



RIBBLE VALLEY
BOROUGH COUNCIL

31 OCT 2012

THE
COUNCIL OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320121004P

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:	Mr	First name:	James	Surname:	Warburton	
Company name:	Emporia Leisure Limited					
Street address:	The Emporium			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 1BE					
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

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 is for a replacement conservatory and second kitchen and a new porch to the function room at Mitton Hall, Mitton, near Whalley.

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:		Suffix:	
House name:	Milton Hall Country House Hotel		
Street address:	Milton Road		
	Milton		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9PQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	371686		
Northing:	438516		

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: Ms First name: Cathy Surname: Tuck

Reference: English Heritage

Date (DD/MM/YYYY): 11/09/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application advice was sought as the property is grade II* listed. A meeting was held on site on 11 September 2012 with Cathy Tuck of English Heritage. This application takes on much of the positive 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

320121004P

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

☒ Yes ☐ No

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?

9200.0000
0000 m³

What is the volume of the part to be demolished?

400.00000
000 m³

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

Month: Year: 1980s

(Date must be pre-application submission)

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

1980's timber glazed conservatory and second kitchen

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

The conservatory is over 25 years old and is in poor condition, consideration was given to its repair but as the conservatory is too narrow to be used as a separate function room and that the second kitchen is too small to cater for large parties it was agreed that the only acceptable solution was the replacement of the conservatory and kitchen.

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

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	65	65	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of existing materials and finishes:

render and stone

Description of proposed materials and finishes:

render and stone

14. Materials (continued)

Roof covering - add description

Description of *existing* materials and finishes:

bitumen felt

Description of *proposed* materials and finishes:

single ply membrane - lead colour

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:

glazed timber

Description of *proposed* materials and finishes:

glazed timber

External doors - add description

Description of *existing* materials and finishes:

glazed and painted timber

Description of *proposed* materials and finishes:

glazed and painted timber

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:

stone and lino

Description of *proposed* materials and finishes:

stone and lino

Internal doors - add description

Description of *existing* materials and finishes:

painted

Description of *proposed* materials and finishes:

painted

Rainwater goods - add description

Description of *existing* materials and finishes:

metal

Description of *proposed* materials and finishes:

metal

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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

14. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

320121004P

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

LB 0 Proposed Site Plan
LB 01 Proposed Ground Floor Plan
LB 02 Proposed Roof/First Floor Plan
LB 10 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):

Existing drainage to be reused

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:

Country Hotel

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
C1	Hotels and halls of residence	0.0	0.0	65.0	65.0
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	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	65.0	65.0

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	65	0	0
Proposed employees	72	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	
C2	12am	12am	12am	12am	12am	12am	☐

25. Site Area

What is the site area?

02.50

hectares

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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:

N/A

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: Mr First Name: charles Surname: stanton

Person role: Agent

Declaration date: 29/10/2012

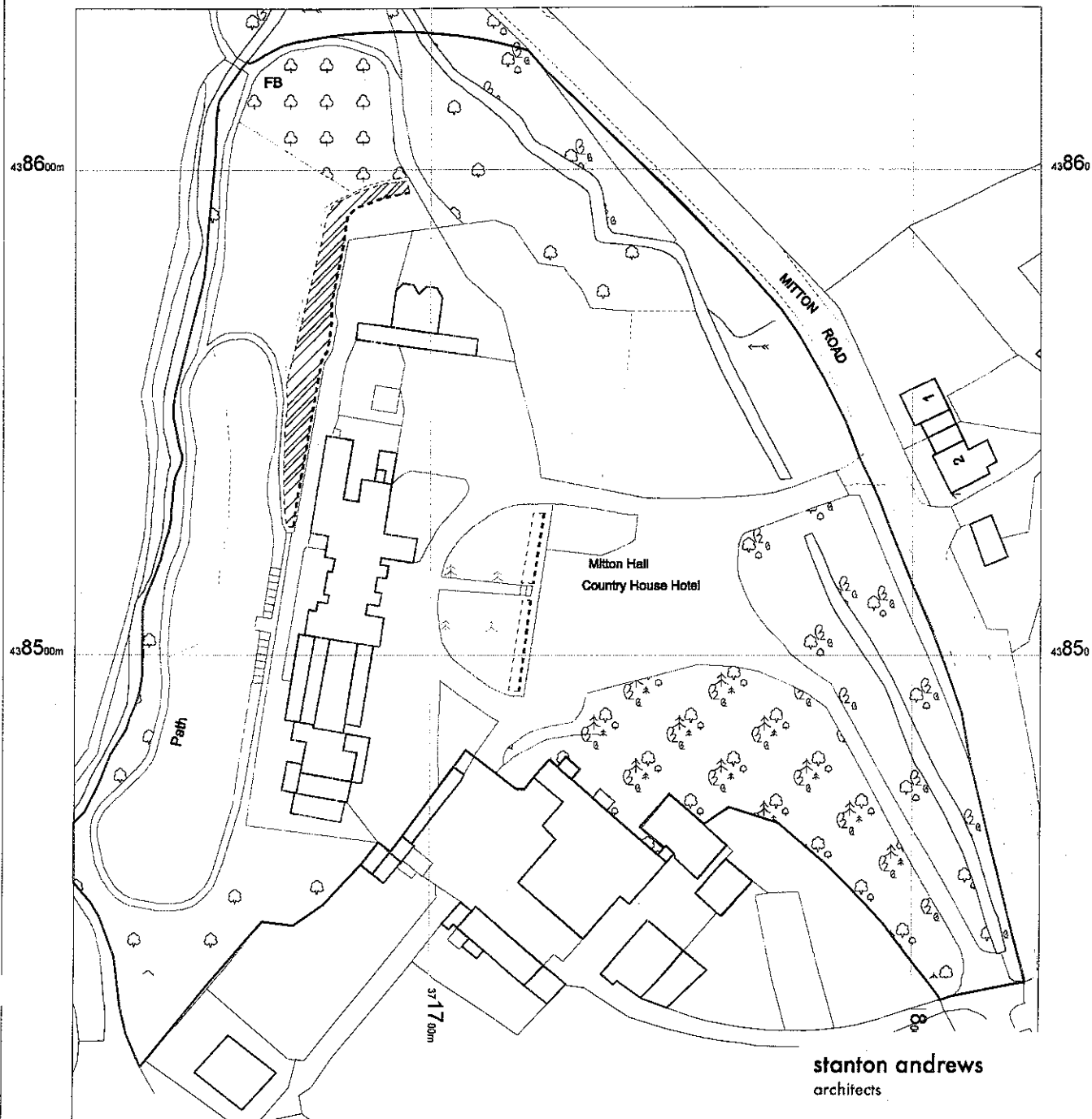
☒ Declaration Made**30. Declaration**

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

☒ Date 29/10/2012

320121004P

this drawing is to be read in conjunction with all relevant
consultants and specialists drawings.
the architect is to be notified of any discrepancies before
proceeding.
do not scale from this drawing.
all dimensions are to be checked on site.
this drawing is subject to copyright



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Emporia Leisure Limited
Milton Hall

Location Plan

drw.no. 12/35 00 rev. -

drawn dj oct 2012 date scale 1 to 1250 @A4

Mitton Hall

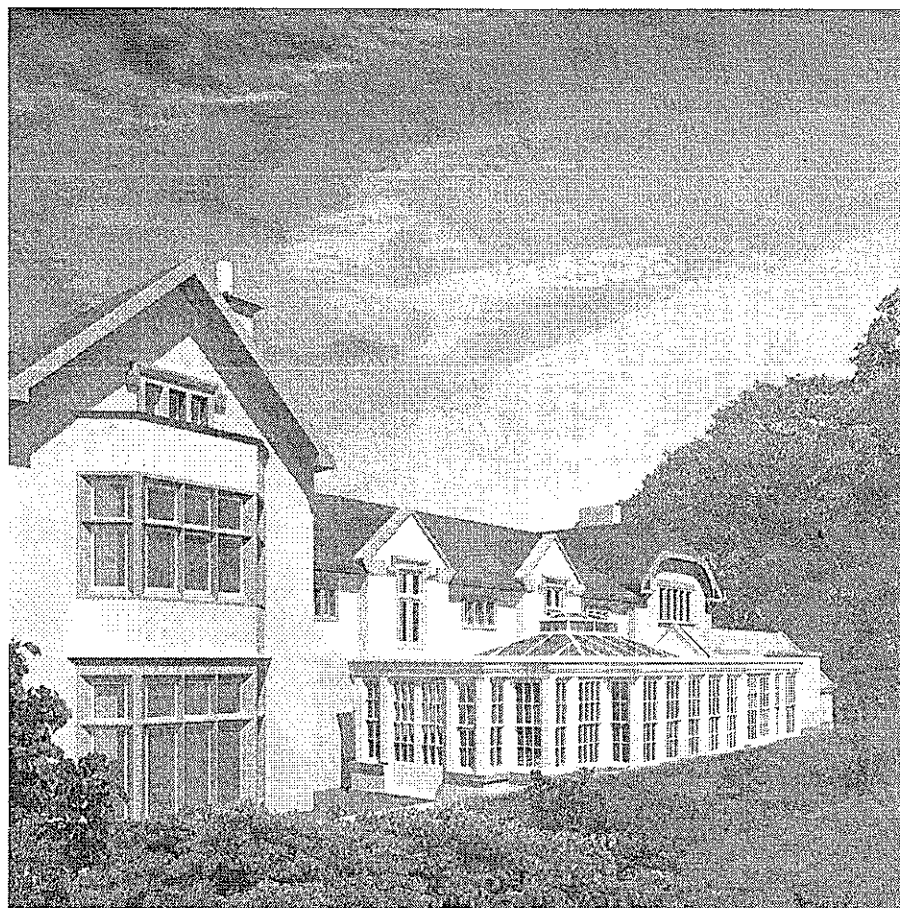
design and access
statement

october 2012

320121004 P

New Porch and replacement
conservatory and second
kitchen at

Mitton Hall



stanton andrews architects
october 2012

Milton Hall

introduction

assessment

involvement

evaluation

design

brief

options

proposed

use

amount

scale

landscaping

appearance

access

introduction

This planning and listed building application is for a replacement conservatory and second kitchen and a new porch to the function room at Milton Hall, Milton, near Whalley.

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

Milton Hall hotel is a Grade 2* hotel set in nearly 3 ha of mature woodland with only the front only visible to the highway and passers by. A heritage statement has been prepared by Jonathan Rafter BA MA DipSurv IHBC MRICS of JWRC Chartered Building Surveyors & Historic Building Consultants and will accompany the listed building application

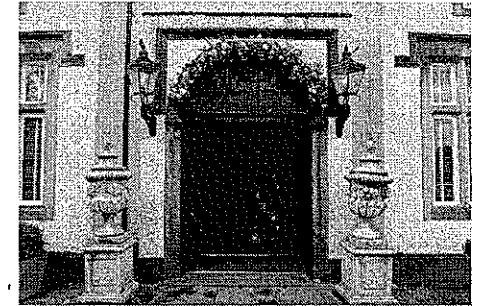
Milton Hall is part of the James' Places portfolio of successful country hotels with visitors attracted to the character of the main hall, the setting and the views from the rear over the surrounding countryside.

In 1988 planning and listed building consent was granted for a conservatory and second kitchen with a gross floor area (gfa) of 183sqm. The conservatory and kitchen actually constructed has a floor area of 88 sqm, much smaller than the consented scheme.

The conservatory and second kitchen are built against and are accessed from a link building that was constructed in the late 1980's. The link building has a function room at ground floor with bedrooms at first floor. The link building is built in a similar style to the existing Hall

Social

The hotel as well as being a popular venue for weddings is open to the locals and general public and is often used by local businesses for conferences and seminars as well as casual diners during the day and evening



existing entrance



existing conservatory



conservatory consent scheme

Milton Hall

320121004P

Introduction

assessment

involvement

evaluation

design

brief

options

proposed

use

amount

layout

scale

landscaping

appearance

access

Economic

The hotel currently employs 85 staff on a permanent and temporary basis it is expected that the improvements proposed would lead directly to the creation of at least 6 more more full-time staff.

Planning Policy

The hall is listed grade 2* joining the register in 16 November 1954. English Heritage Building ID: 183259 OS Grid Reference: SD7152538923

In the last 30 years there have been 20 planning and listed building applications for Milton Hall as owners have sought to find a suitable/economic use for the building. This is the first application that seeks to repair and improve the facilities following a period of over five years of successful trading despite the economic difficulties of the wider economy

The most relevant application to this part of the Hall are :-

Extension to function suite kitchen

3/2007/0815/0816 Full Planning/Listed Building Consent Refused

This scheme differs from the refused 2007 scheme as it

- reduces the length and height of the existing conservatory,
- separates the conservatory from the historic fabric of the hall
- by pulling the conservatory slightly forward as per the 1998 consent the second kitchen becomes barely visible from the terrace or garden below

Internal alterations to bar and adjacent rooms

3/98/0045/P Listed Building Consent Approved

Proposed Conservatory to rear

3/88/0597/P Full Planning Approved

Extension to form 22 bedrooms

3/86/0273/0276 Full Planning/Listed Building Consent Approved

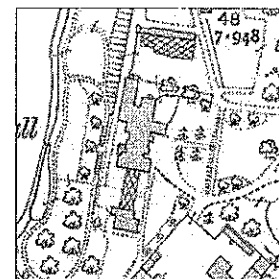
SD 73 NW1 LITTLE MITTON SD 716 385

10/90 Milton Hall (formerly listed as Little 29-12-1952 Milton Hall)

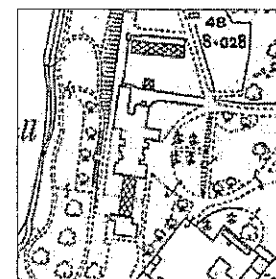
- II*

House, now used as restaurant, c 1844 (VCH), with timber-framed hall of c 1500. Sandstone rubble, partly pebbledashed, with slate roof. 2 storeys with attic. Comprises a central hall, now with external walls of stone, and 2 cross-wings. The left-hand (south) cross-wing has a 10-light mullioned and transomed window on each floor, and a 3-light mullioned attic window. The right-hand cross-wing has a 2-storey mullioned and transomed bay window added in 1874 (VCH). The hall has 2 2-storey gabled projections. The left-hand one has a window on each floor lighting the hall. The right-hand one is a porch which has a doorway of C17th type with cyma-moulded semicircular arch and moulded impost. On the 1st floor of the hall are 3 mullioned windows of C17th type. Chimneys on outer walls of cross-wings and at rear of hall.

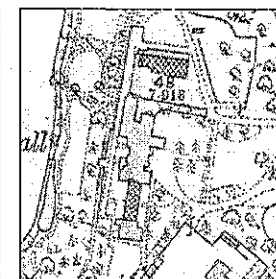
Interior: The hall was restored in 1874. The spere truss has large moulded timber posts with carved braces to a cambered tie. Between tie and principals are thin straight intersecting braces. The central truss has a moulded cambered tie beam with carved braces and moulded principal posts, the rear one terminating over a lateral fireplace. At the high end is an aisled truss with moulded half columns. The 2 intermediate trusses have arch braces. At the low end are 4 moulded timber doorways with Tudor-arched heads, the 2 left-hand ones now blocked by a stair to the later gallery. At gallery level the low end wall has square panels with moulded studs and rails and decorative corner braces. The gallery runs around 3 sides of the hall and has a timber balustrade, partly C17th. The hall fireplace has a Tudor-arched head, and casement moulding.



1894



1912



1932

Milton Hall

introduction

assessment

involvement

evaluation

design

brief

options

proposed

use

amount

layout

scale

landscaping

appearance

access

involvement

Pre-application advice was sought as the property is grade II* listed. A meeting was held on site on 11 September 2012 with Cathy Tuck of English Heritage. This application takes on much of the positive advice provided.

evaluation

The design process commenced with an appraisal of the existing building within its setting. Careful consideration was given to the relationship of the proposals to the existing building and context.

The conservatory is over 25 years old and is in poor condition, consideration was given to its repair but as the conservatory is too narrow to be used as a separate function room and that the second kitchen is too small to cater for large parties it was agreed that the only acceptable solution was the replacement of the conservatory and kitchen.

In the function room the internal lobby significantly reduces the usable floor area as well as lacking character.

design - brief

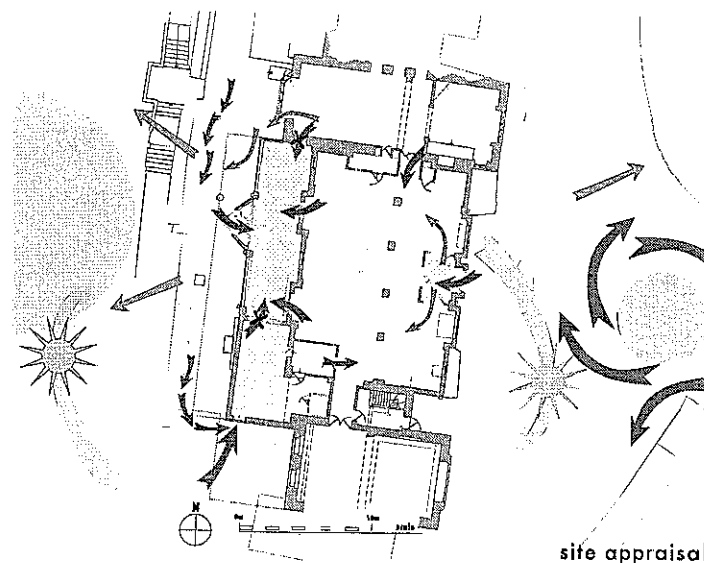
Our client requested consideration be given to the following matters :-

- Consider options for an external porch
- Consider options for a replacement conservatory and second kitchen

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.

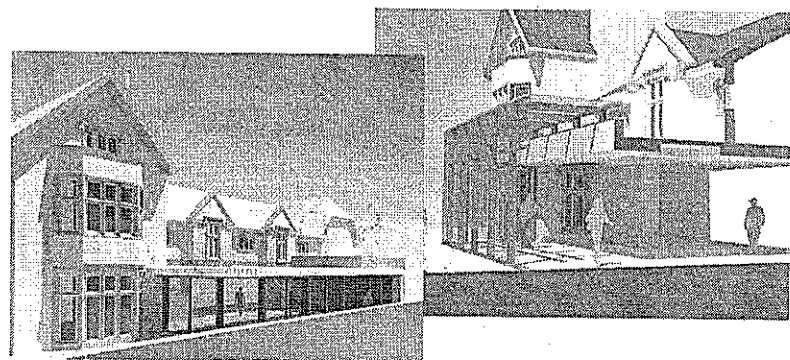
The options for the conservatory considered contemporary and traditional architectural styles. The options considered for the porch were based on more traditional styles to compliment the historic frontage of the listed building. The scale of the designs ensured that the porch proposal would not compete with the existing main entrance.



site appraisal



design development sketch options



Milton Hall

introduction

involvement - application

assessment - existing

evaluation

design

brief

options

proposed

use

amount

layout

scale

landscaping

appearance

access

proposed - use

The proposed porch creates a more suitable shelter than the existing internal lobby whilst increasing the usable area of the function room. The arrangement is consistent in detail without competing with the main entrance and its more formal route from the highway and car park.

The replacement conservatory is situated on the western side of the property and is not visible from the main entrance. The general usage of the conservatory and second kitchen will remain largely the same.

The proposals address the limitations of the existing building by :-

- increasing the size of the conservatory to provide a function room that makes the most of the views to the gardens to the west
- providing a larger, safer and more useable kitchen
- creating a simple porch shelter

proposed - amount

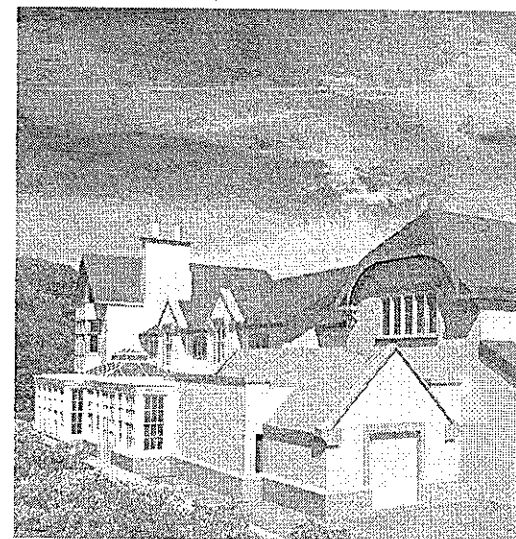
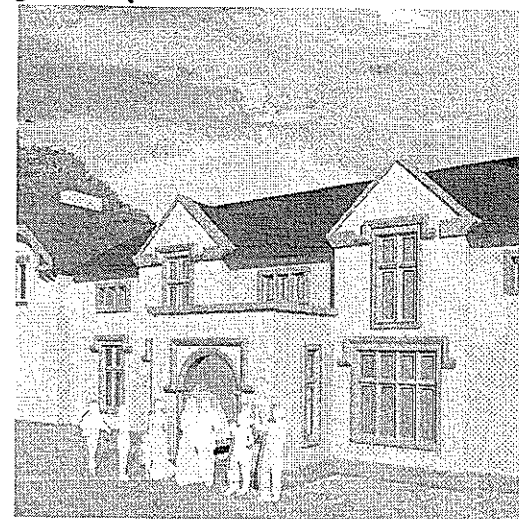
The proposed conservatory and second kitchen has a gfa of 157 sqm. Of that 60sqm is for the second kitchen. The existing kitchen has a floor area of 47sqm, the increase of over 25% will allow staff to work more safely and efficiently. It will also allow for the sheds to the rear of the building to be removed and ensure that some of the items that are currently stored outside, casks, bottles etc to be stored internally.

The increase in width of the conservatory allows the conservatory to be used independently of the function room but also allow the function room to be extended the full width of the conservatory providing stunning views across the Ribble and the farmland beyond.

proposed - layout

The proposed conservatory and second kitchen layout is very similar to the scheme originally granted consent. The new conservatory has been pulled back from the side of the historic gable. The external porch simply replaces the internal porch already provided. The operation and usage of the internal spaces will remain as is.

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proposed visuals

Milton Hall

introduction

involvement - application

assessment - existing

evaluation

design

brief

options

proposed

use

amount

layout

scale

landscaping

appearance

access

proposed - scale

The proposed porch is the same height as the existing bay it replaces. It extends forward the minimum necessary to provide adequate shelter and protection to visitors and any photo opportunities

The proposed conservatory is wider and longer than the existing conservatory and second kitchen, though it is still smaller than the consented scheme. Crucially it is also not as tall as either of the previous schemes so as to minimise the impact on the appearance of the accommodation behind.

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

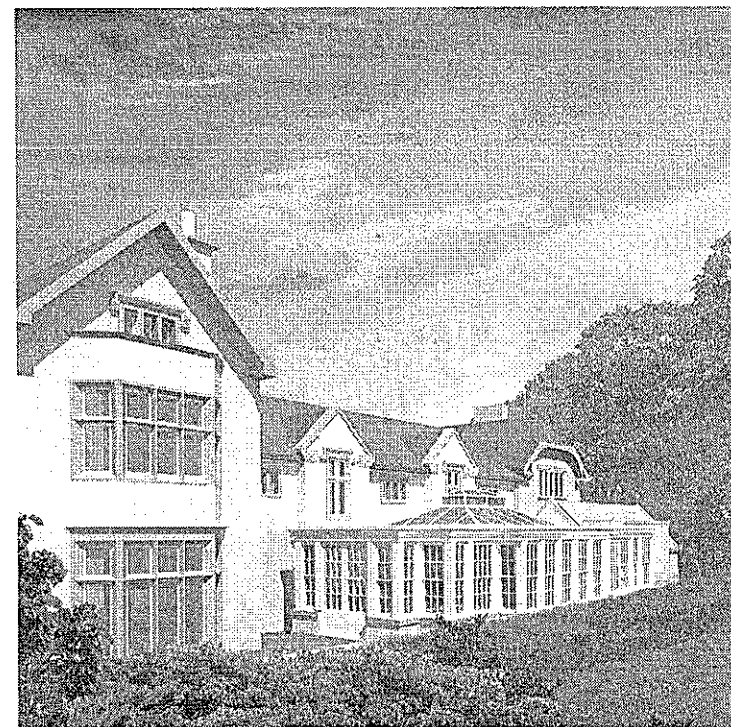
Consideration was given to contrasting the historic fabric with more contemporary materials. However it was felt that as an approach of matching the historic appearance had been adopted for the 1980's alterations this would be a more appropriate solution.

The adoption of a more traditional approach to the design of the conservatory, second kitchen and porch suggests that:-

- walls will be painted render with dressed stone detailing to match existing
- roof to be slate to match existing
- proposed window and door frames to be painted timber

access

The hotel already ensures that visitors to the ground floor in particular have equal and convenient access to the car parking, hotel and back of house accommodation. The proposed alterations will maintain this approach.



320121004P

Mitton Hall

Mitton, Lancashire

Proposed New Porch and Replacement Conservatory



Heritage Statement

320121004P

Mitton Hall

Mitton, Lancashire

Proposed New Porch and Replacement Conservatory



Heritage Statement

Draft 11-10-12

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1.0 Introduction

1.1 Background

This Heritage Statement has been commissioned by Stanton Andrews Architects on behalf of Emporia Leisure Ltd. It is an updated and amended version of an appraisal prepared by JWRC in 2007 when works were carried out at the north end of the main building. Section 2, which outlines the development of the house, remains almost unchanged but gives more detail of the late 20th century alterations.

1.2 The Building

The Mitton Hall Hotel, previously known as Little Mitton Hall, lies on the south-east side of the River Ribble, close to Mitton Bridge, north of Whalley and south-west of Clitheroe. Since the 1960s it has been in various commercial uses as a country club, hotel, public house and restaurant. It is now a country house hotel and wedding venue.

At the core of the building, and the reason for its Grade II* Listing, is one of a small number of 15th century timber-framed open halls surviving in Lancashire, built by a branch of the Caterall family and later passing to the Shireburns by marriage. The later history of partial rebuilding in stone, 19th century restoration and extension, and 20th century alteration for hotel use, is complex, and almost no fabric dating from before the 19th century is visible externally. However, although the details are sometimes difficult to interpret, the main outlines of the development of the building are reasonably clear and are set out in Section 2, below.

1.3 The Proposals

The current proposals involve building a porch at the entrance to a wing that dates from the late 1980s, and rebuilding a conservatory at the rear that dates from a similar period. Neither would affect historically significant fabric.

2.0 The Main Phases of Building

2.1 The Medieval Timber-Framed Hall

Buckler's undated early 19th century drawing (Figures 1 & 5) shows the high end of the late 15th century timber-framed open hall before the 19th century alterations. It shows the bay window to the left, and a recess for the high end table flanked by moulded arched doorways leading to private accommodation in a wing (or a separate range to the south) that appears not to have survived. The open fire would probably been between the spere truss (described below) and the truss in the foreground of Buckler's drawing, which has timbers in a latticework pattern above the tie beam. The conventional arrangement would be for there to be a louvre on the ridge of the roof in this position, allowing the smoke to escape.

The engraving in Whittaker's History of Whalley (first published in 1801) shows a view looking towards the low end of the hall. The arrangement is one common in northern timber-framed halls, with a spere truss separating the hall itself from a cross-passage between the front and rear external doors. This truss has large moulded posts to each side of a central opening, rising to tie-beam level. This central opening probably had a movable timber screen originally, shielding the fire and hall from draughts.

In the illustration the wall on the far side of the cross-passage is obscured by the later screen and staircase. It still survives today with relatively little alteration and has decorative quatrefoil panels at the upper level and four arched moulded doorways at ground-floor level. The conventional arrangement would be for the smaller doorway towards the rear to lead to a staircase and for the middle doorway of the central group of three to open into a passageway leading to a kitchen in a separate building to the north of the main house.

The cross-wing at this end of the building has been drastically altered, but the survival of the wall dividing it from the hall and its general proportions suggest that it is possible that some timbers from the medieval frame may survive, embedded in the later walls or incorporated in the floors and ceilings. Some of the panelling that remains in the hall, and possible the stone fireplace uncovered in 1874, may be 16th century. The intricately carved screen illustrated by John Weld (Figure 3) seems to have been of this period. We understand that this disappeared from the house as recently as the early 1980s. If this is the case its whereabouts should be investigated, as it is a significant loss.

Figure 2. An engraving in Whitaker's History of Whalley, originally published in 1801, showing the spere truss and screen at the low end of the hall.

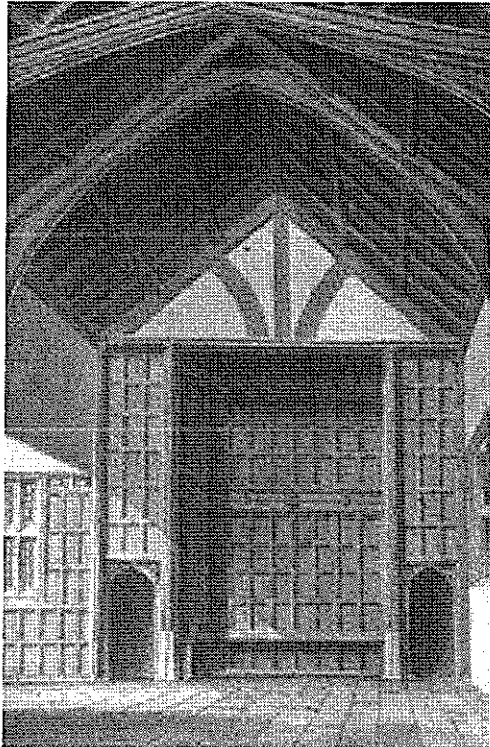


Figure 1. Buckler's drawing of the high end of the hall before the 1844 alterations

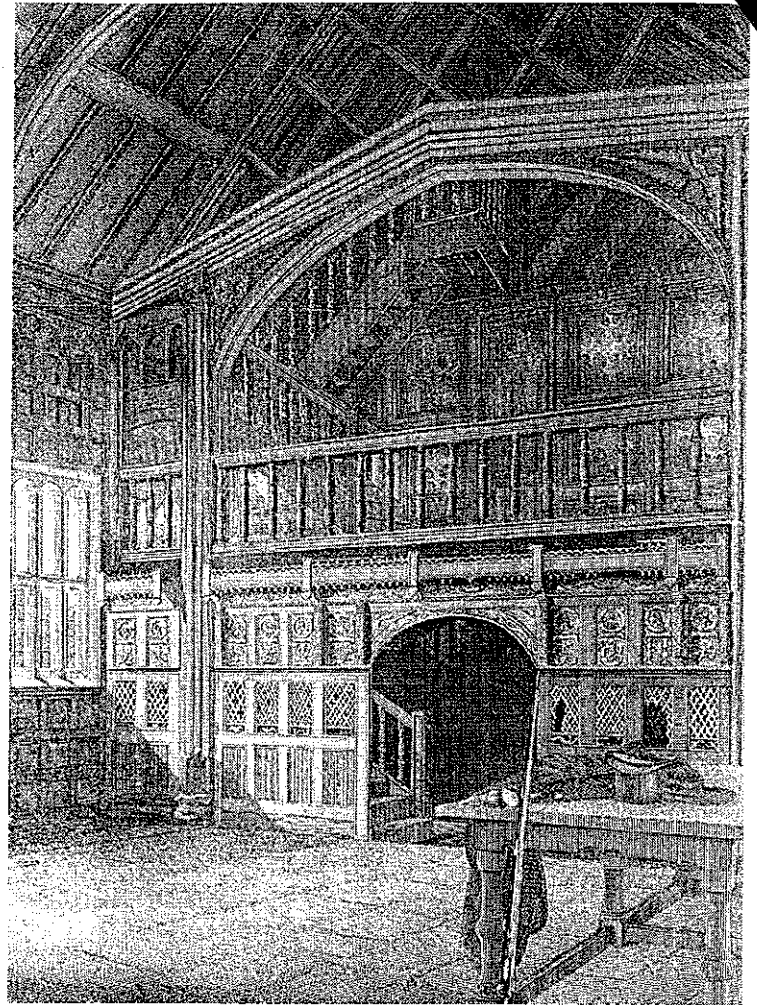
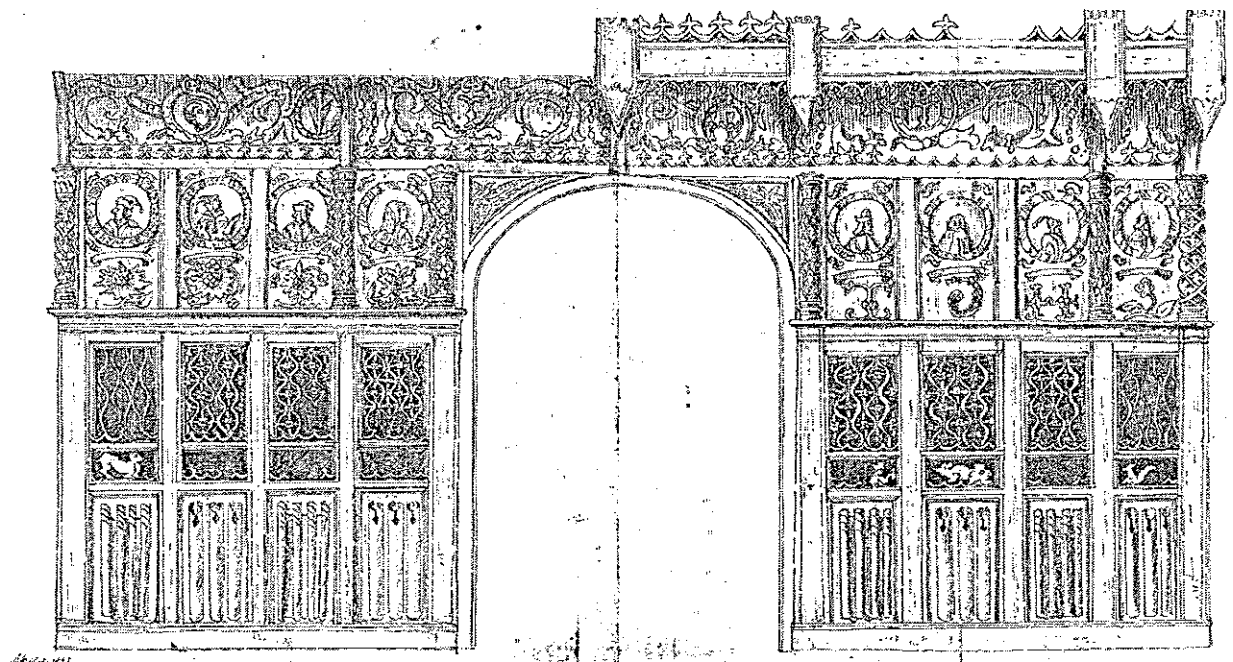


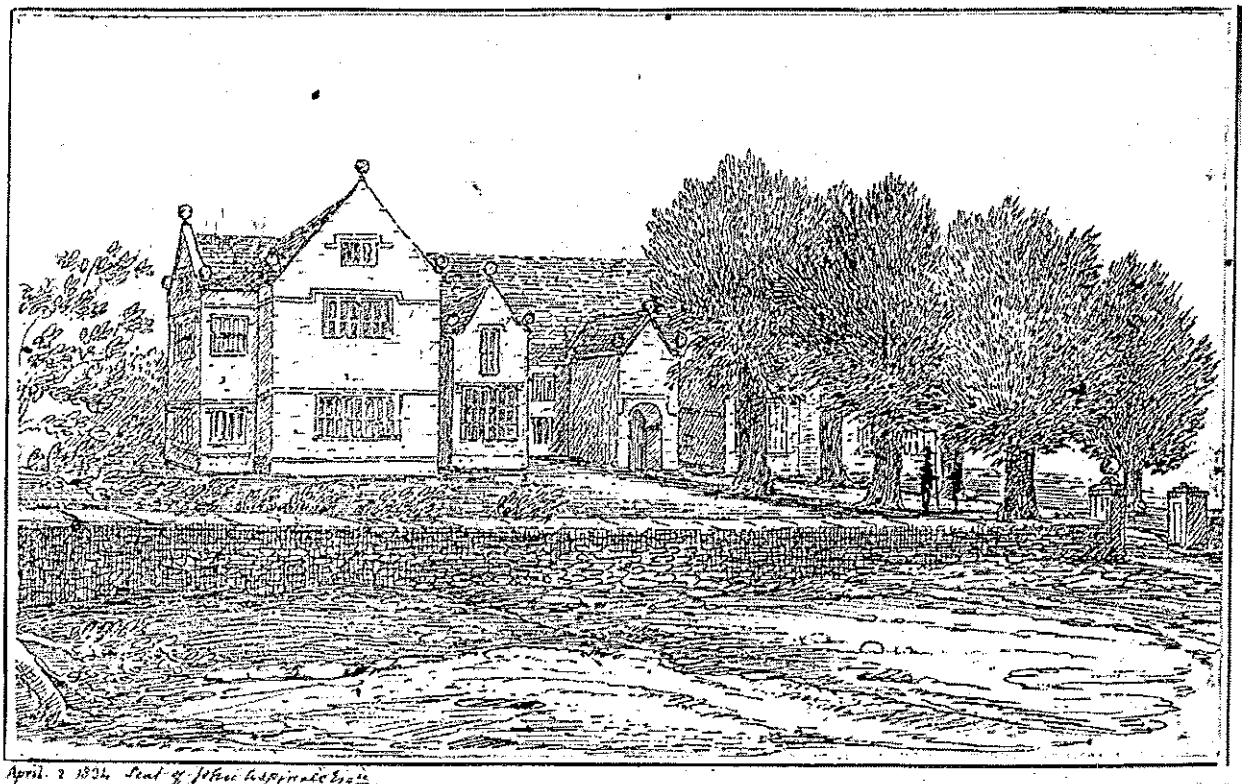
Figure 3. John Weld's drawing, made in 1834, of the 16th century carved screen at the low end of the hall. This appears to have been removed from the house in the early 1980s.



2.2 The Stone House of c1600

The majority of Lancashire gentry families rebuilt their houses in stone during the Elizabethan or Jacobean period, following national fashions by having gabled facades, mullioned windows and additional private apartments. It is not unusual for parts of earlier structures to be incorporated into the rebuilt houses, but it is unusual for the medieval open hall to remain at the centre of the house, apparently without the insertion of a first floor. It may be that the high quality of the woodwork, and the associations of antiquity that it gave to the owners, made them wish to retain the hall. A staircase was inserted into the former cross-passage at this period, and a stone porch opening directly into the hall was added.

We are fortunate that there are several early 19th century accounts and illustrations of the house before the 1844 restoration, and these suggest that the front of the building and the hall had not been significantly altered since around 1600. The drawing made by John Weld in 1834 (Figure 4) shows an H-plan house with mullioned and transomed windows, of similar general appearance to the house surviving today. The plan in Whitaker's History of Whalley (Figure 7) also pre-dates the restoration. It shows a bay window on the south side of the south cross-wing, visible in the Weld drawing, and additional rooms on the north side of the north cross-wing, including a porch. These rooms were replaced by larger service wings in 1844 and the wings were significantly altered several times in the 20th century. A moulded archway survives and was probably the outer doorway of the porch: its arch is moulded on both sides and there is no rebate or hinges for a door.



Little Milton Hall

Figure 4. John Weld's drawing of the front of the house in 1834.

Figure 5. Buckler's drawing of the high end of the hall before the 1844 alterations, as reproduced in the 'English Medieval House' by Margaret Wood.

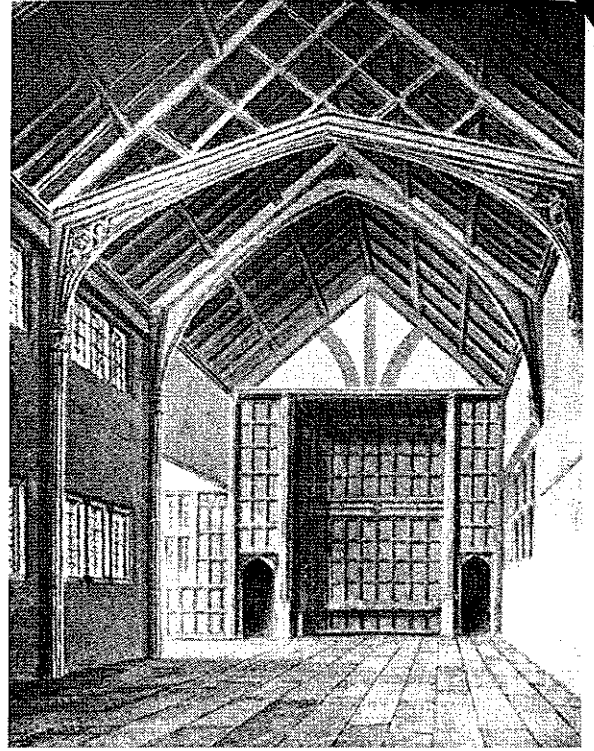
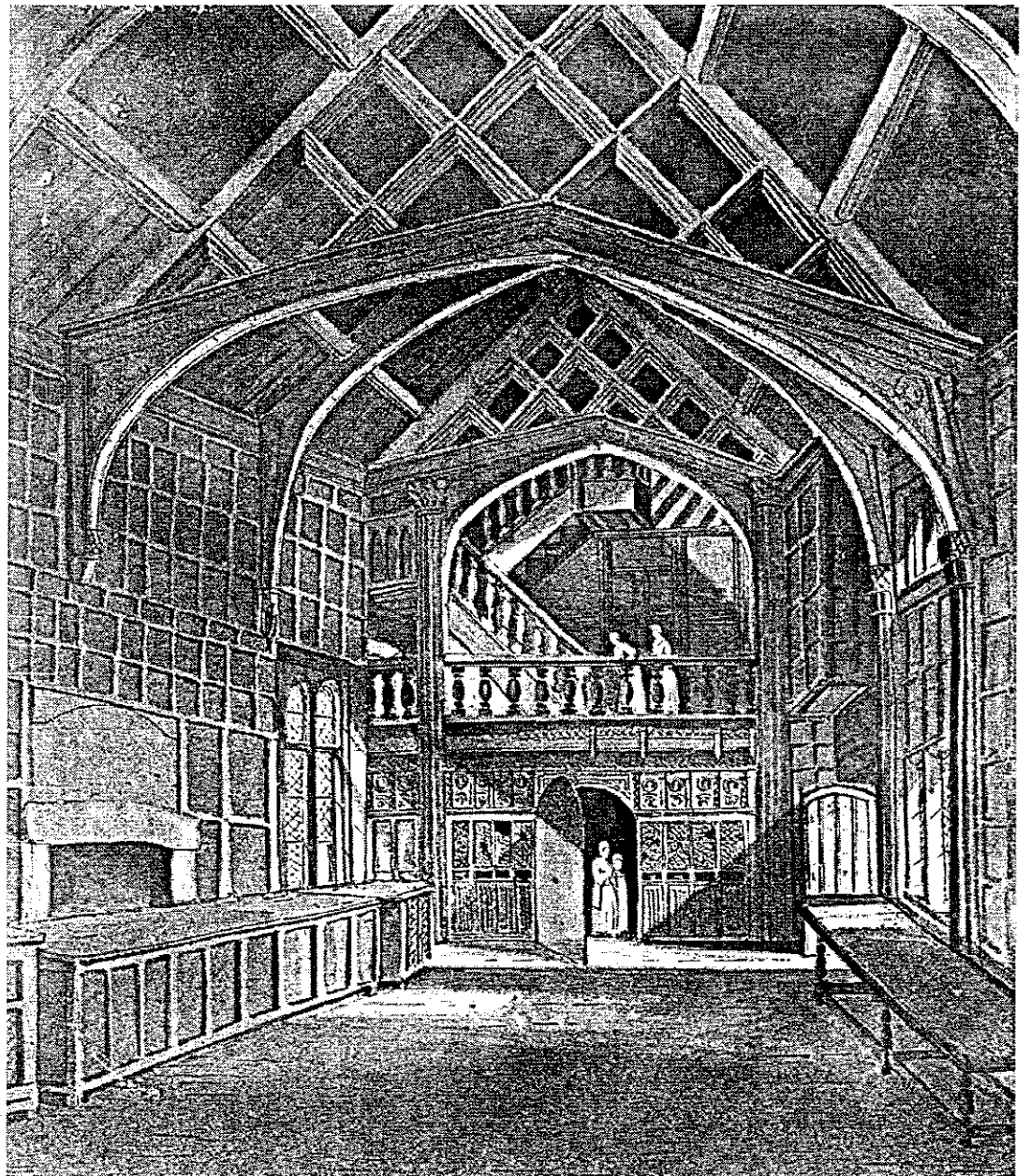
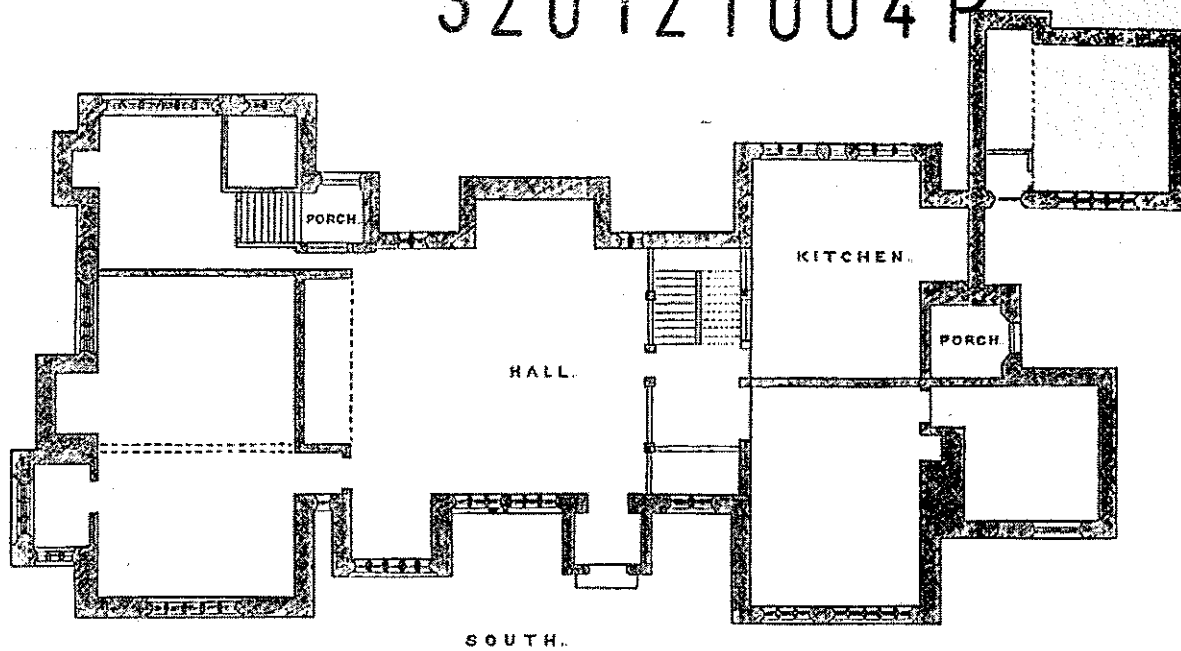


Figure 6. John Weld's drawing of the interior of the hall in 1834.



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GROUND PLAN OF LITTLE MITTON HALL.

Figure 7. The plan of the house included in Whitaker's History of Whalley.

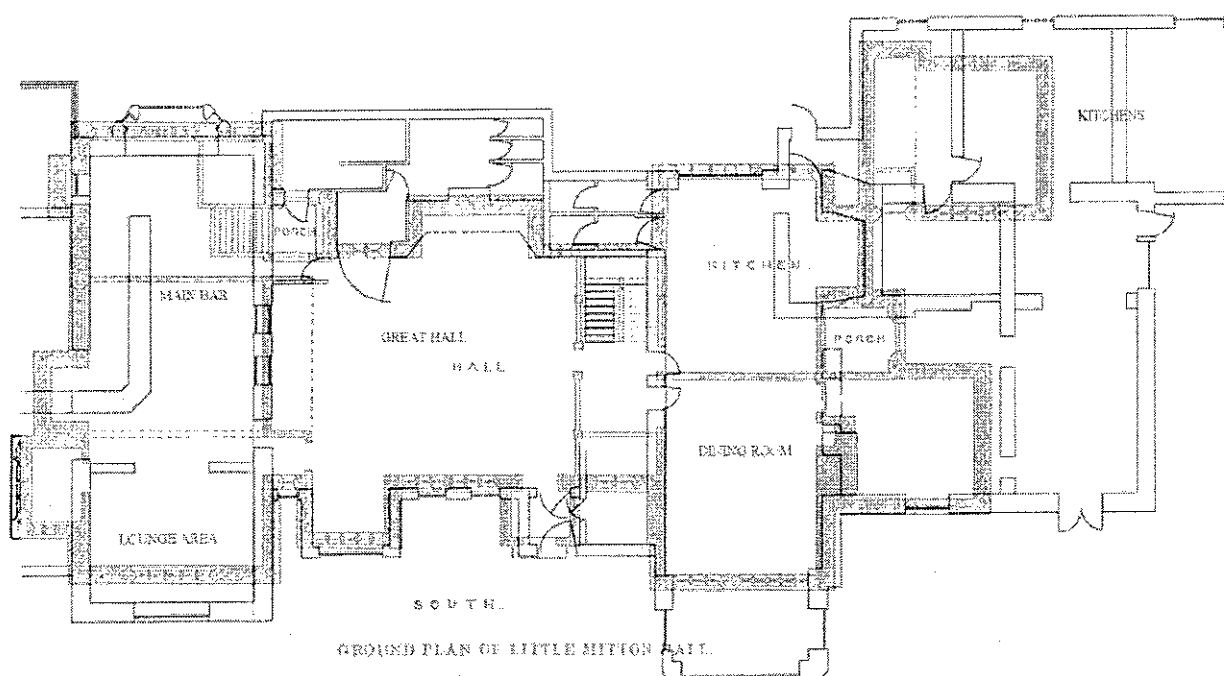


Figure 8. A modern plan overlaid on the Whitaker plan.

2.4 The 'Webster' Alterations

Alterations were carried out in 1844, shortly after the house was bought by John Aspinall of Standen. They have been attributed to George Webster of Kendal by Angus Taylor, author of a biography of the architect, probably because Webster carried out other works in the Whalley and Clitheroe areas and built several H-plan houses in the Tudorbethan style.

Comparison of John Weld's drawing of 1834 (Figure 4) with Twycross's view published in 1847 (Figure 9) suggests that the exterior of the house was not significantly altered. However, a more detailed examination shows differences in the windows and chimneys depicted in the two views. Although a 20th century cement pebbledash covers the external faces of most of the walls, nearly all the exposed stone dressings appear to date from the 1844 restoration. Where the walling stone is exposed in the south cross-wing, rebuilding of the outer face at least can be seen to have been comprehensive: the stonework shows no evidence of earlier openings and the quoins are 19th century, roughly punched to take a render. The way in which the sandstone window surrounds are set forward of the wall strongly suggests that the whole house had a rendered finish.

The two wings projecting from the north cross-wing appear to have been rebuilt at this time to provide service accommodation, the north-west wing being a plain 2-storey range perhaps incorporating some earlier window surrounds in its southern gable.

A few windows survive from the 1844 restoration: they are timber casements with margin panes. On the ground floor internally the extensive later alterations in the cross-wings mean that only a few items of joinery and plasterwork are recognisably from this period.



Figure 9. A view of the house shortly after the 1844 alterations. Taken from 'Mansions of England and Wales' by Edward Twycross, published in 1847.

2.5 Later Victorian Additions and Alterations

A newspaper extract in Clitheroe Library, dated 1935, records that from 1874 onwards Little Mitton Hall was leased to John Hick, a partner in Hick & Hargreaves, Engineers, of Bolton. It states that he spent a lot of money on the house, revealing the fireplace in the hall and, around 1880, adding a 'recreation block' to the south linked to the main house by a large conservatory. This conservatory can be seen in an undated photograph in Clitheroe library (Figure 14) and in an 'As Existing' elevation submitted as part of a planning application in 1986 (Figure 16). The Victoria County History also records that he added a second storey to the north-west wing. After his death his daughter continued to live at the hall.

The external appearance of the 'recreation block' remains relatively unchanged, but it has been altered internally in the 20th century. Stylistically it contrasts with the adjoining 1980s block: it has exposed sandstone walls and a High Victorian half-hipped roof with bargeboards treated as an arch-braced truss. The conservatory linking it to the main house was re-modelled in the 20th century, then completely replaced in the 1980s by the present 2-storey building.

The late 19th century work to the main house seems to have included some of the plaster cornices and woodwork, probably some of the leaded windows, and the bay window projecting from the front of the north cross-wing. The render seems to have been stripped from the south cross-wing at this time, but the photograph in the Victoria County History (reproduced as Figure 13) shows what appears to be a lime roughcast over the remainder of the front of the building. This is confirmed in the text, which states that the walls were 'mostly covered with yellow rough-cast'.



Figure 10. 1848, 1894, 1912 and 1932 Ordnance Survey maps. The recreation block and conservatory can be seen on the three later maps.



Figure 11. A view of the house in 1894, from the Francis Frith collection.

Figure 12. An undated photograph of Mitton Hall in Clitheroe library.



Figure 13. A photograph in the Victoria County History, published in 1911.

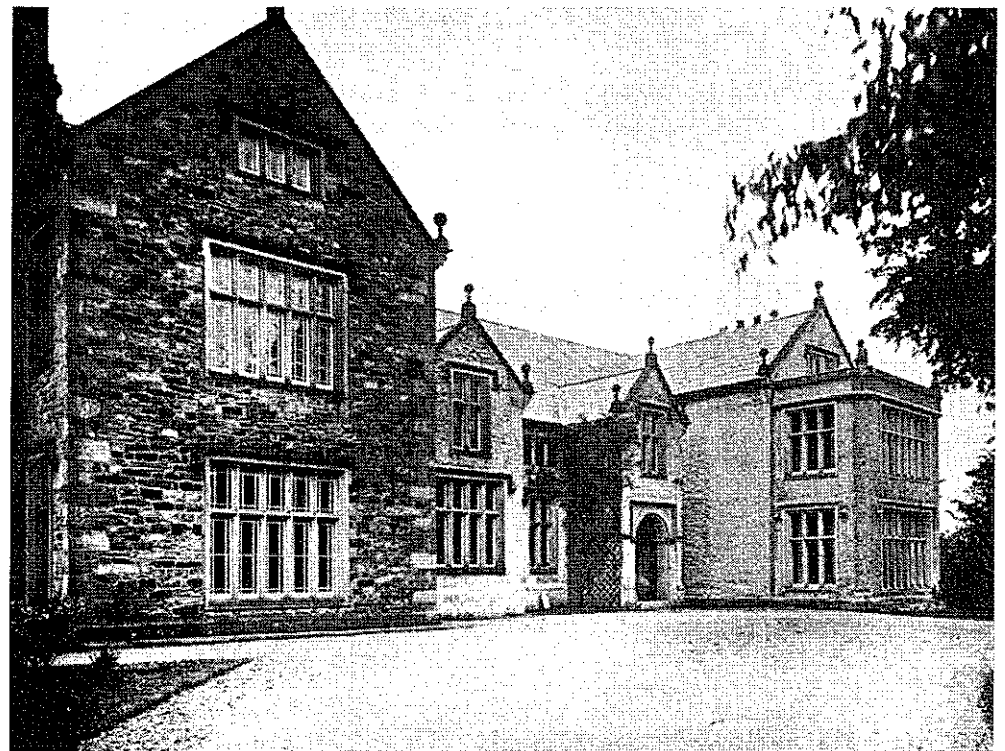


Figure 14. An undated photograph of Mitton Hall in Clitheroe library.



2.6 Twentieth Century Additions and Alterations

Except for a period during the Second World War, Little Mitton Hall appears to have remained as a private house until 1966. A newspaper account records that a new block with four bedrooms, bathrooms, garaging and stores was added in 1956. It seems likely that this was a conversion of the existing north-west wing, dating from the 1840s and 1870s, rather than a completely new building.

In 1968 the Hall opened as a restaurant and country club. A planning application drawing shows that the single-storey toilet block projecting from the north wall of the hall was built at this time. This is finished with a cement pebbledash and it is likely that all the render on the building was renewed at a similar period.

There are numerous planning files in the records of Ribble Valley Borough Council, and the current owner has provided us with copies of some of the documents in them. Without a more detailed examination of the files they are not always easy to interpret, as some of the works shown on application drawings were not executed and other works that are not shown seem to have been carried out. The drawing that seem to be most significant for the current proposals are reproduced below as Figures 15-18.

Figures 15, 16 and 17 show the proposals for building what is now the function room with bedrooms above in the late 1980s, and the conservatory that it replaced. Figure 18 shows a plan of a proposed conservatory that was granted consent. The conservatory that was built, and which still exists today, differs in some details and is significantly smaller.

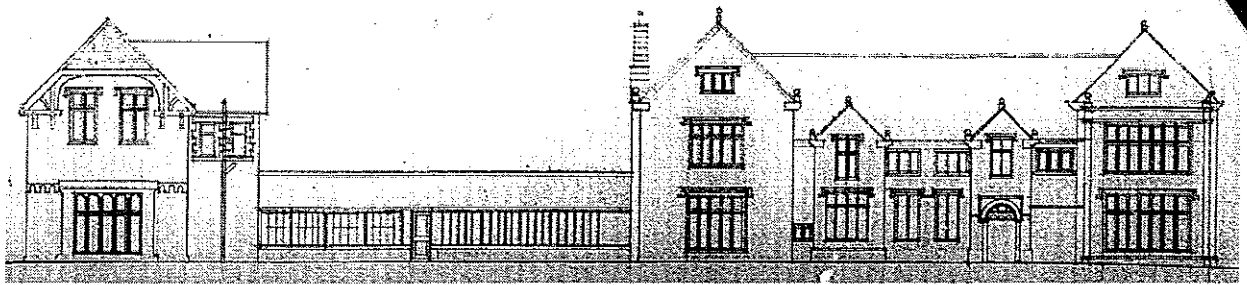


Figure 15. An 'As Existing' planning application drawing submitted in 1986 showing the conservatory / swimming pool that linked the main house with the recreation block of c1880 at the left.



Figure 16. A planning application drawing submitted in 1986 showing the proposed new bedroom block. Except for a change of door position, the elevation shows the building as it exists today.

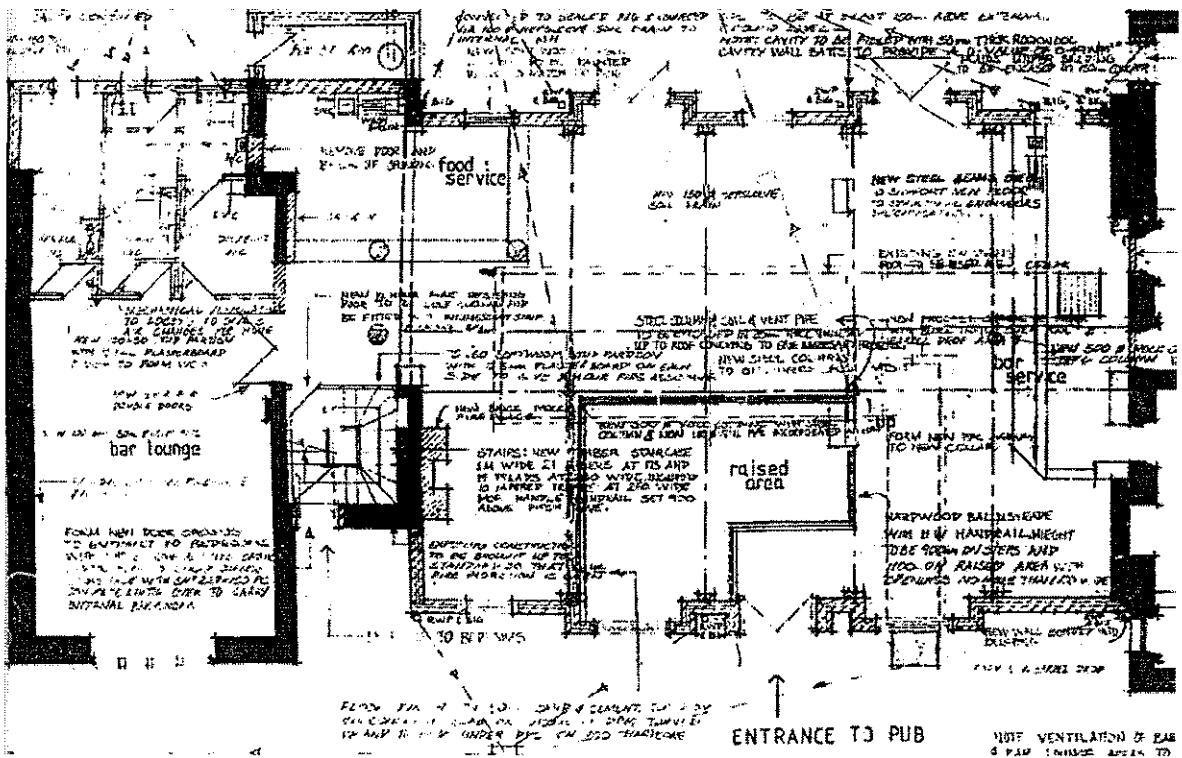


Figure 17. A drawing submitted in 1988 showing the ground floor of the new block as a pub and restaurant. It shows that the walls are constructed of concrete blockwork. 'ENTRANCE TO PUB' shows the position of the front door, which is where an external porch is now proposed.

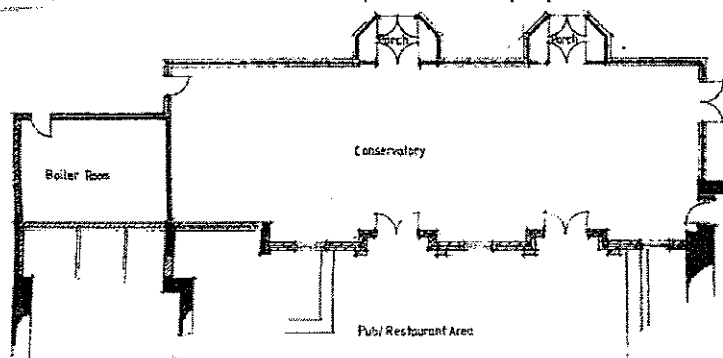


Figure 18. Another drawing submitted in 1988 shows a proposed conservatory that is larger than the one built.

3.0 The Impact of the Proposed Works

3.1 The New Porch

The porch would be added to the 1980s function room wing. This wing is treated as subsidiary to the main house: it is lower, is set back from the original building, and uses a simplified 17th century style that echoes that of the main house.

The setting of Mitton Hall, with a curving driveway and trees (Photograph 1) means that the whole facade, which stretches from the former recreation block to the south to the north-west service wing, cannot fully be seen from any one position. This means that the main house and the function room wing are seen as separate but linked parts of a long range of buildings, and the existing and proposed porches are unlikely to send out conflicting messages about the location of the main entrance to the complex.

The approach taken for the design of the new porch is similar to that taken in the 1980s for the design of the wing. It is in the same 17th century style with roughcast walls and sandstone dressings, but is less elaborate than the porch to the main house, which is two storeys with ball finials to its gable coping. The present doorway (Photograph 2) is set in a shallow projection that extends as far forward as the gabled window projections to each side. Visually it is weak, with its symmetrical placement and the size and importance of the function room inside justifying a more emphatic treatment. In this respect the proposed porch would be an improvement.

3.2 Replacement Conservatory

The present conservatory dates from the 1980s. Historic photographs (Figures 11 & 14) confirm that the western side of the building, facing the gardens and river, has always been more informal and irregular, but it now includes some elements that detract somewhat from its appearance. These include the 1960s toilet block extension and the conservatory. The latter abuts the corner of the cross-wing of the original house, and obscures views of and out of the mullioned bedroom windows of the 1980s function room block. The proportions of its windows, the top-opening casements, the eaves details and the pyramidal glazed roofs are neither examples of clean modern design nor a good reproduction of an Edwardian or Victorian conservatory.

The proposed conservatory would be an improvement, as it would be separated from the cross-wing of the main house and would have a better relationship with the function room wing. The proposed lantern lights would interfere less with views from and of the first-floor bedroom windows and would be attractive features in their own right. The proposed bay on the entrance axis of the function room, and the continuous ceiling height, would help to integrate the conservatory with the room. The quality of detailing would also be an improvement.

4.0 Conclusions

The continued use and maintenance of the II* Listed Mitton Hall depends upon continuing to operate a viable hotel and wedding venue business in a very competitive market. The proposed porch and conservatory will improve the attractiveness of the hotel to clients and will affect only 1980s fabric. The present external entrance to the function room is visually weak, and the conservatory is dated and architecturally undistinguished. The proposed designs for both will be an improvement.

Photograph 1. The front of Mitton Hall, viewed from the entrance drive. The original house is near the centre of the photograph, behind trees. The site of the proposed porch is between the two gables of the 1980s function room block, at the left

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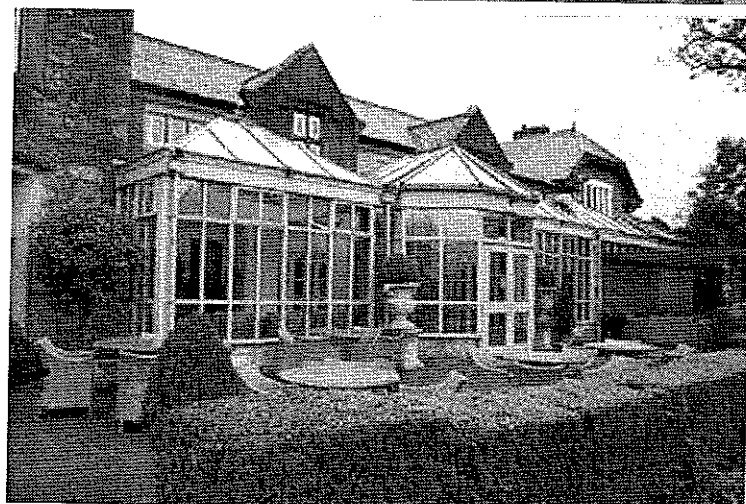
Photograph 2. The front of the function room block. The proposed porch would replace the doorway.



Photograph 3. The internal lobby at the entrance to the function room. This would be replaced by the external porch.



Photograph 4. The present conservatory at the rear of the function room block.



5.0 Documentary Sources Used

Photocopies of material in the local history section of Clitheroe Library, provided by Mr Warburton. Where the copies are referenced the references are given in the text of this report.

Photocopies of Planning and Listed Building Consent application files and drawings held by Ribble Valley Borough Council, provided by Mr Warburton.

Pen & wash drawings by John Weld in the Lancashire Record Office.

Farrer, W. & Brownbill, J. *The Victoria History of the County of Lancaster*. Volume 6, published 1911.

Hayes, Cliff. *Francis Frith's Heart of Lancashire*. Frith Book Company Ltd, 2001.

Taylor, Angus. *The Websters of Kendal*. Cumberland & Westmorland Antiquarian & Archaeological Society Record Series Volume XVII, 2004.

Whitaker, T.D. *History of Whalley*. 4th Edition, 1872-6 (including text and illustrations reproduced from the 1818 edition.)

Wood, Margaret. *The English Medieval House*. Published by J.M. Dent, 1965.

320121004P

Mitton Hall pre-app

✉ TUCK, Cathy <Cathy.Tuck@english-heritage.org.uk>

To: Charles Stanton <charles@stantonandrews.co.uk>

Cc: hlwarburton@btinternet.com, Adrian Dowd@ribblevalley.gov.uk

Dear Charles

Thank you for meeting with me on site at Mitton Hall recently to discuss the proposed works |
It was helpful to see the building again and to look at the plans in context.

I very much appreciate being consulted at this pre-application stage. Having the opportunity to input now will, hopefully, smooth the application process, prevent avoidable delay, and help to achieve a result that delivers what your client needs in terms of business use, while preserving the historical significance and setting of the listed building. I can offer the following comments at this stage and have copied the email to Adrian Dowd at Ribble Valley BC for information:-

1. Removal of the existing conservatory

This structure is of no architectural or historical merit and I have no objection to its careful removal from Mitton Hall. Details of how to make good the parts of the historic fabric that currently connect with the conservatory can be agreed with Ribble Valley's conservation officer.

2. Construction of replacement conservatory

I welcome your proposal to take the opportunity to separate the conservatory from the corner of the historic part of Mitton Hall, allowing the earlier fabric to be seen and creating a clear distinction between the two phases. I have no objection with the designs illustrated but suggest that the roof should not be so high as to cut across - either physically or visually - the upper floor bedrooms.

3. Removal of interior lobby

This is of no architectural or historical importance and I have no objection to its removal.

4. Replacement porch.

While I appreciate that the existing porch does not present bridal parties with an impressive entrance to the building, the current porch at least performs a useful architectural job through its quietness. It does not confuse the legibility of the front elevation as it is obviously a secondary entrance that does not detract visually from the main porch. I am concerned that a large porch with, in your words, "wow factor" would fight for attention with the main doorway and create confusion as to which is the main entrance. While not completely opposed to the principle of renewing the porch with something that provides bridal parties with an improved meeting/greeting space, I would urge caution that any replacement should be in the right architectural language and a simple, quiet design to avoid conflicting features on the front elevation. Options 1/1A are ecclesiastical looking and not suitable for this secular building; Option 3 appears too light weight at ground level and uses inappropriate materials (assuming the pillars would be in wood); Option 4 I suggest is inappropriate in terms of appearing to be a 'back-of-house' lean-to on the front elevation; Option 2 - if kept to a suitably small scale and simple design - seems to offer the best option.

I am happy to discuss this further and would certainly appreciate the opportunity to look over more detailed plans as they emerge.

Kind regards

Cathy

Cathy Tuck
Historic Environment Advisor
English Heritage

Canada House
Chepstow Street
Manchester
M1 5FW

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rev A issued for listed building and planning consent
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Emporia Leisure Limited
Mitton Hall

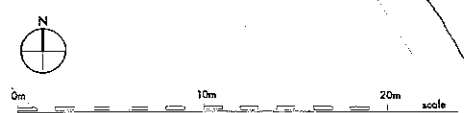
Existing Site Plan

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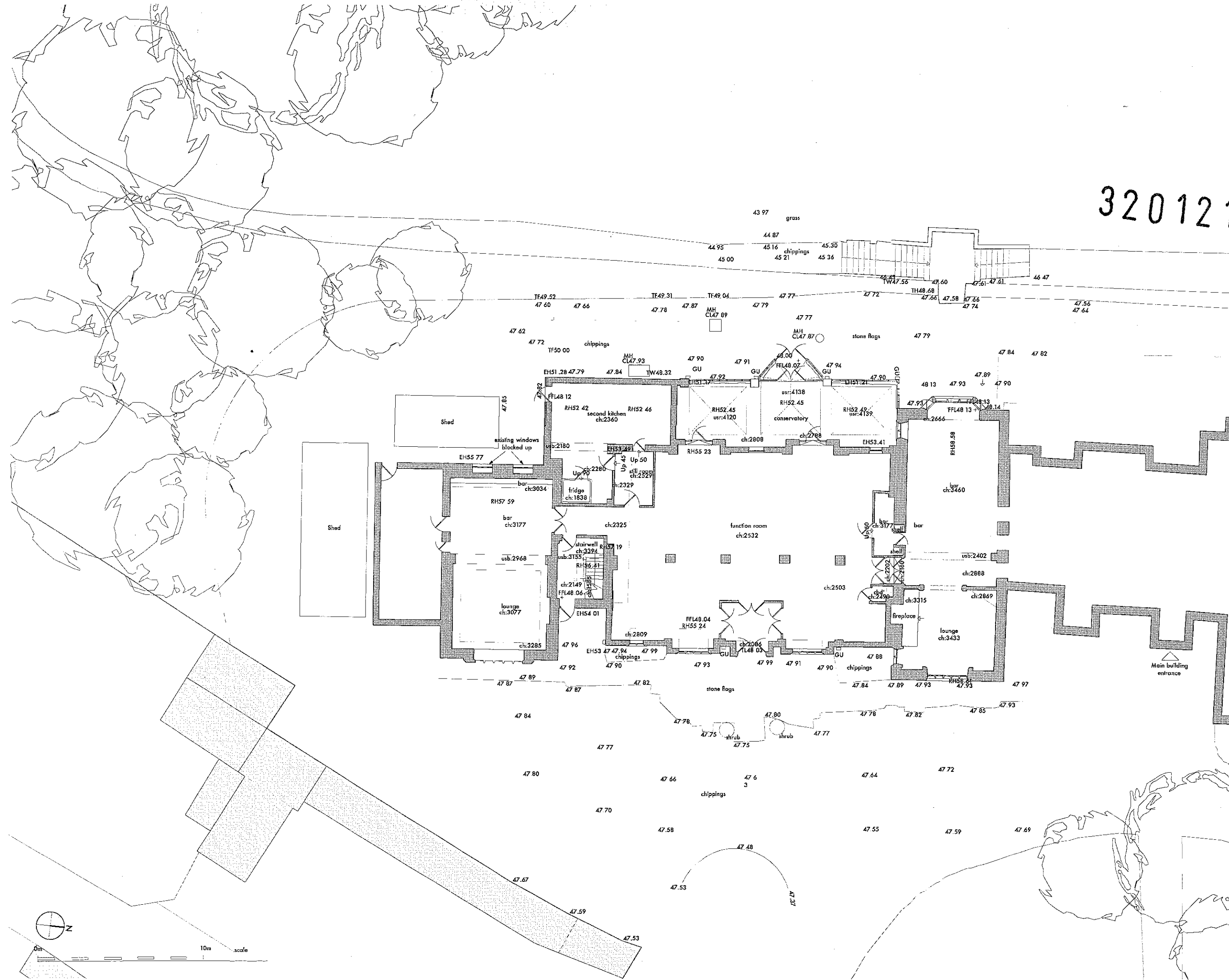
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Proposed Site Plan

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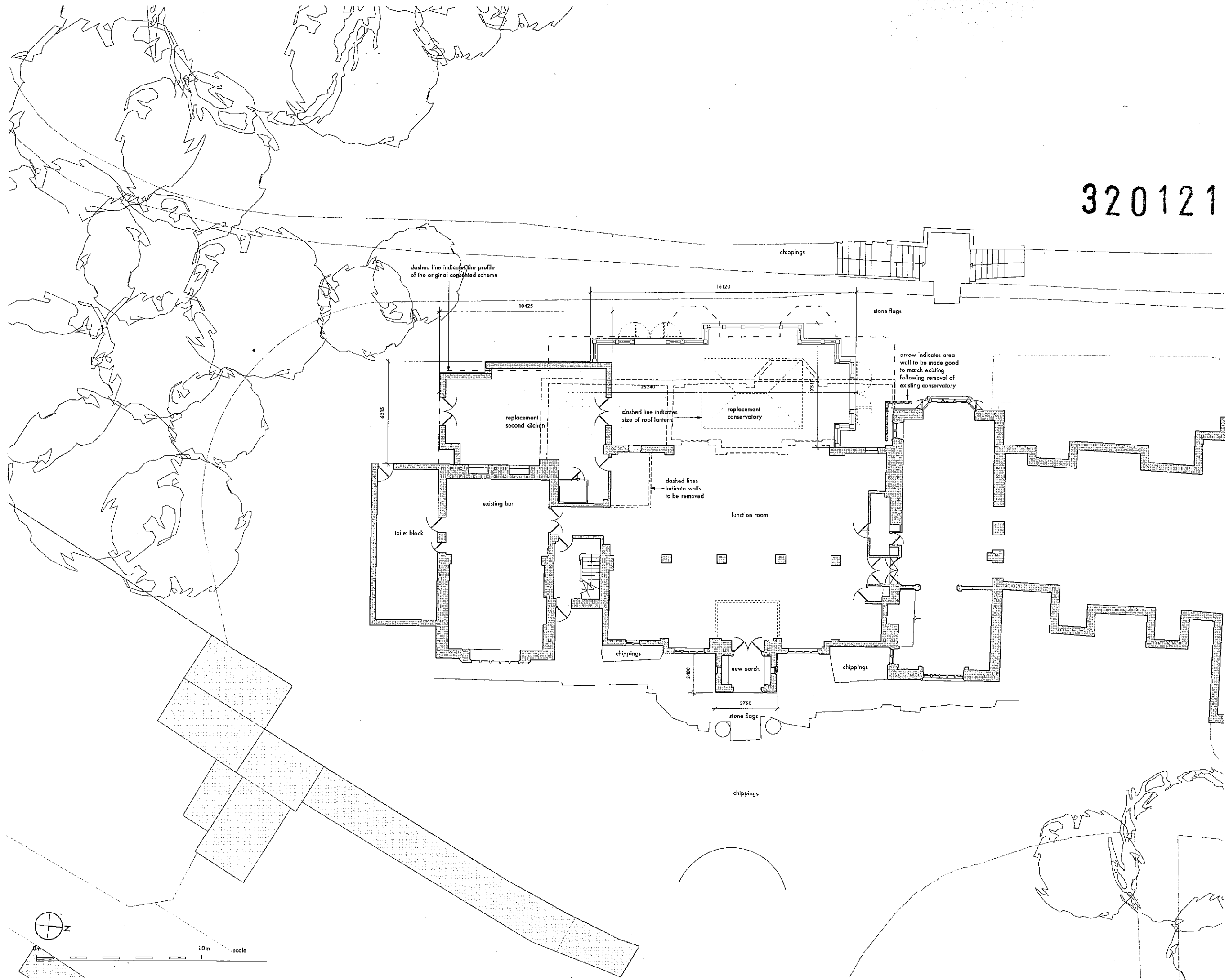
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Milton Hall

Existing Ground Floor Plan

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cs date sept 2012 scale 1 to 100 @A1
drawn date sept 2012 scale 1 to 200 @A3

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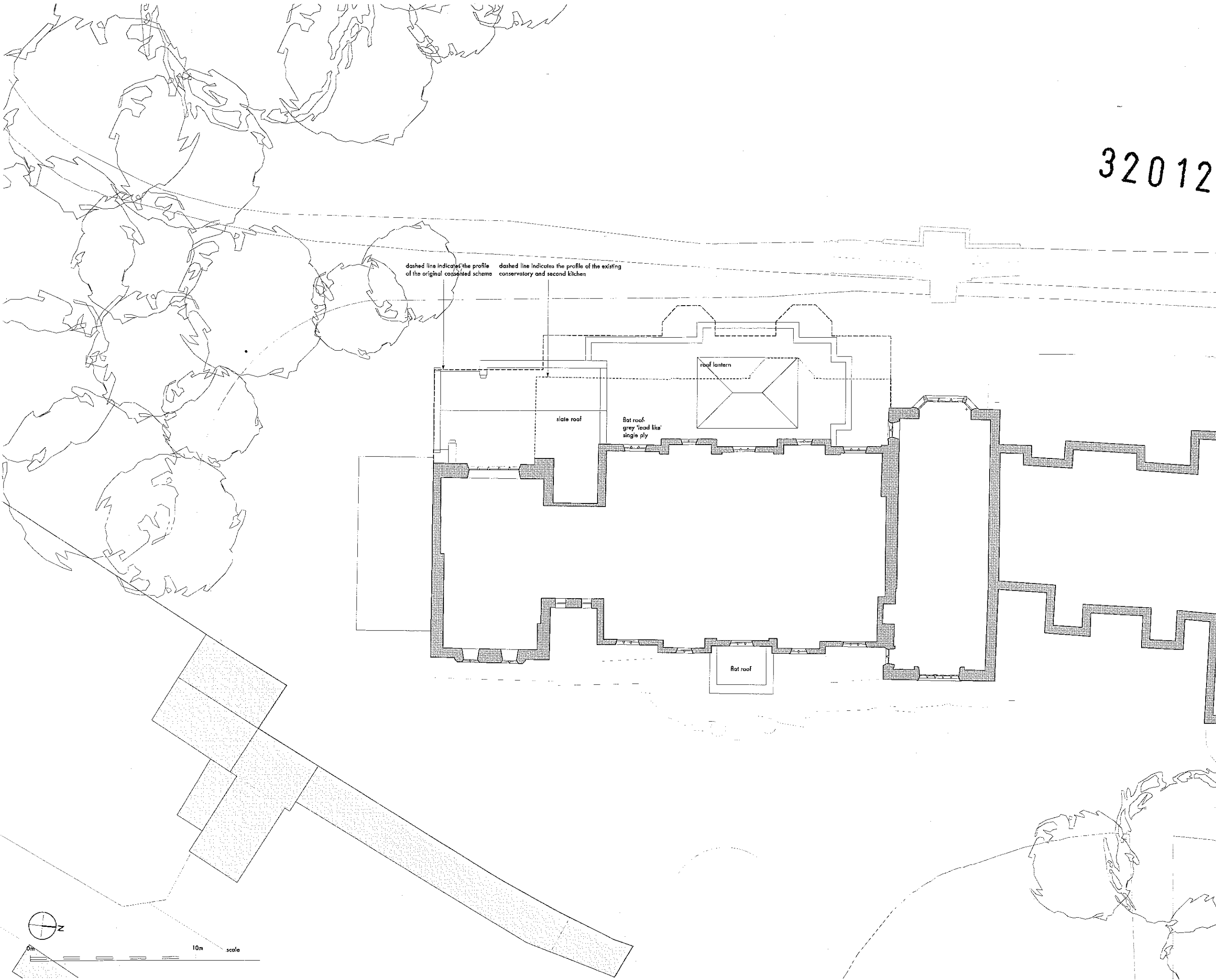
Emporia Leisure Limited
Milton Hall

Proposed Ground Floor Plan

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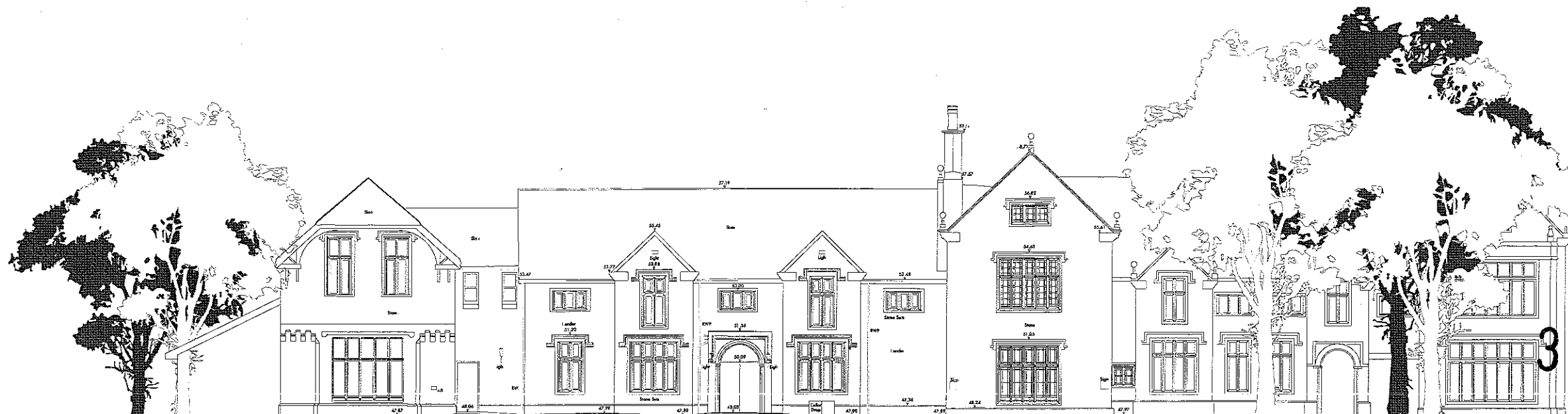
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Milton Hall

**Proposed Roof Plan/
First Floor Plan**

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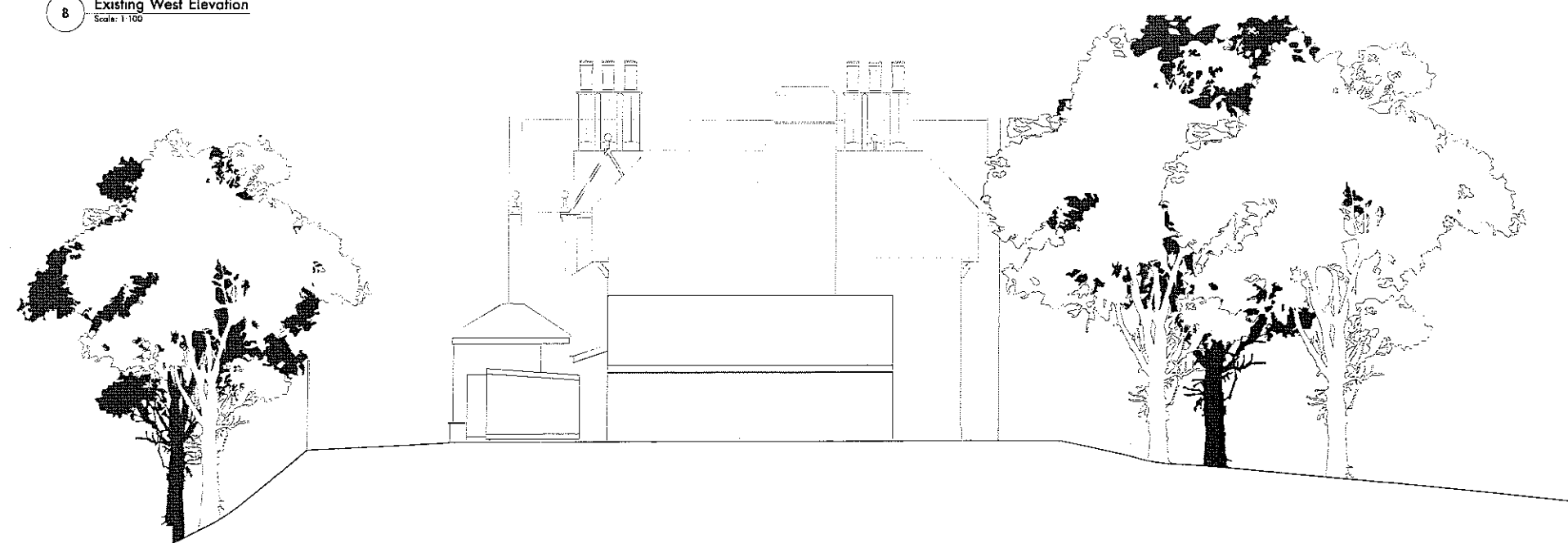


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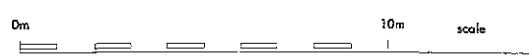
A Existing East Elevation
Scale: 1:100



B Existing West Elevation
Scale: 1:100



C Existing South Elevation
Scale: 1:100



rev A issued for listed building and planning consent oct 2012

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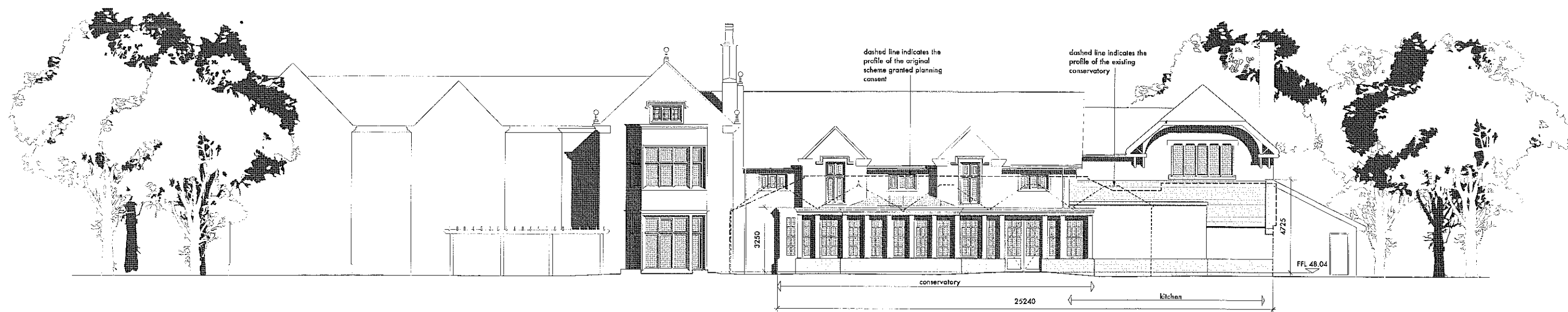
Existing Elevations

drg.no. 12/35 Ex 10 rev. A
drawn djl date sept 2012 scale 1 to 100 @A1
1 to 200 @A3

this drawing is to be read in conjunction with all relevant consultants and specialists drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright



A Proposed East Elevation
Scale: 1:100



B Proposed West Elevation
Scale: 1:100



C Proposed South Elevation
Scale: 1:100

0m 10m scale

D Proposed Part North Elevation
Scale: 1:100

materials schedule

- pitched roof - slate, to match existing
- flat roof - lead detailing
- walls - grey 'lead like' single ply
- walls - white render to match existing, with stone plinth, stone to match existing
- windows - painted timber colour to be agreed

rev A issued for listed building approval oct 2012

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Proposed Elevations

12/35 LB 10 rev. A
dis.no. 1 to 100 @A1
date sept 2012 scale 1 to 200 @A3