And at

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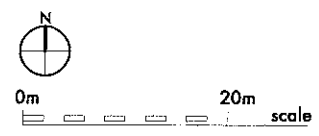
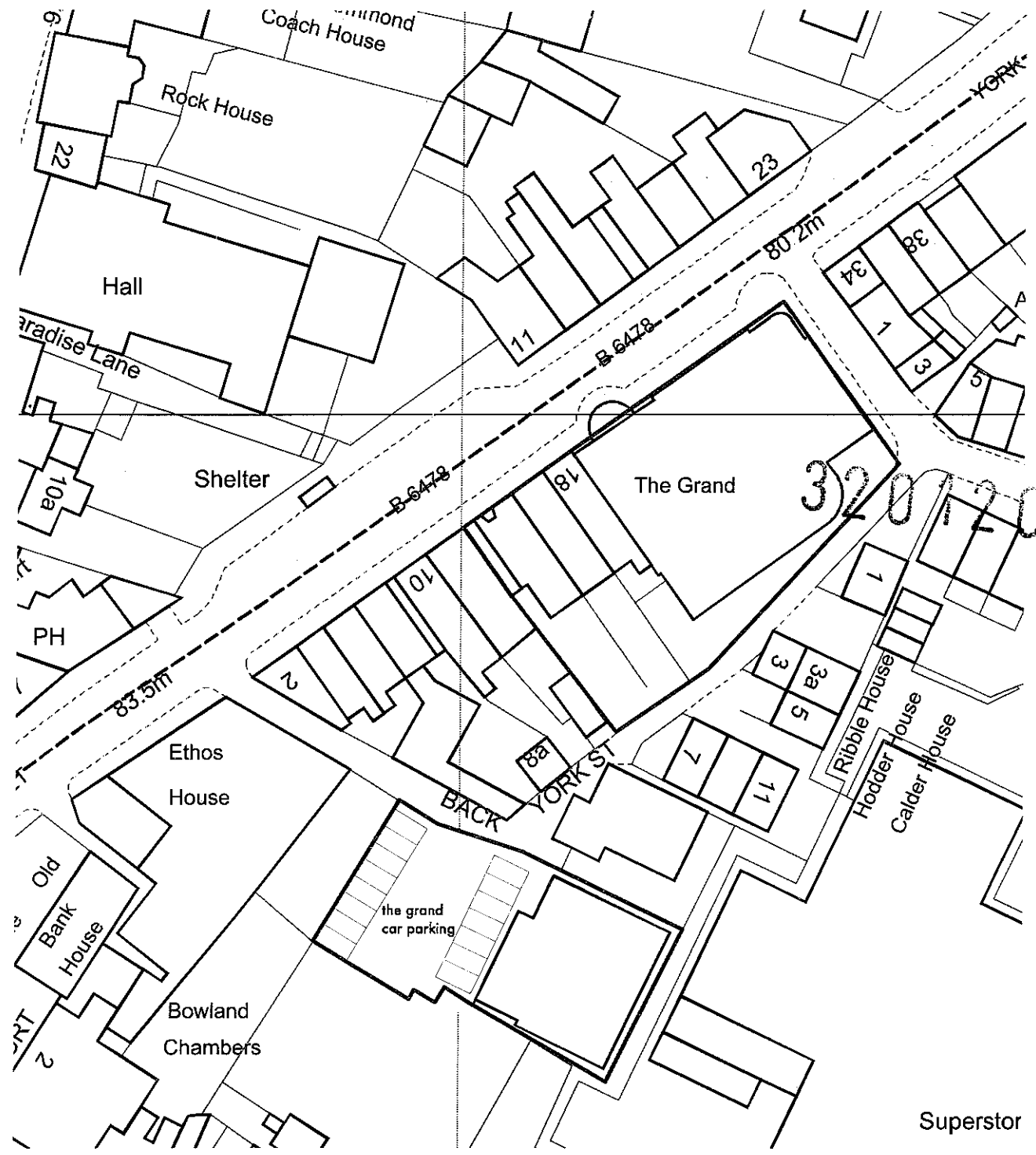
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02/11/2012

This drawing is to be read in conjunction with the relevant consultation and planning consent. It is to be used for information only and is not to be used for any other purpose without the prior written consent of the architect. It is to be used for information only and is not to be used for any other purpose without the prior written consent of the architect.



rev A issued for listed building and planning consent oct 2012

stanton andrews
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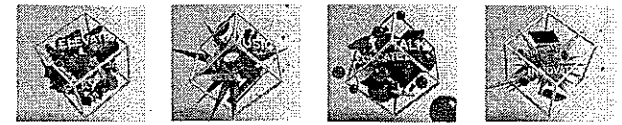
the grand, clitheroe

location plan

12.29 / Ex 01 A
1 to 500 0A3

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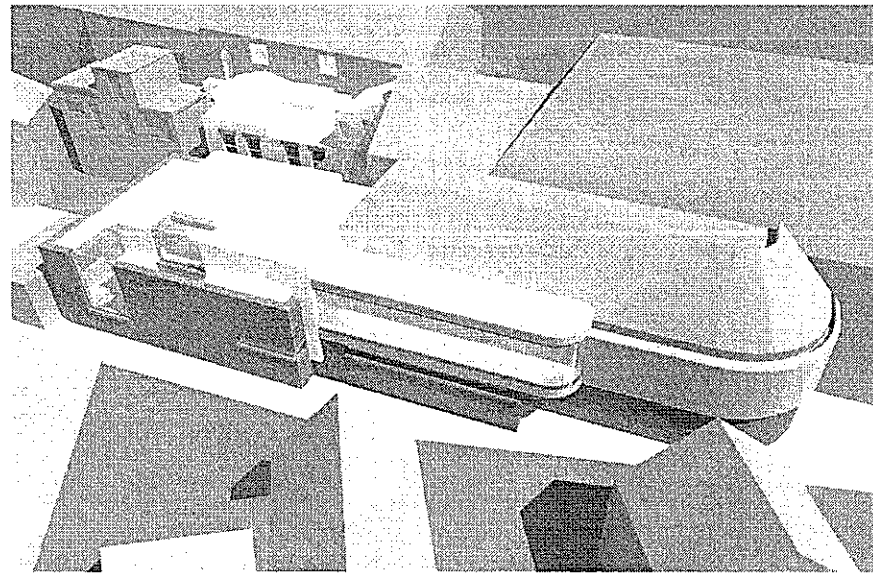
the grand clitheroe



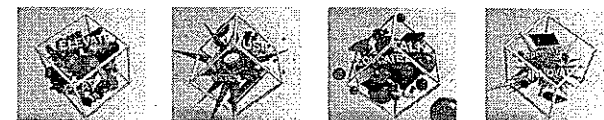
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Internal alterations and an
extension to the

Grand at Clitheroe



the grand clitheroe



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introduction

This planning and listed building application for the Grand in Clitheroe is to internally develop existing space which will provide new wcs, and tech/video suites, improve circulation to stage and disabled lift access. This application also includes an extension providing a new 'green' room, multi-purpose studio and link corridor to the main hall.

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy

assessment

Physical

The Grand is a Grade 2 theatre set in the heart of Clitheroe occupying four properties; the theatre and adjacent offices in 14 -18 York Street all of which are listed. The site is also on the margin of a Conservation area. An heritage statement has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS of JWRC Chartered Building Surveyors & Historic Building Consultants and will accompany the listed building application.

The theatre was converted and extended in 2008 to create a multi-media performance venue for the local community. The main entrance to the theatre and offices is on York Street with minor entrances/doorways to Back York Street. Back York Street is characterised by blank gables directly fronting the street however there are some residential properties. The proposals will have to accommodate the windows and outlook to no. 7 Back York street and no. 12 York street in particular.

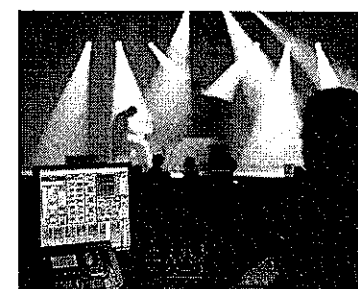
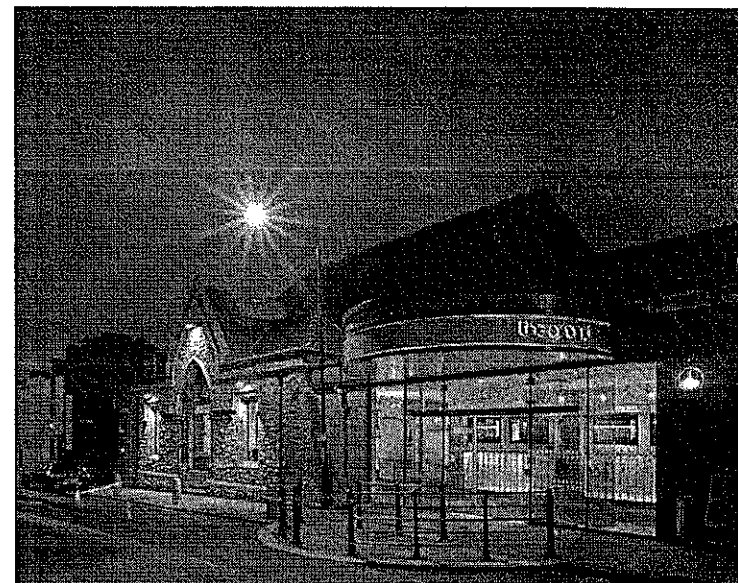
Social

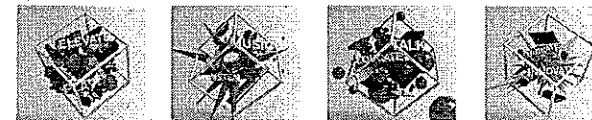
The Grand is an inclusive and interactive cultural hub for a diverse array of activities including state-of-the-art performance and live music facilities serving Clitheroe and the Ribble Valley.

It is an invaluable resource to the education, health and well-being sector with established and trusted relationships. It has excellent relations with police and other authorities and delivers support of all forms to local youth, schools and community groups.

Over three years the number of visitors has grown from zero to over 50,000 per annum and has won business awards for social and community development as well as being voted one of the top ten venues in the north of England.

the grand - a local success





the grand - contribution

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Economic

The Grand is a diverse performing arts centre and a leading provider of youth arts in the Ribble Valley. Its events attract over 50,000 attendees per annum. It employs around 20 full time staff and 13 part-time casual staff.

It is expected that the improvements proposed would lead directly to the creation of up to 10 full or part-time staff.

The Grand plays an important economic role in Clitheroe. In Spring 2011 Lancaster University Management School (LUMS) carried out a study to assess the economic impact in Gross Value Added (GVA) of another north-west rural market town arts venue - the Kendal Brewery Arts Centre. The LUMS study drew on best practice in the arts sector from previously completed studies that had been prepared with Arts Council Support. These include the "Lancaster for the Arts" partnership study. There is a consensus that arts organisations contribute in four main areas:

- the employment of staff (and ensuing multiplier effect);
- supply chain expenditure;
- visitor expenditure; and
- cash-equivalent of publicity generated through unpaid media

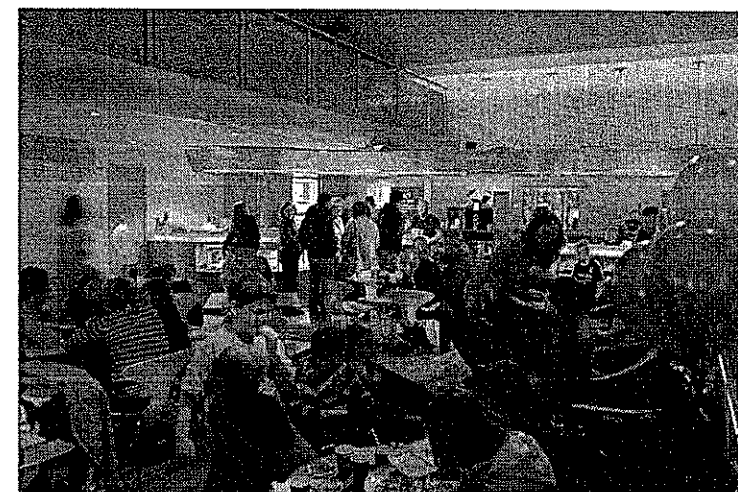
Based on the modelling carried out by LUMS for Kendal, and applying similar factors to the activities and turnovers at The Grand, the gross value added of The Grand can be estimated at around £2.5 million per annum.

With the growth that the new facilities delivered by the project would allow, it is realistic to anticipate that the economic impact will increase over the three years following completion of the project to up to £3.75 million per annum.

Planning Policy

There is a significant amount of relevant planning policy that includes Acts of Parliament such as the Planning (Listed Buildings and Conservation Areas) Act 1990 that altered the laws on granting of planning permission for building works, notably including those of the listed building system in England and Wales.

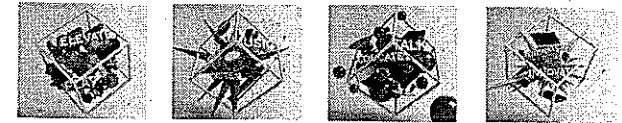
There is national policy that includes National Planning Policy Framework (NPPF) which was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.



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the grand clitheroe



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Relevant policy within the NPPF includes:-

134 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use

Local and regional policy includes the following:-

Policy ENV19 - Listed Buildings.
Policy ENV20 - Proposals Involving Demolition/Alteration of Listed Buildings.
Policy ENV16 - Development Within Conservation Areas.
Policy S1 - Shopping Policies - Clitheroe Centre
Policy G1 - Development Control.
Joint Lancashire Structure Plan Policy 21.

It is our belief the proposals will lead to less than substantial harm to the significance of the listed properties. The proposal has an acceptable impact upon the character and setting of the listed buildings, the setting of adjoining and nearby listed buildings and the character and appearance of Clitheroe Conservation Area

The proposed has an acceptable impact upon residential amenity

Planning History

There have been over fifteen planning or listed building applications over the last ten years. The most relevant successful applications include:-

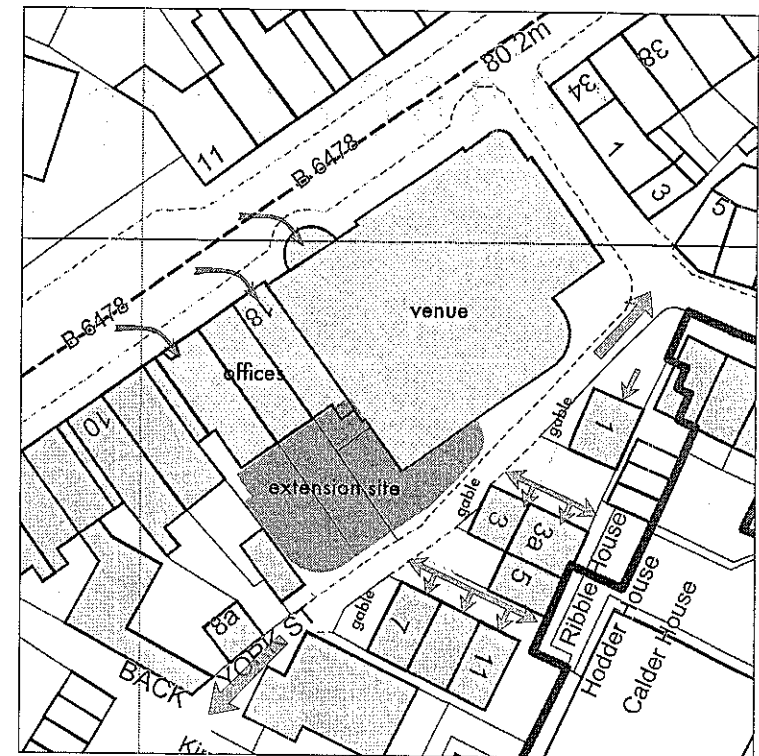
3/2008/0055 Demolition of existing extensions Internal alterations and new extension. Conversion to offices, catering facilities and caretaker's accommodation for the Grand
3/2008/0056

This application whilst no longer extant confirms that demolition and replacement of the flat roof extension to the rear was acceptable in planning terms

3/2006/0998 Conversion to form caretaker's maisonette, offices and storage (for use in conjunction with the Grand)
3/2006/0999

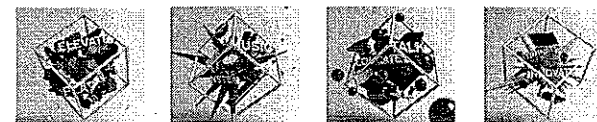
3/2002/0314 Proposed alteration and extension to the Grand to create a new performing arts centre and cyber cafe
3/2002/0320L

the grand - limitations



conservation
area boundary

the grand clitheroe



introduction

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Pre-application advice was sought for a previous scheme with the local authority on two occasions; the first meeting was with John Macholic on the 9th of August a follow-up meeting was held with a Grand Trustee, John Macholic and the conservation officer on the 5th of October 2012.

This application takes on much of the advice provided.

evaluation

The design process commenced with an appraisal of the existing buildings; the Grand and the offices, within its setting.

No venue is perfect; the Grand has been able to accommodate or overcome most of the limitations however as the venue becomes more successful the limitations start to compromise the long term future of the venue. The limitations to the Grand venue include the following:-

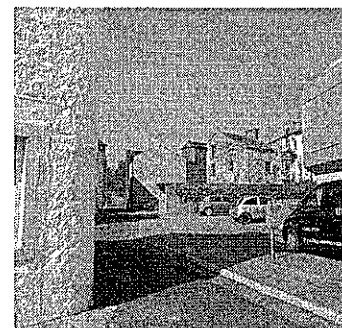
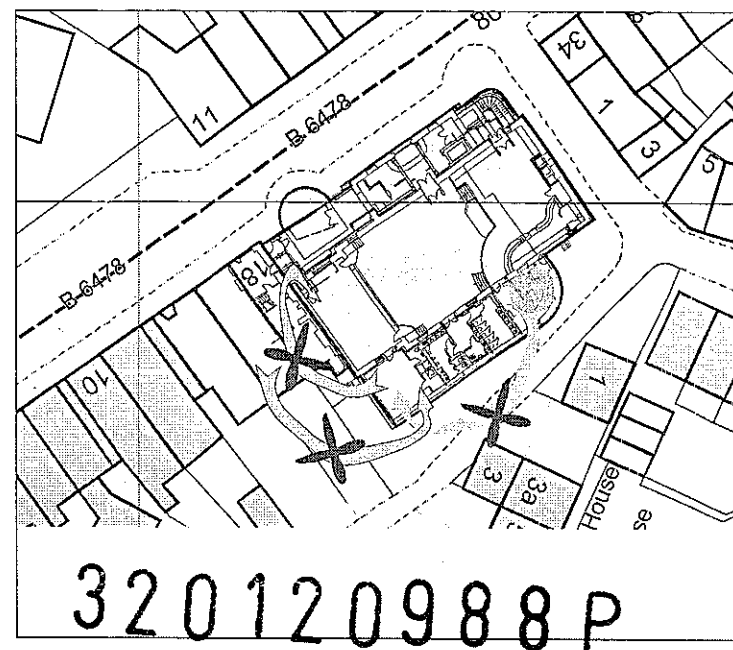
- access to back stage room is via the stage only
- there is no disabled access for performers
- performers access to stage is via the entrance hall and York street
- there is no circulation across and behind the stage
- there is no dressing/transition space for large groups/school
- there is no suitable and dedicated studio/rehearsal space

With the addition of the offices accommodation further limitations have yet to be resolved including:-

- the only route from the offices to the main hall is via the entrance hall
- there is no connection from lower ground offices through to the venue

To the rear of the site there is an area of hardstanding currently used for occasional car parking. Staff and performers at the Grand have access to a private car park at Central Garage and deliveries are made via a dedicated loading bay on York Street. This redundant area of hardstanding and the lack of historic value to the rear elevations suggest that this would be the most suitable location for an extension to address the Grand's needs

the grand - in context





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'creating opportunities for multiple performances at the same time'

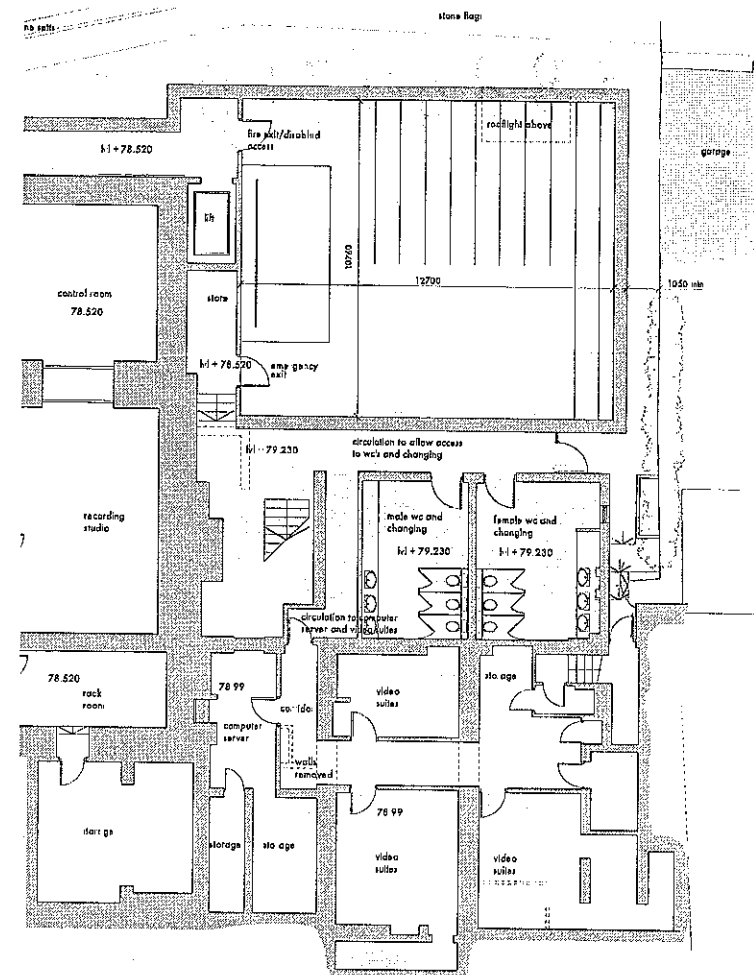
Within 12 months of opening, as the Grand has become more successful, the trustees realised limitations in the current venue. These limitations stem from a number of reasons, these include

- the expansion of the venue to include nos 14 and 16 York Street, originally purchased to allow no 18 York Street to be used to aid circulation.
- compromises that were agreed at the time the original consent for development was agreed.
- the expanding breadth and range of performances/uses currently provided by the grand.
- the expansion in the range of users to include local schools, community groups as well as touring performers and acts.

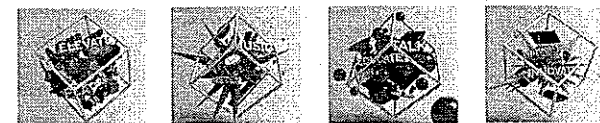
The current facilities cater for up to 50,000 visitors per annum, this could be significantly increased with the construction of an alternative performance /multi-purpose studio space. The brief that was developed focussed on a number of simple design objectives:-

- the creation of a multi-purpose function room that could be used as a lecture room, rehearsal room or workshop theatre/cinema performance space. As well as providing space for more robust activities such as dance, interactive schools and education space, visual arts and workshop or as dressing rooms for the larger school performances
- the creation of a dedicated 'green room' that was separate from the other activities within the Grand. This would need to have its own access from the street as well as allowing private and secure access to and from stage.
- providing circulation between the offices and the lower ground floor back of house
- improved access for all users as well as a disabled access lift to the stage.
- creating video and tech suites within the existing accommodation
- creating additional wcs within the existing accommodation

the grand - design



the grand clitheroe



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design - options

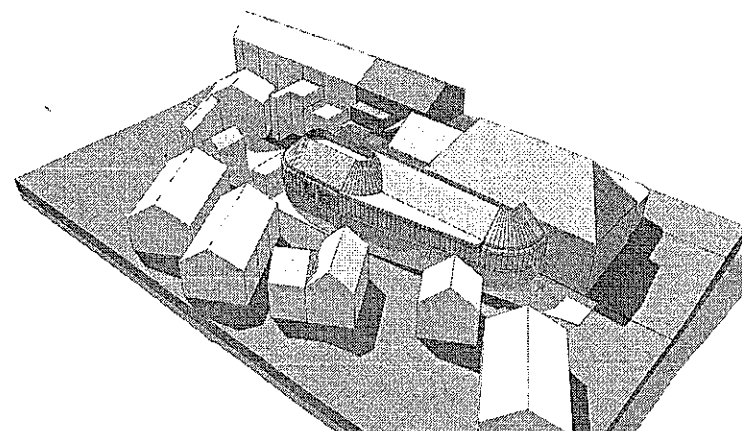
The current proposals are the result of a detailed design process in which various options were prepared for consideration, the resulting feasibility study accompanies this application.

The options explored included

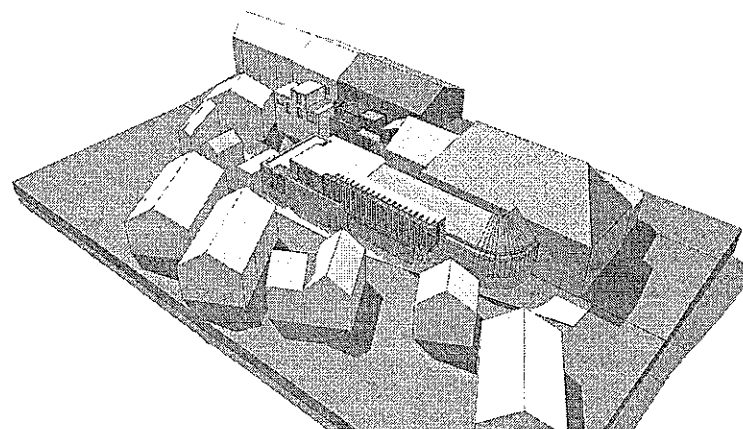
- extending the style and mass of the current extension the full width of the offices
- the creation of 2 storey dedicated cinema room and a dance studio/multi-purpose room
- the provision of a link the full length of the extension to provide a level access from the main cafe space to the new extension

The preferred option seeks to find a balance between fulfilling the minimum requirements of the Grand and ensuring its long term success and the need to minimise the impact on the listed properties and conservation area.

the grand - building on success

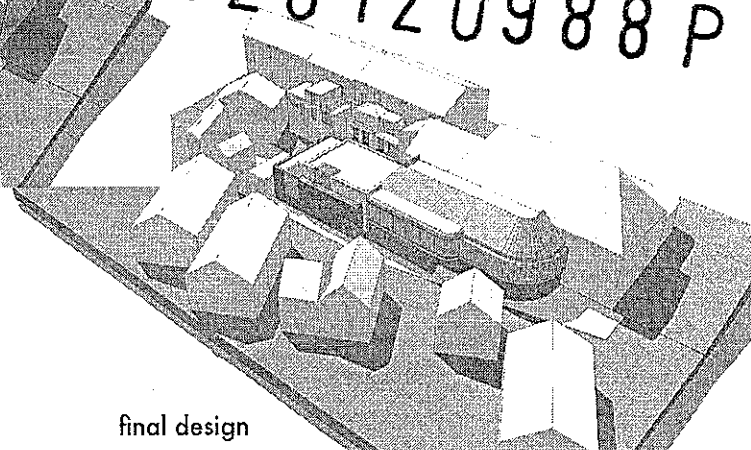


first option



second option

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final design

the grand clitheroe



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proposed - use

Cinemas, music and concert and dance halls are planning class D2 Assembly and leisure with the offices planning class B1. It is expected that the extension will be planning class D2 as the accommodation proposed is similar in use to the existing Grand venue.

proposed - amount

The proposed extension has a gross internal floor area of:-

Lower Ground Floor 198 sqm

Ground Floor 105 sqm

Total 303 sqm

The current building, including the Grand and adjacent offices, has an approximate gross internal floor area of 810 sqm/floor.

proposed - layout

There have a number of factors that have dominated the way the accommodation has been arranged these include:-

- management of access
- floor levels
- the need to minimise the impact on the rear of the existing listed offices
- the desire to keep the bulk and mass of the extension to a minimum.

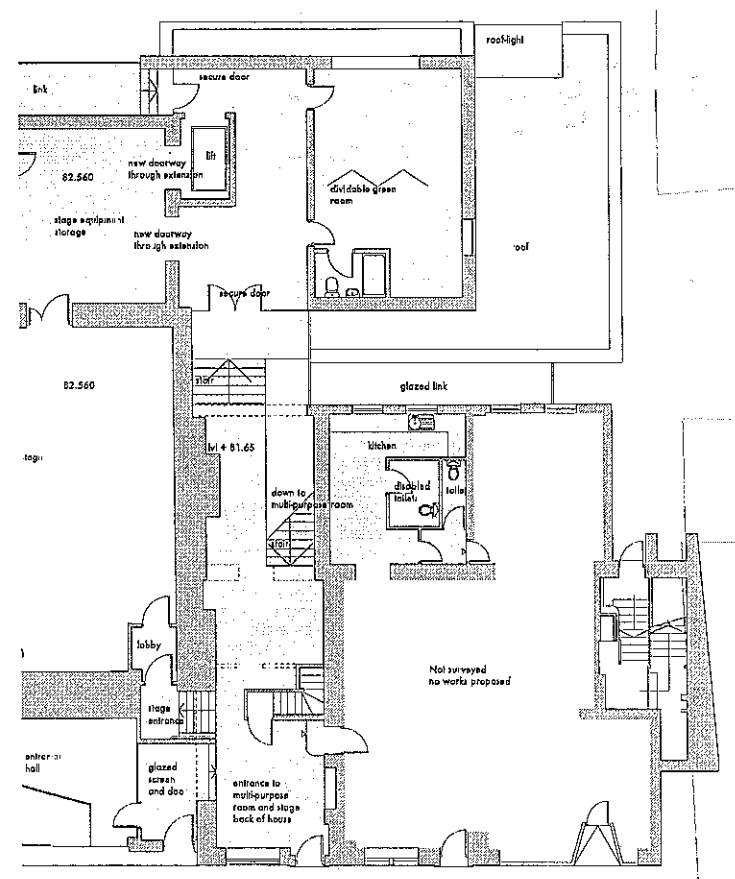
The proposed extension needs to be able to operate when the main venue is in use whilst ensuring that security is not compromised, staffing levels are at an efficient level and there is no consequences for the neighbours or local residents.

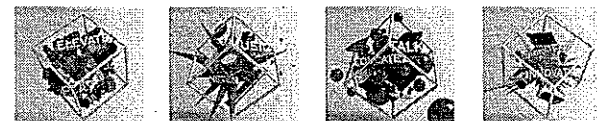
The layout has been developed so as to accommodate the various levels within the building. At lower ground floor level there are five different levels that need to be accommodated whilst at ground floor there are three levels.

A glass light-well has been incorporated between the extension and the rear of the listed offices. This reduces the extent of work required to make the link whilst allowing the facade to be seen from outside and ensuring that the impact on the staff within the offices is kept to a minimum.

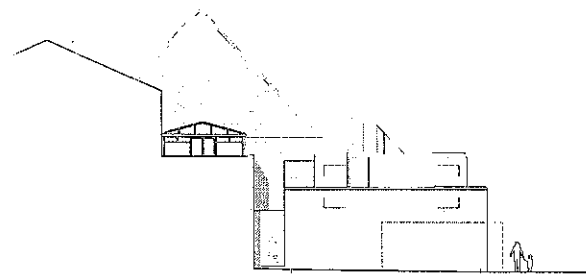
The layout has been developed so that the mass and bulk of the extension is kept to a minimum and that the 2 storey accommodation is kept as close to the main bulk of the existing Grand.

the grand - scheme

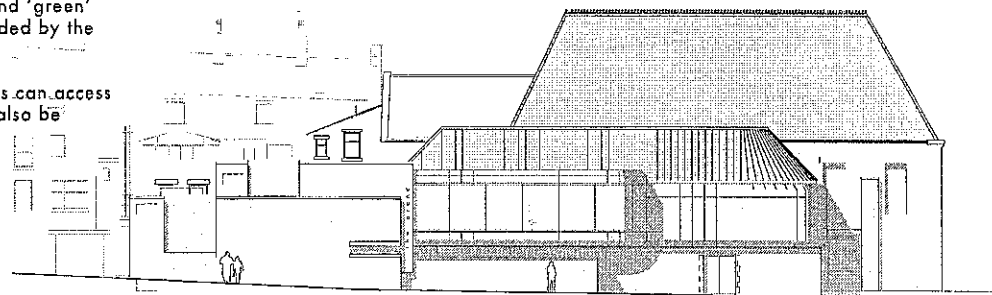




the grand - scheme



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proposed - scale

The extension has been designed to minimise the scale and bulk of the development. The lower ground floor has been dropped 750mm below pavement level at the west end. The majority of the accommodation is single storey with a second storey at the east end adjacent to the main Grand accommodation

Options for roofing were explored; originally these included a 45 deg metal pitched roof to match the previous extension, slated 25 degree roof to match the surrounding houses or a flat roof to match the existing flat roof extension to the offices

Following extensive 3d modelling it was felt that a flat roof was the most appropriate solution, primarily because it has the least impact on the surrounding properties and listed offices

proposed - landscaping

The proposals will have no impact on the existing landscaping. It is intended that any additional landscaping will be provided by plants in tubs or similar

proposed - appearance

Options for cladding were explored; a language for alteration to the listed Grand has already been agreed, in this instance however the need to minimise the height of the development and the absence of a pitched roof has meant that the language has had to evolve. It was also felt on reflection that the current extension is not as accessible, visually, as it could be so glazing has been incorporated. This will not be at the expense of the acoustic robustness of the envelope

access

The Grand prides itself on its accessibility with lift access provided to all floors and a hearing loop provided to the main hall

The only significant limitation is the lack of a lift to stage level to allow disabled performers direct access to the stage, equipment room and 'green' room without assistance or having to use stairs. This will be provided by the new lift in the extension

The multi-purpose room has been designed so that disabled visitors can access the room on the level via the rear access. A hearing loop would also be provided

The Grand York Street, Clitheroe

Proposed Internal Alterations and Extension

320120988P



Heritage Statement

October 2012

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1.0 Introduction

1.1 The Purpose of the Report

This Heritage Statement has been commissioned by Stanton Andrews Architects on behalf of the Grand, Clitheroe. It has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS following a site visit on 23rd October 2012.

1.2 The Building and its Statutory Protection

The Grand lies within the Clitheroe Conservation Area. The main building was built in 1873-4 as the Clitheroe Public Hall and was converted into a cinema in 1921. It was spot-listed Grade II in August 2000. In 2003-4 works were carried out to extend and convert the building into a music and arts centre. Three adjoining former houses (Numbers 14, 16 & 18 York Street) were Listed Grade II in 1976 and are now incorporated into the building and used as offices and staff accommodation.

2.0 Historical Background

2.1 History and Development

The historic core of Clitheroe is a medieval borough, laid out to the north of the castle on the main road from Preston and Blackburn towards Skipton. This route followed Castle Street, Market Place and Church Street. To the east, Lowergate was almost parallel with Castle Street. Some of the property boundaries in the centre of the town still follow those of the medieval burgage plots. Lang's map of 1766 (Figure 1) shows the extent of the town at that time. The site of York Street, to the south of Church Street and East of Well Gate, was undeveloped. Greenwood's map of 1818 (Figure 2) shows that the situation continued into the 19th century.

A new turnpike road from Clitheroe to Skipton, taking a shorter route, was built in 1826. Within the town this became York Street. The first edition of the six inch Ordnance Survey map, surveyed in 1844 (Figure 3), shows that the new road cut through some of the plots on the east side of Church Street and that some development along York Street had begun by that time. This included what are now Numbers 2 to 18 and Numbers 34 to 38 York Street. On the opposite side of the road what are now Numbers 11 to 23 York Street are also shown, as well as the Grammar School, which was rebuilt on the new site in 1834. The site of the Grand itself was a garden, and the area to its east was relatively undeveloped, with a timber mill, saw yard and rope walk indicating some industrial uses. What is now Back York Street is shown, with three buildings on its south-east side, in a roughly-triangular area created where the York Street plot boundaries cut across the earlier field divisions.

The 1884 twenty-five inch Ordnance Survey map (Figure 4) shows the Public Hall as well as more development between York Street and Waterloo Road, including an iron foundry and Albion Mill as well as some houses. The density of development does not appear to be as great as it was in the centre of the larger Lancashire industrial towns such as Preston or Blackburn at the same period.

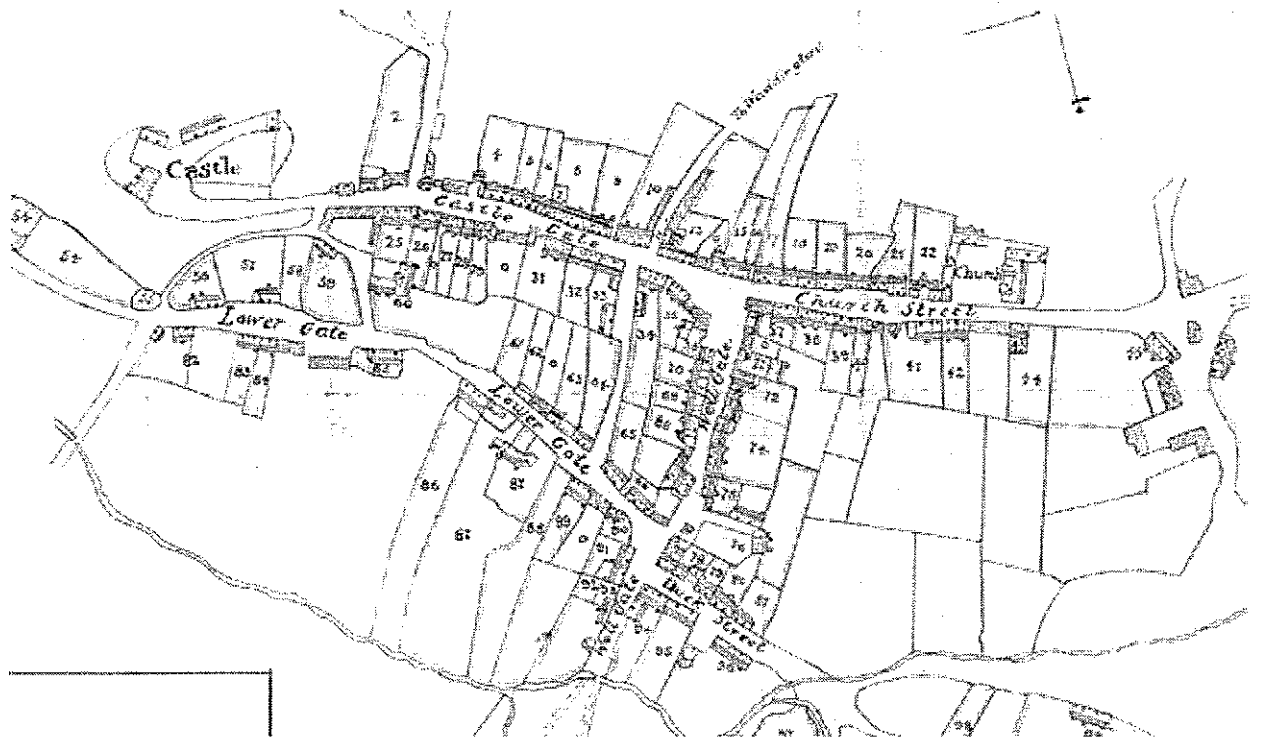


Figure 1. Lang's Map, 1766. The top of the map is oriented approximately west. It shows the junction between Wellgate and Church Street before York Street was built.

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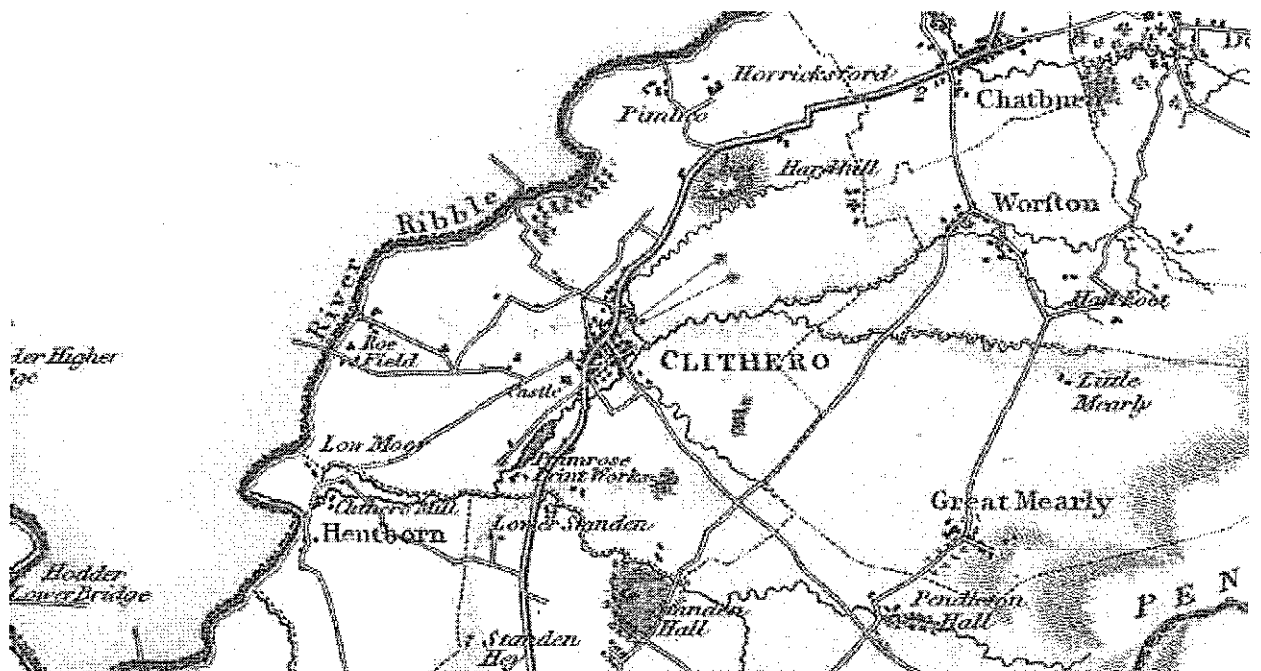


Figure 2. Greenwood's Map, 1818. It shows the route through Clitheroe before the new turnpike road to Skipton was built in 1826.



Figure 3. The first edition of the six inch Ordnance Survey map, surveyed in 1844.

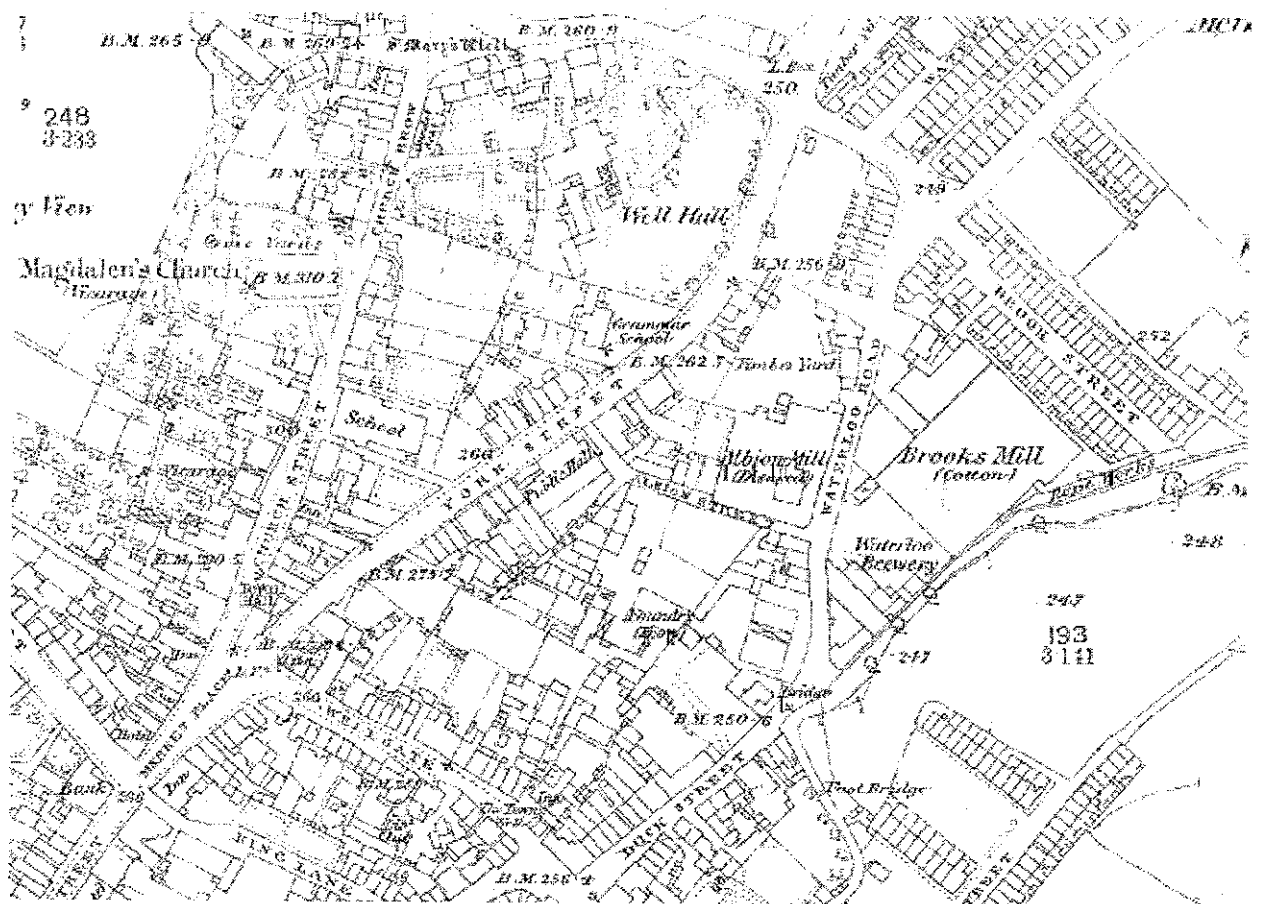


Figure 4. The first edition of the twenty-five inch Ordnance Survey map, published in 1884.

3.0 The Buildings incorporated in the Grand

3.1 The Public Hall

The List description gives some information about the former public hall and the justification for its statutory protection.

Civic hall, now cinema. 1873-4 as the Clitheroe Public Hall, converted to the Grand Kinema in 1921. Irregularly coursed stone walling with ashlar dressings; slate roof with crestings. The hall is sideways to the road, with small symmetrical entrance block containing manager's office and ladies' lavatory as well as foyer. Higher, single storey hall, with stage to right and projection suite up stairs to left. Front range with central gable over doorway with engaged columns, double doors and top light between deeply moulded Gothic pointed arch. Impost bands unite this composition with the windows to either side, terminating as hood moulds with ball stops over square casement windows. Similar windows with hood moulds on the side return, and simpler square casements to the hall.

Interior. Narrow foyer with terrazzo floor and paybox leads directly into hall. Auditorium with shallow rake holds nearly 400 people, with stage at one end and projection suite up stairs at the other. Open timber truss roof with hammerbeams set on wall brackets and wrought-iron tie bars. The walls lined in timber panelling. Gas secondary lighting on wall brackets. Brass pendant lights add to the sensation of mock-Tudor pastiche.

Included as a fine, early example of a public hall that has been given added interest by its conversion to a cinema.

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Figure 5. The Grand before the 2003-4 alterations.

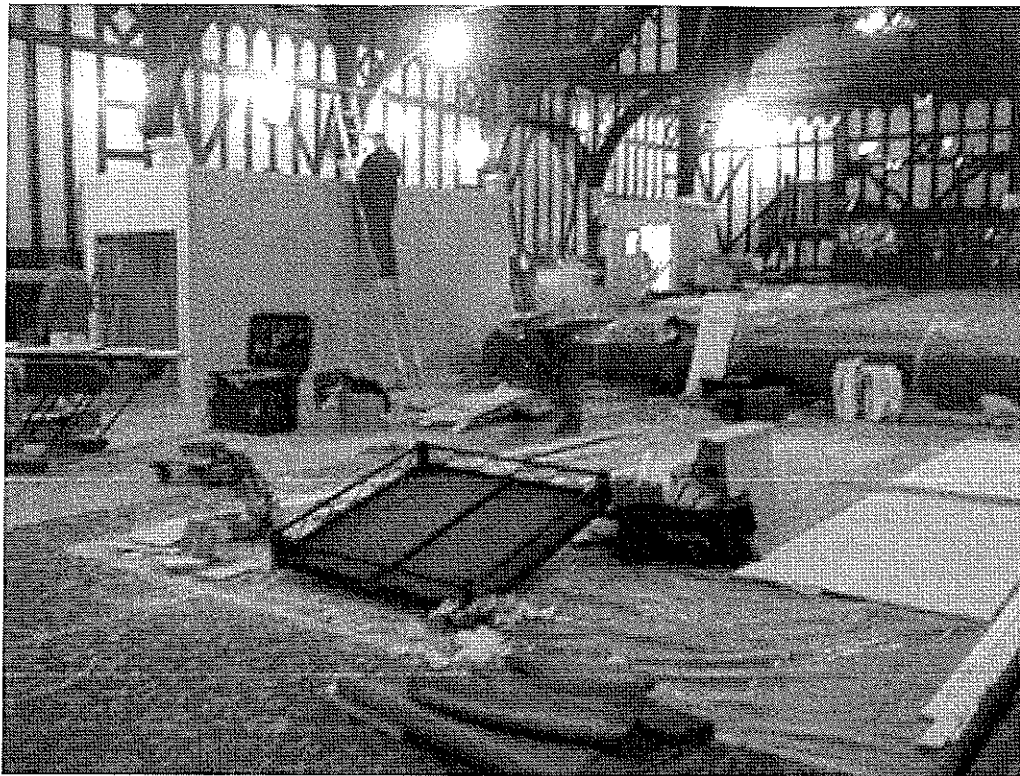


Figure 6. The interior during the conversion works.

A radical approach was taken to the conversion works, recognising that additions and adaptation were needed to create a performance venue of regional significance and to save the building from demolition. Externally, the steep slate roof, and some of the stone walls of the main hall remain visible, together with the entrance block with its gable bordering the pavement. The additions are deliberately modern in style. At the front they use large areas of glazing, but respect the original buildings by being set back from their corners, using sandstone dressings and having fascias with horizontal bands that echo the string courses of the original. At the rear an extension is more industrial in character, with blank blue metal panels and an aluminium roof above a stone wall that is blank apart from two fire doors.

Internally, the timber roof and wall panelling that contributed to the 'mock-Tudor pastiche' (Figure 6) are now completely concealed and there is nothing within the auditorium or stage to indicate the 19th century origins of the building (Photograph 21).

3.2 Numbers 14-18 York Street

Three former houses adjoining the former public hall have now been incorporated into The Grand and are used as offices and staff accommodation. All of the houses have been Listed Grade II since 1950, with Numbers 14 and 16 being included as part of an item that also includes Number 12, which is in separate ownership. The List description for Nos 12 to 16 (even) York Street is as follows:

C18 or early C19. 3 storeys, pebbledash with moulded stone eaves cornice and rusticated quoins. No 12 has semi-circular fanlight with cast iron tracery, a pediment and pilasters with an entasis and floral ornament over the caps and paterae under. 1 window to each storey in stone surrounds, hung sashes with glazing bars. Plinth, No 16 also has 1 window to each storey, and modern shop front. No 14 has modern shop front and 2 windows to each storey, 1 small later window to top storey. Nos 12 to 16 (even) form a group.

The List description for Number 18 is as follows:

C18 or early C19. 3 storeys, rendered, carved as stone. 1 window to both upper storeys, stone surrounds, no glazing bars. Small C19 shop window to ground floor with cornice and doorway with plain pilasters and cornice, inset door. Rusticated quoins to left. Nos 2 to 18(even) form a group.

The old-fashioned doorcase to Number 12 probably suggested to the listing inspector that the houses are older than they are, as they must have been built after the road opened in 1826. The interiors were not described and it appears that they were listed because of their presumed date and for their townscape value rather than for their surviving architectural features. Since the descriptions were written in the 1970s the shop front to Number 16 has been replaced by a pair of windows and a doorway, and the shop window to Number 18 has been replaced by a pair of windows.

Unlike Number 12, which is in separate ownership, none of the houses that now form part of the Grand retains its original sash windows. All are modern timber casements. At the rear all three houses have 20th century extensions, two with flat roofs. The extension to the middle house has an up-and over metal garage door, and internally it can be seen that it incorporates a former yard wall. Most of the joinery at the rear is uPVC and of a non-traditional pattern.

We have inspected the interiors of the ground and lower ground floors of Numbers 14-18. On the ground floor the previous uses as shops and the conversion to offices means that little of their original plan form and no architectural features such as fireplaces remain (Photographs 23 & 24). The only notable feature is the early/mid 19th century staircase with stick balusters that rises from the ground to 2nd floor at the rear of Number 14 (Photograph 22). This will not be affected by the works.

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4.0 The Setting and Clitheroe Conservation Area

4.1 The Conservation Area

Clitheroe Conservation Area was designated in 1973 and extended in 1979. It includes the whole of York Street within its boundary. A Conservation Area Appraisal was prepared by the Conservation Studio, on behalf of Ribble Valley Borough Council, in 2005. In describing the character of the town it divides the Conservation Area into three Character Areas. Number one is the Historic Core, and Number 3 is York Street and Well Terrace. Figure 7 is an extract from the accompanying map. Their description of Character Area 3 is brief and does not mention The Grand, despite it being spot-listed five years earlier. Below we have expanded upon the analysis of the York Street area surrounding the Grand and included a description of Back York Street, where the extension is proposed.

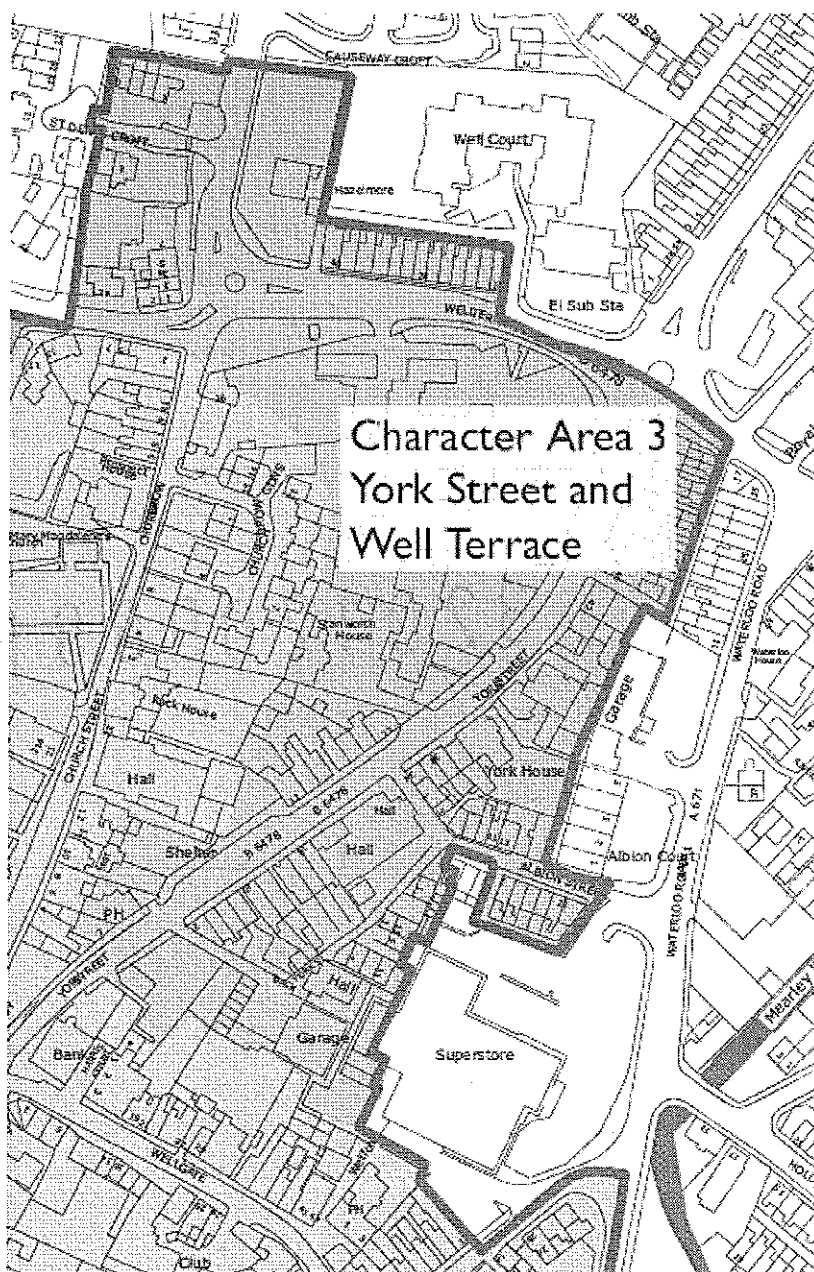


Figure 7. Part of the map included in the Conservation Area Appraisal prepared for Ribble Valley Borough Council.

4.2 The Character of the York Street Area

Topography

York Street descends from Market Place in a gentle double curve, with Church Street to the west following a higher route. Back York Street, parallel on the south-east side, is at a lower level.

The difference in levels between York Street and Church Street is apparent opposite the Grand, where the rear gable of the St Mary's Centre, which is on Church Street, appears to tower over the York Street buildings. The difference in levels between York Street and Back York Street means that the basement storeys of Numbers 14 to 18 York Street can be entered from ground level at the rear.

Vistas

Within the area the gentle slope and double curve of the road, with buildings bordering the pavements, means that most facades are viewed obliquely. On the south and east side only a few gaps provide glimpses of the buildings behind, and there are no significant vistas. When looking west into the Conservation Area from Albion Street the high stone walls and hipped slate roof of the Grand terminate the view (Photograph 19), with the modern rear extension being mostly hidden. In the view across Tesco's car park (Photograph 20) the metal roof of the extension to the Grand is more prominent but the slate roof over the main hall is still dominant.

Predominant Uses

The uses in the York Street area have always been mixed and included residential, commercial, light industrial, educational and community uses. At the rear, between York Street and Waterloo Road, these included small workshops and a factory. The Conservation Area boundary excludes the Tesco store and car park as well as the late 20th century housing on Albion Street, but views from these form part of its wider setting.

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Building Styles and Materials

Building styles and materials are also mixed. At the entrance to York Street from Market Place there are three large 3-storey sandstone buildings (the NatWest Bank, Public Library and White Horse public house) from the turn of the 19th and 20th centuries. The Listed terraces of former houses are late Georgian in style, with white-painted render. The Grand itself is Victorian Gothic in style with limestone walls, sandstone dressings, and early 21st century extensions that make extensive use of glass. The narrow entrance to Back York Street from York Street has the Listed row of Numbers 2-18 to its left, but to its right is a building that is partly single-storey and late 19th and early 20th century industrial in character, with brick, glass and exposed steel used at the rear.

4.3 The Character of Back York Street

As no external changes to the York Street elevations are proposed, the character of Back York Street is of more relevance to the current application.

Topography

The narrowness of the road reflects its origins as a back alleyway, with sloping links to York Street in gaps between buildings.

Predominant Uses

The uses also reflect its origins. At the south-western end are more commercial and light industrial uses, including a printer's and a former garage and car park now used by the Grand, as well as rear access to the shops and houses on York Street. On the east side there are buildings with 19th century origins gable-on to the street but parallel with Albion Street, which follows the pre-1826 boundary alignment. These include the Jehovah's Witness Kingdom Hall, which is a 20th century conversion, and some domestic buildings. Number 1 is a single house, but with a layout typical of a terraced house. Numbers 3 and 3A are white-painted rubble and appear to be considerably altered. Numbers 7-11 are a white-painted row of three that also have a typical mid 19th century terraced house layout, facing a courtyard that includes Number 5. The latter forms a rear wing to Numbers 3 and 3A and also appears to have been extensively altered in the 20th century. None of the houses is of special architectural interest, in either a local or national context, but they are examples of 19th century infill development within the town.

Boundaries

Number 8A, on the north-west side, still borders the street without a pavement, but the rear boundaries to the gardens of 2-18 York Street, and outbuildings shown on the 1884 map (Figure 4), have now gone.

Negative Elements

Several elements of the Grand site detract from the character and appearance of Back York Street. The flat-roofed extensions, the proportions of the late 20th century window and door openings and the cement roughcasts to Numbers 14-18 York Street contrast with the Georgian elegance of their street facades. The expanse of asphalt-surfaced car parking and lack of boundary walls also detract from the setting of the Listed buildings. The extension to the Grand itself is appropriate in scale and form when seen together with the much taller roof and walls of the main hall, but its blank walls make no contribution to the street scene.

5.0 The Impact of the Proposals

5.1 Internal Works to Numbers 14-18 York Street

As the ground-floor interiors of the former houses have already been altered by conversion to shops and then to offices, the proposed works will have no impact on their historic character. At present the basement spaces are mostly unused and are in need of refurbishment and the proposals will bring them back into use.

5.2 The Rear Extension

In Section 4.3, above, several elements that have a negative impact on the character of Back York Street were identified. The design of the proposed extension will improve all of these: it will largely hide the unsightly rear extensions to Numbers 14 to 18 from view; it will replace the asphalt-surfaced car parking; it will reinstate the former garden boundaries at the rear of the plots. It will also reduce the visual impact of the present monolithic rear extension by partly wrapping around it and by using glazing, changes of plane and stone facing to add interest to the street and create greater transparency for theatre goers and pedestrians. It will be lower than the main hall and adjoining row of houses and so will not be prominent in distant views and will be a clean modern design that does not mimic either the Victorian or Georgian parts of the existing theatre.

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6.0 Conclusions

The proposed extension and internal works will have no impact on the historic fabric of either the former public hall or Numbers 14-18 York Street. Until it was converted into a theatre and arts venue the building had been at risk of demolition. It is now thriving in its new role and providing cultural and economic benefits to the local community. Central government guidance on historic buildings, from PPG15 through to the recent National Planning Policy Framework, has emphasised the need to find viable new uses if buildings are to be conserved. Additional facilities are now needed to ensure the future success of the venue. These have been carefully designed to fit into their context and will have the benefit of improving those elements of the present buildings and site that detract from the appearance of Back York Street.

Appendix 1

Photographs

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Photograph 1

York Street, looking south with The Grand at the left in the distance and the Grammar School grounds at the right.



Photograph 2

The front of The Grand. Number 34, at the left of the photograph, is part of a Listed row built shortly after 1826.



Photograph 3

Albion Street, between The Grand and 34 York Street, gives access to Back York Street.



Photograph 4

The modern entrance to The Grand, at the left, is built in front of the original building and links the former entrance block with Number 18 York Street.



Photograph 5

Numbers 14, 16 and 18 York Street are now used as offices and staff accommodation for The Grand.



Photograph 6

The narrow entrance to Back York Street from York Street, with Numbers 2 and 4 at the left.



Photograph 7

Looking towards the north-east along York Street, with The Grand in the middle distance on the right-hand side.

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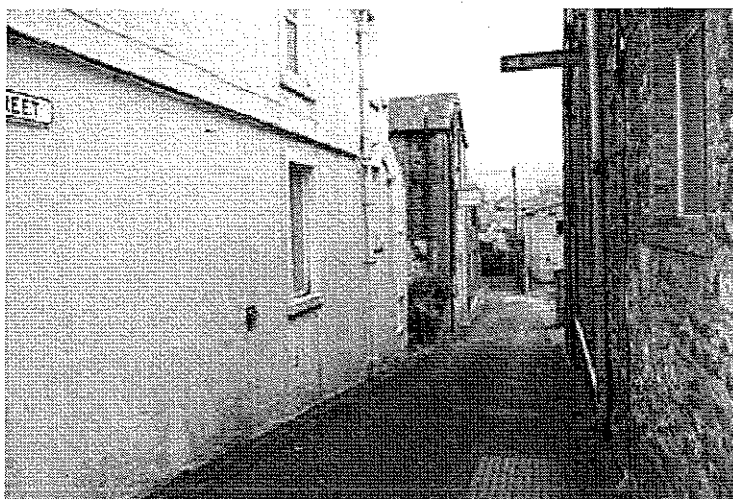
Photograph 8

Numbers 11 to 23 York Street, opposite The Grand, are also Listed Grade II.



Photographs 9

The entrance to Back York Street, looking from York Street. At the right the steel beam is over a loading door, and at the right in the middle distance is a printer's premises.



Photograph 10

Looking along Back York Street, with the rear of The Grand in the distance at the left. At the right is the Kingdom Hall. The small house at the left is Number 8A.



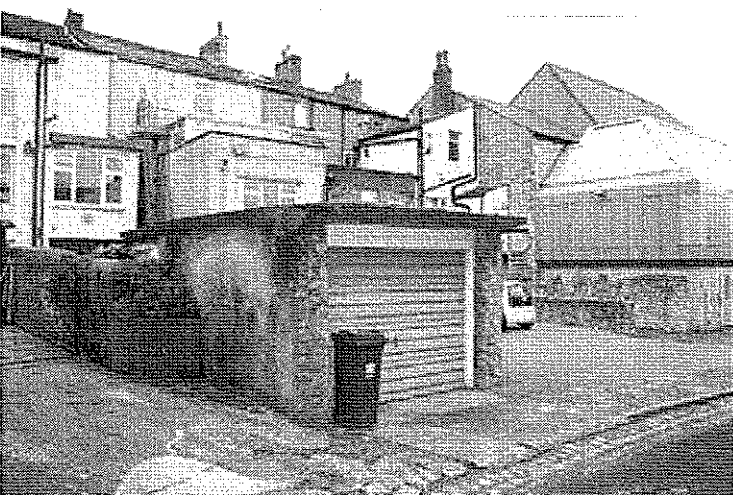
Photograph 11

A closer view of Number 8A, with the rear of the Grand beyond. The original rear plot boundaries followed the line of what is now the kerb.



Photograph 12

The rear of The Grand and of 12-18 York Street, viewed from Back York Street.



Photograph 13

The rear of 14-18 York Street and the present car parking, viewed from Back York Street.



Photographs 14

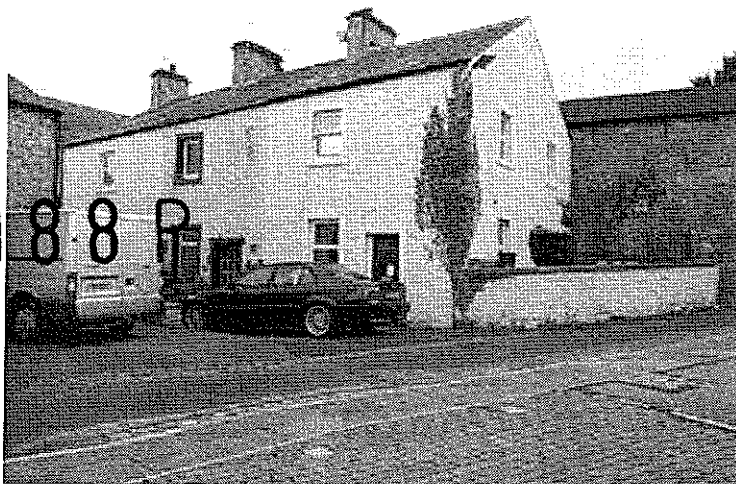
The rear of The Grand and of 14-18 York Street, viewed from Back York Street.



Photograph 15

Numbers 7-11, on the east side of Back York Street.

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Photograph 16

Number 1, on the east side of Back York Street.



Photograph 17

Numbers 3 and 3A, on the east side of Back York Street.



Photograph 18

Looking along Back York Street from Albion Street, with the rear of The Grand on the right-hand side.



Photograph 19

Looking west along Albion Street towards The Grand. The modern rear extension is largely hidden in this view.



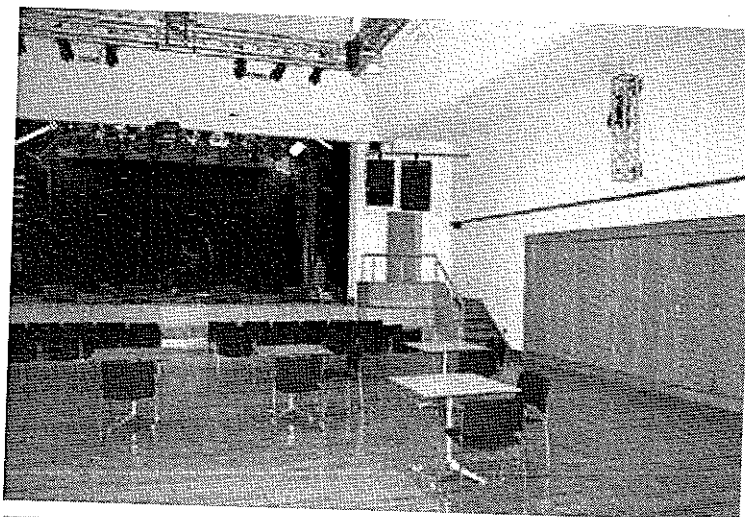
Photograph 20

Looking across Tesco's car park, with the roof of The Grand in the distance.



Photograph 21

The auditorium. The open timber roof and wall panelling referred to in the List description are now completely covered.



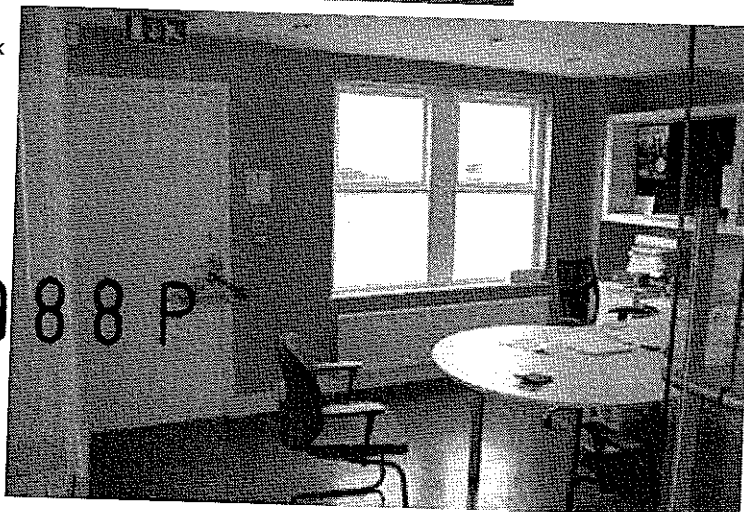
Photograph 22

The staircase and some panelled doors inside Number 14 York Street, now used as staff accommodation, date from the early / mid 19th century.



Photograph 23

The ground-floor interior of Number 16 York Street. No significant architectural features remain.



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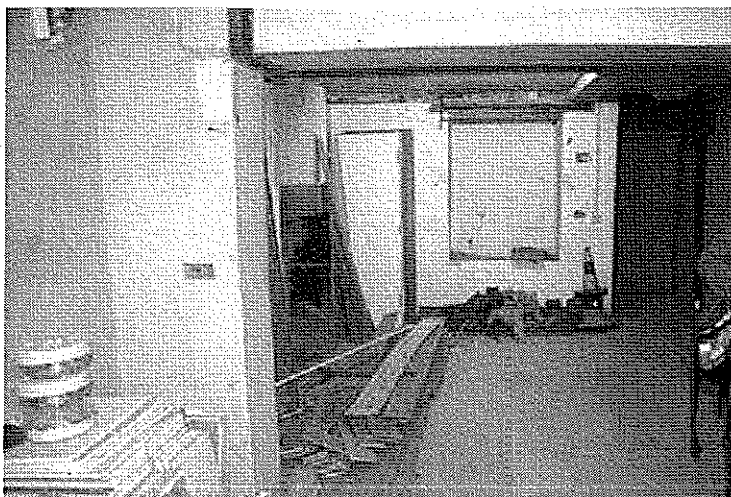
Photograph 24

The ground-floor interior of Number 18 York Street. No significant architectural features remain.



Photograph 25

The cellar under Number 16 York Street is featureless, apart from a plain stone fire-place surround.



Photograph 26

The oven from a cooking range remains in the cellar under Number 18 York Street.

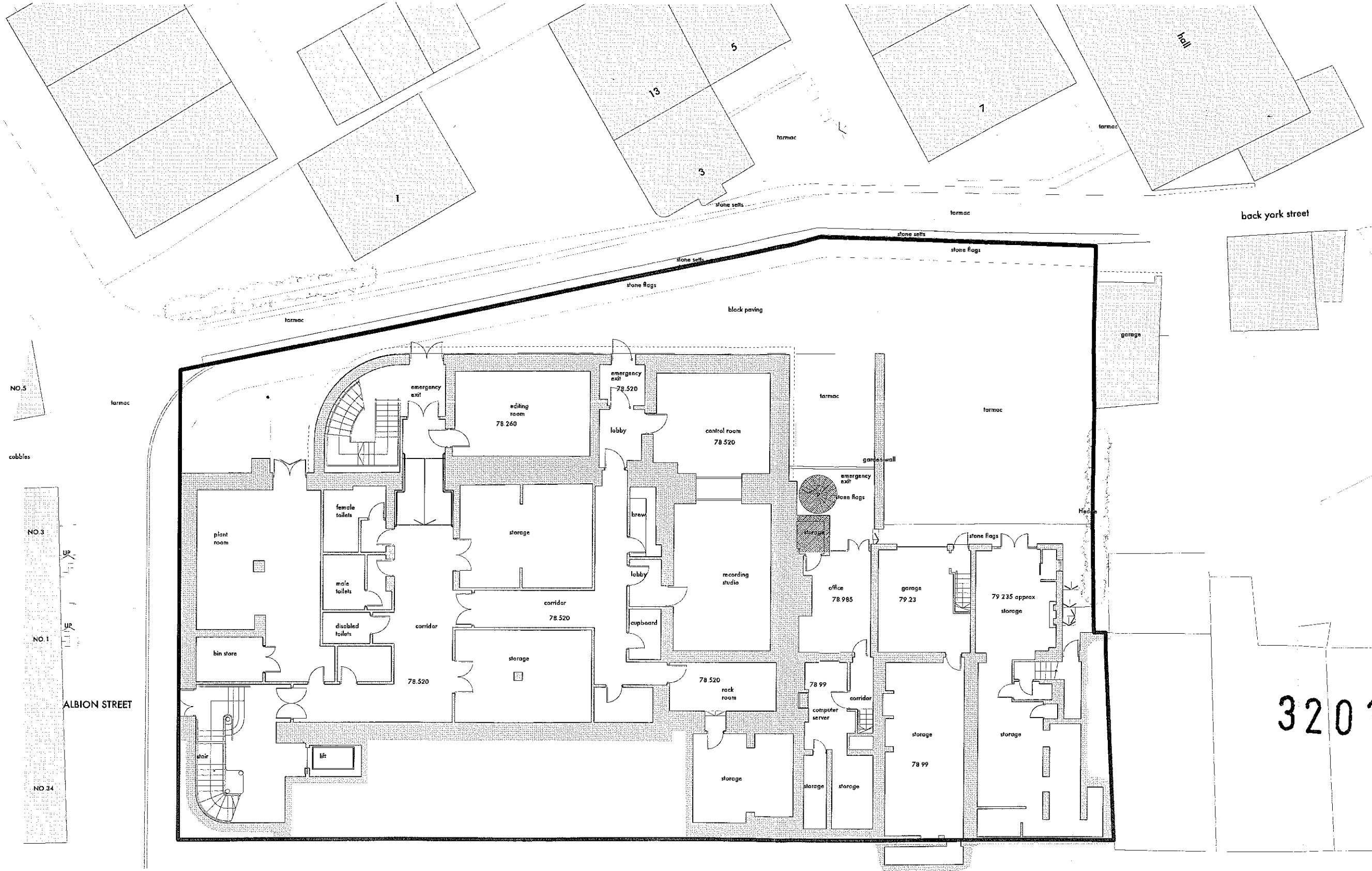


Photograph 27

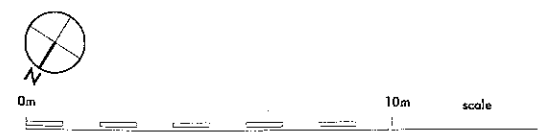
The cellar under Number 14 York Street has no features of interest.



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legend
 area to be demolished

rev B demolition shown hatched oct 2012
 rev A issued for listed building and planning consent oct 2012

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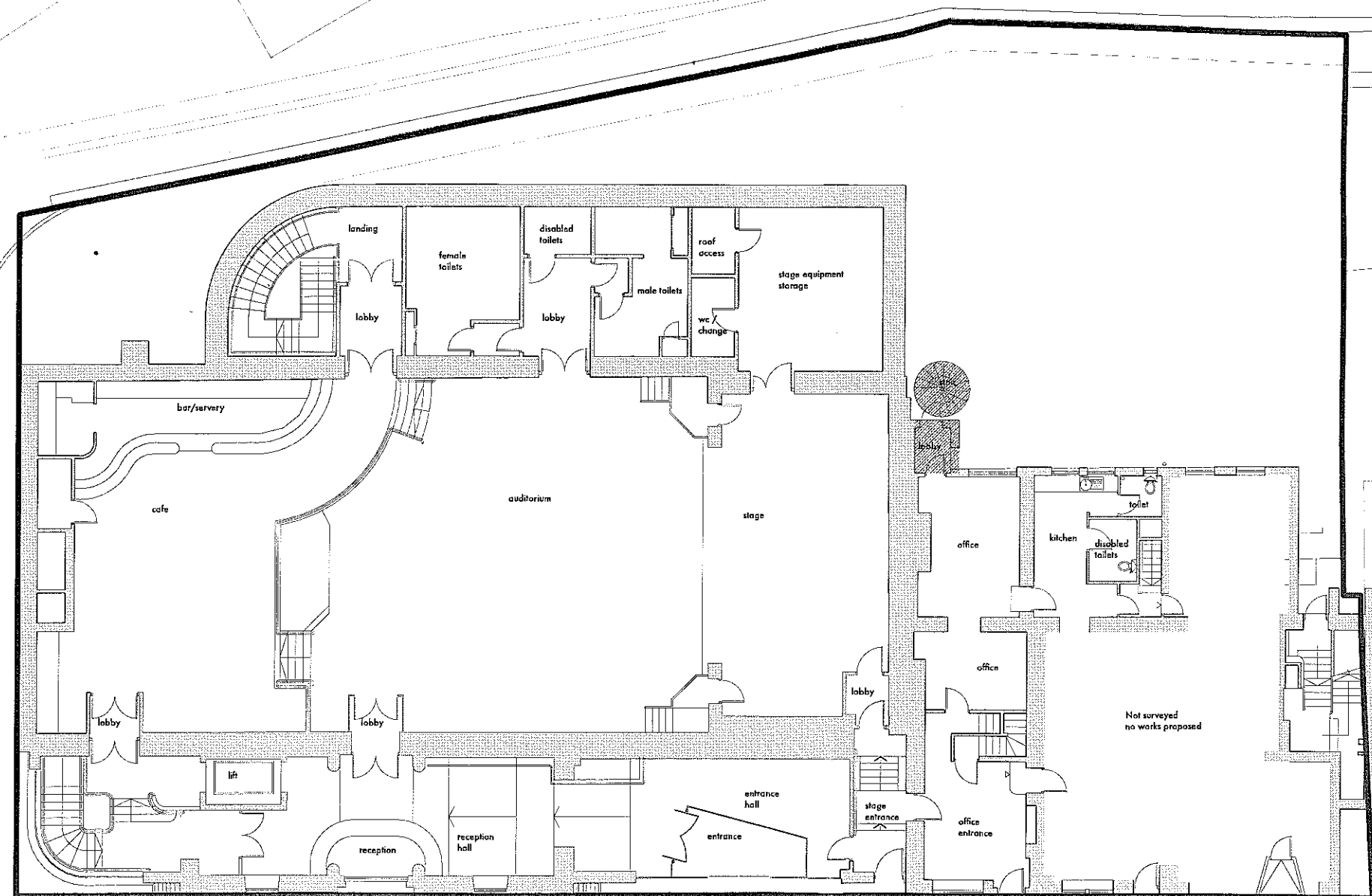
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 w stantonandrews.co.uk

the grand, clitheroe

existing
 lower ground floor plan

12.29 / Ex 02 B
 dng no. rev.
 drawn: dj date: oct 2012 scale: 1 to 100 @A1

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york street

legend



area to be demolished

rev b demolition shown hatched oct 2012

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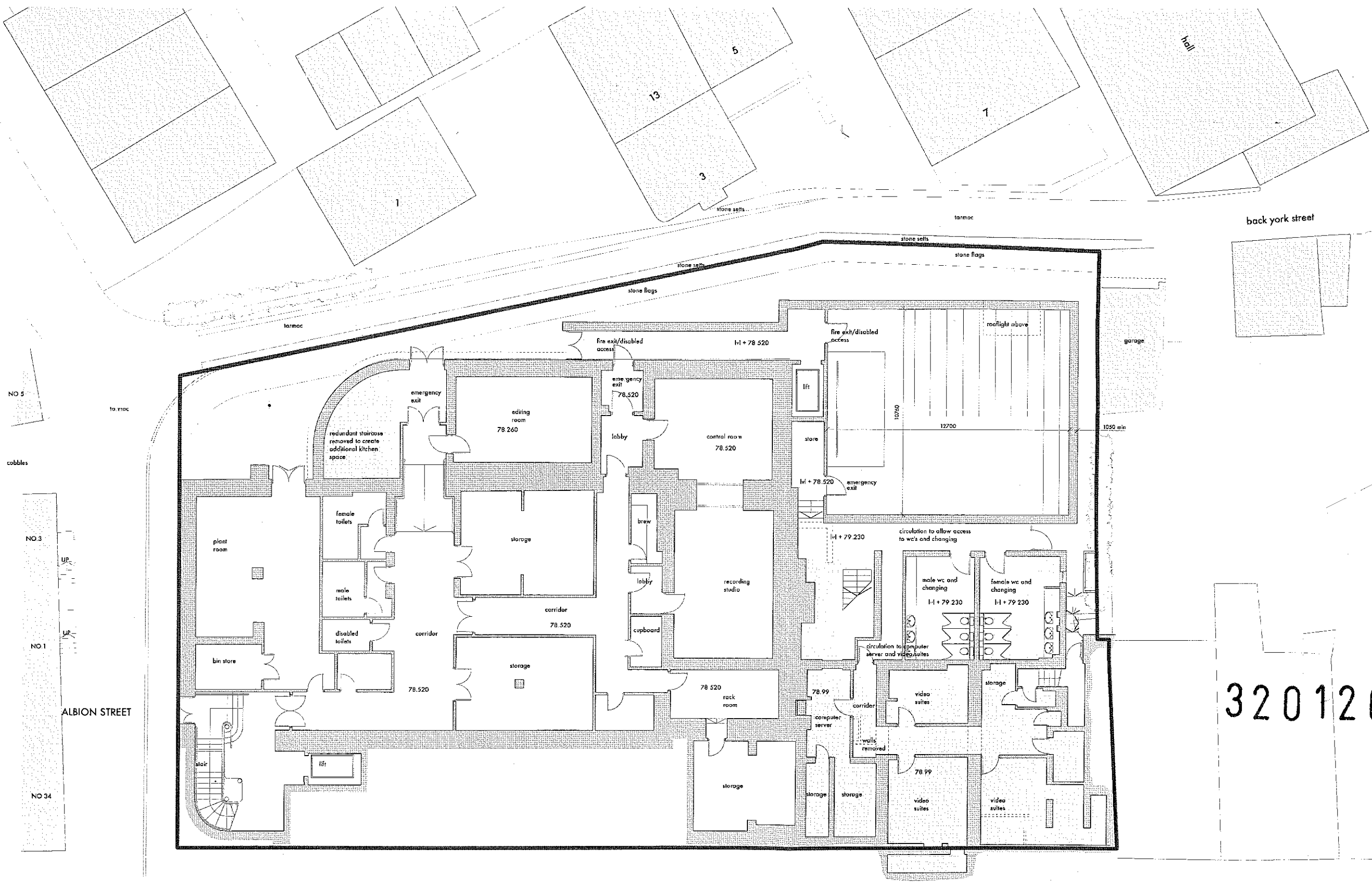
the grand, clitheroe

existing
ground floor plan

12.29 / Ex 03 rev. B

drawn: dj date: oct 2012 scale: 1 to 100 @A1

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legend
 extension
 extent of internal alterations to listed building

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rev A issued for listed building approval oct 2012

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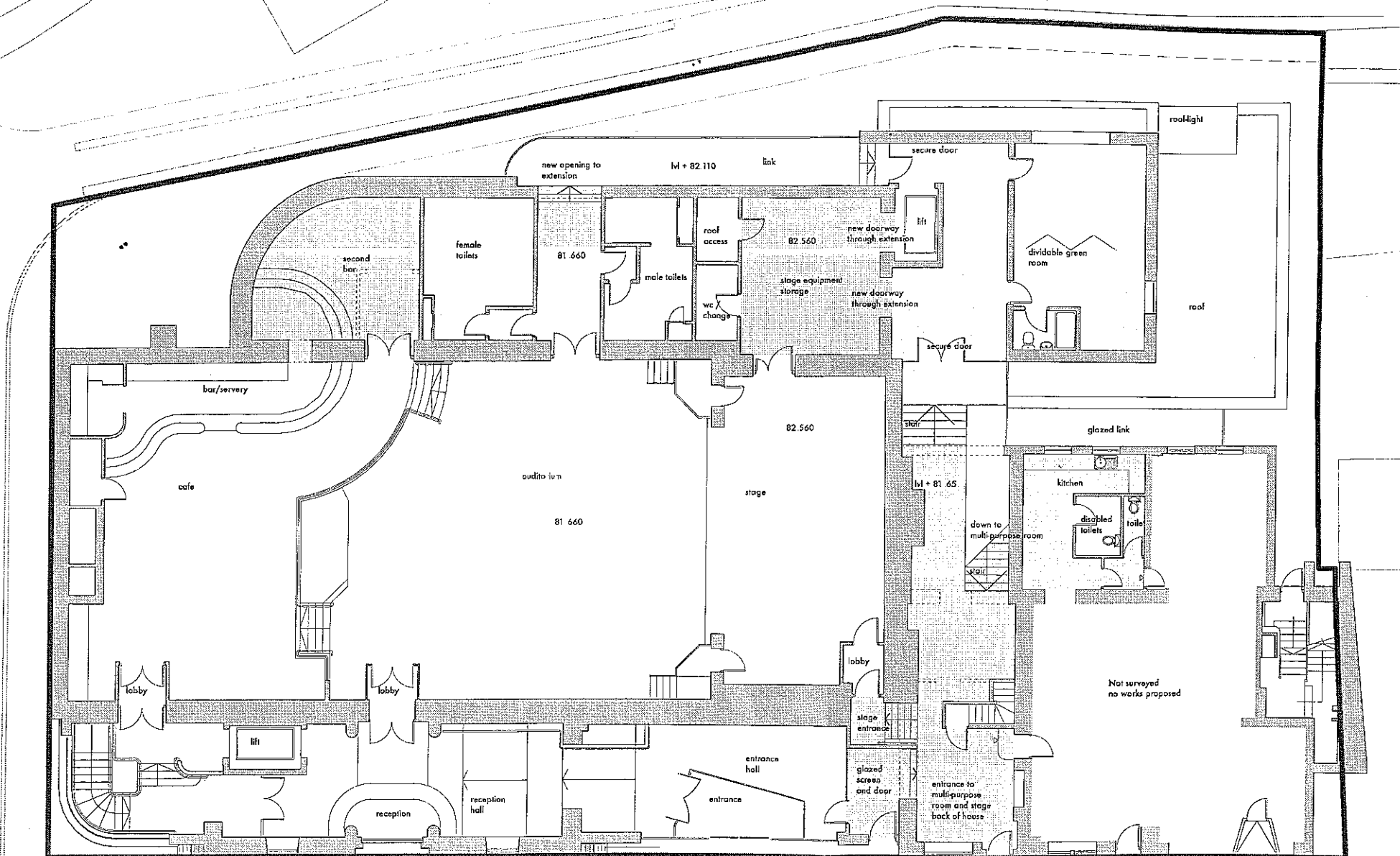
proposed
 lower ground floor plan

drwg.no. 12.29 / LB 02 rev. A

drawn. dj date oct 2012 scale 1 to 100 @A1



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legend
extension
extent of internal alterations to listed building

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rev a issued for listed building approval oct 2012

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the grand, clitheroe

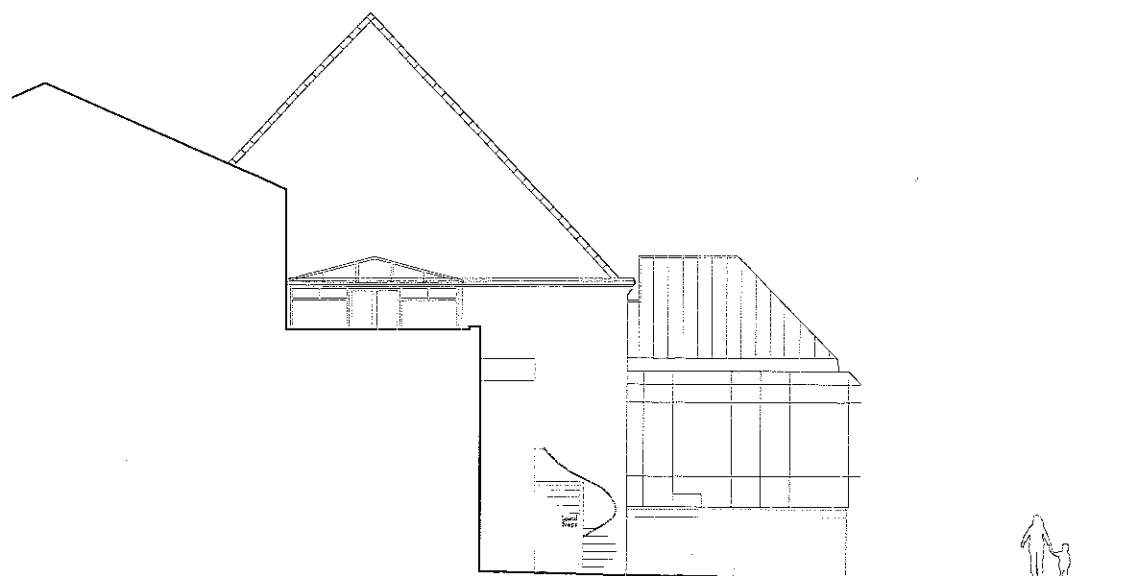
proposed
ground floor plan

dra.no. 12.29 /LB 03 rev. A

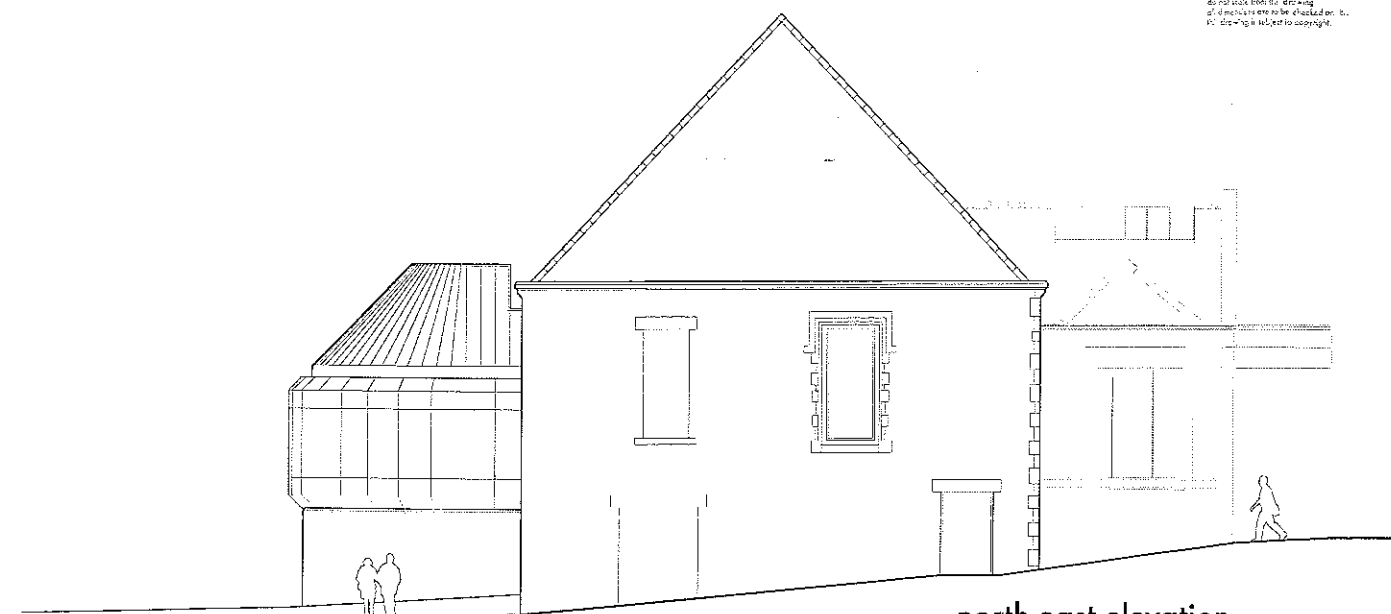
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york street

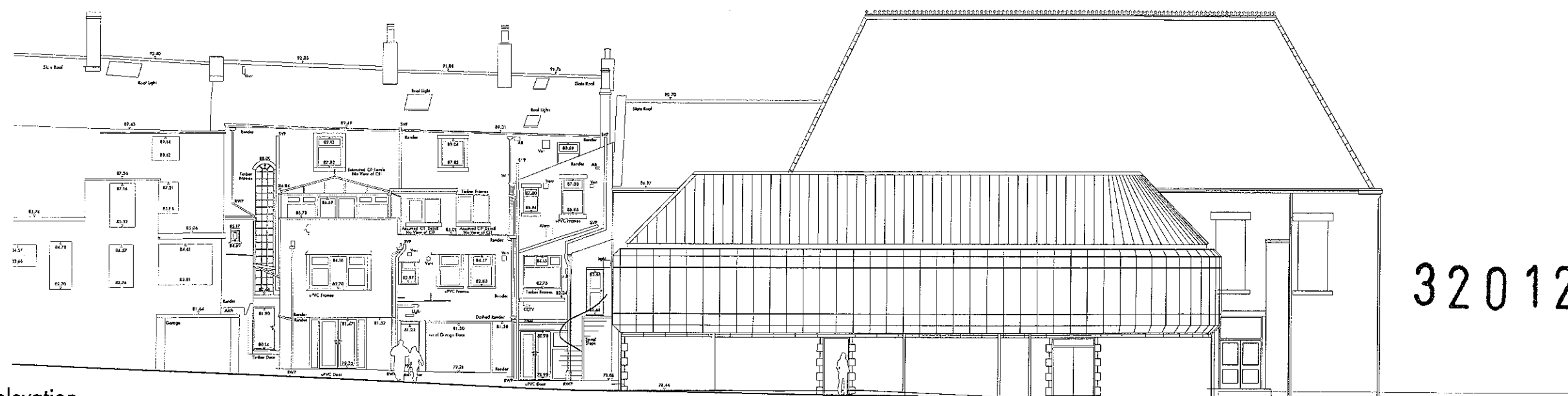




south east elevation



north east elevation



south west elevation

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oct 2012

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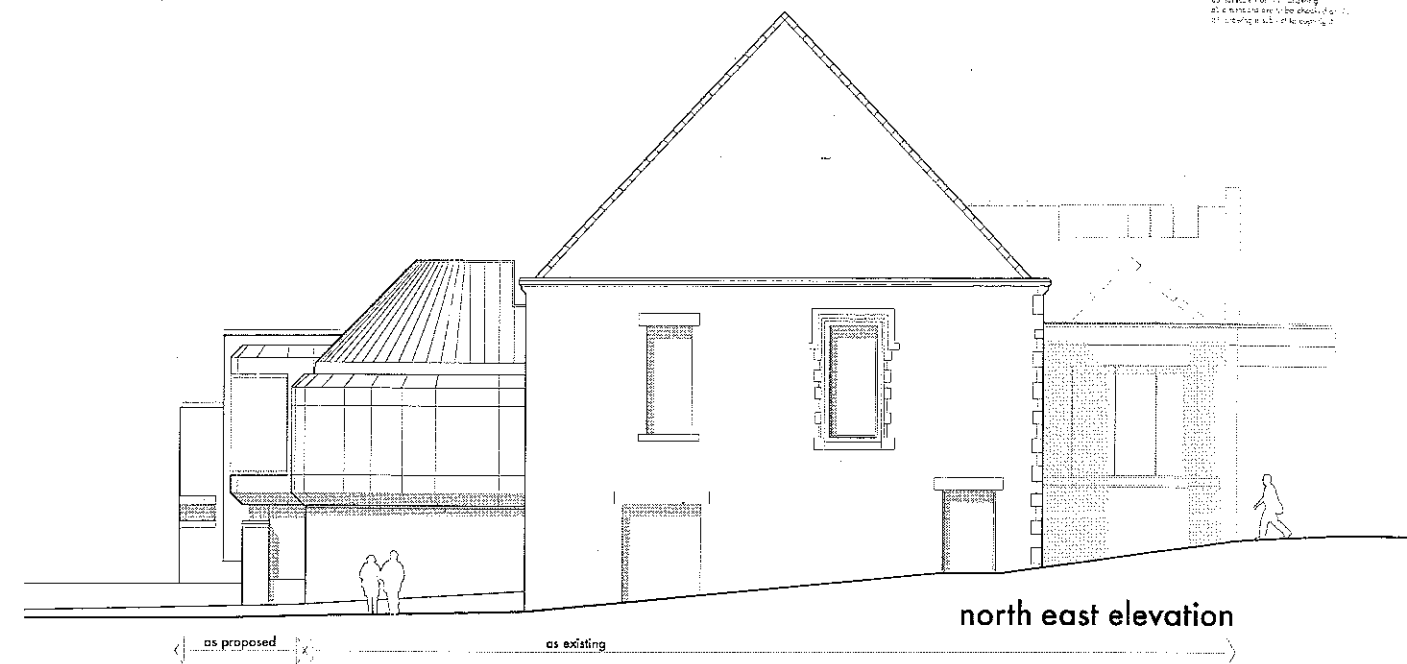
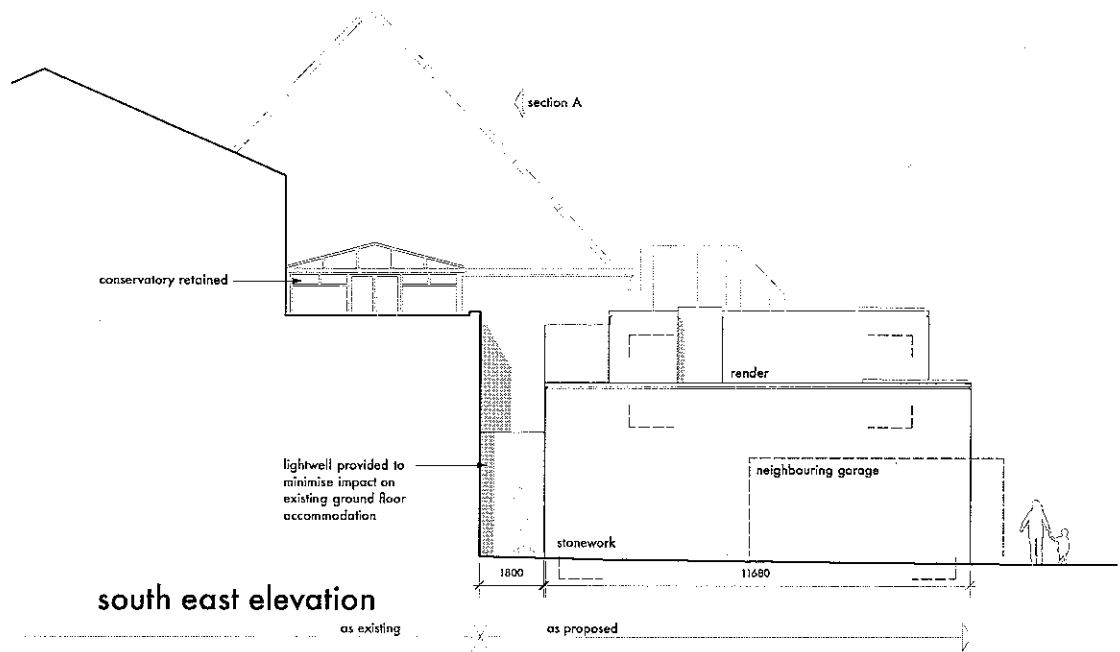
the grand
clitheroe

existing elevations
and sections

diag.no.	12.29 / Ex10	rev.	A
na	oct 12	1 to 100	@A1
drawn	date	scale	1 to 200 @A3

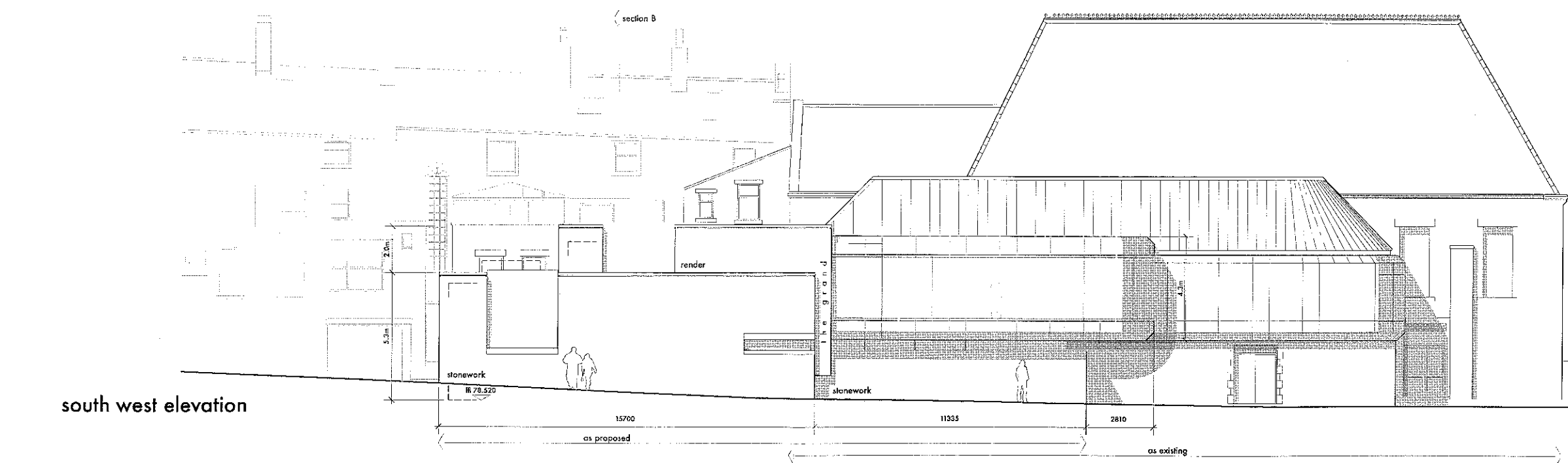
0m 10m scale

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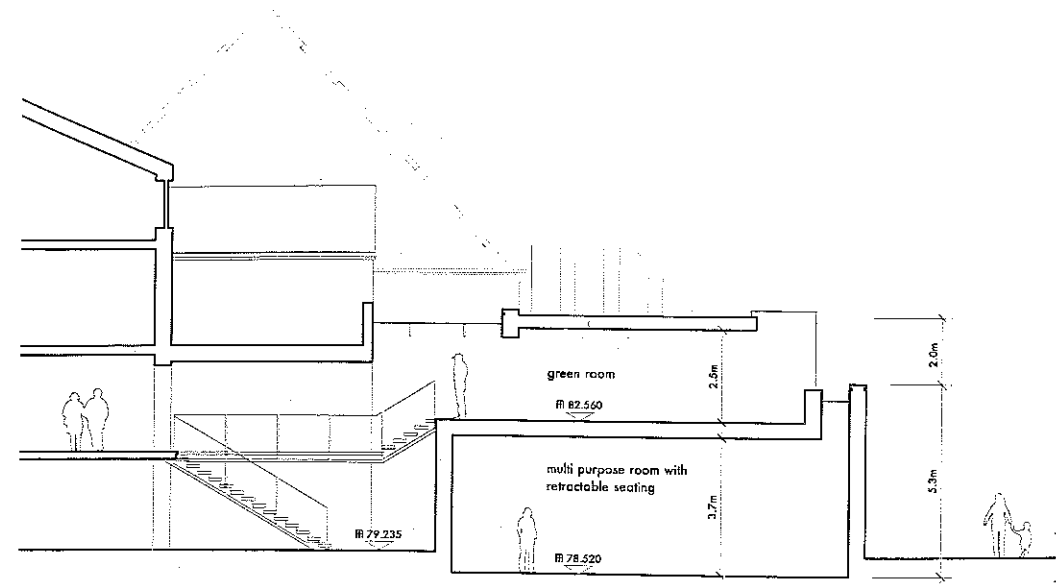


materials schedule
 samples of proposed materials to be made available to the local authority on request for approval
 roof - 'lead' coloured membrane
 walls - stonework (to match existing) and render
 windows - polyester powder coated aluminium

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red broken line indicates profile of proposed extension
 broken line indicates profile of existing openings to elevation
 proposed 'sliding sash' windows - profiles to match existing



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proposed elevations
 and sections

dra. no. 12.29 / LB10 rev. A
 no. 1 to 100 @A1
 date. oct.12 scale. 1 to 200 @A3

section B

section A