



RIBBLE VALLEY
BOROUGH COUNCIL

21 DEC 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320130056 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning 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:	P	Surname:	Fletcher
Company name:					
Street address:	89 Church Street		Telephone number:	Country Code	National Number
					Extension Number
	194 Union Road		Mobile number:		07775726866
Town/City:	Great Harwood		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB6 7QB				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Anthony	Surname:	Flanagan
Company name:	Flanagan Design Associates Ltd.				
Street address:	194		Telephone number:	Country Code	National Number
	196 Spring House Union Road				Extension Number
	Oswaldtwistle		Mobile number:		07801575668
Town/City:	Blackburn		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB5 3EG		flanagandesign@hotmail.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Proposed Internal alterations to a Grade II Listed Building

Has the work already been started without planning permission?

☒ Yes ☐ No

If Yes, please state when the works were started:

11/01/2012

Has the work already been completed without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. 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:

Description of *proposed* materials and finishes:

Roof covering- add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Chimney - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

8. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

existing timber windows are to remain but be sanded and re-painted

Description of *proposed* materials and finishes:

n/a

External doors - add description

Description of *existing* materials and finishes:

Existing timber front and rear doors are to remain but sanded and re-painted

Description of *proposed* materials and finishes:

n/a

Ceilings - add description

Description of *existing* materials and finishes:

existing ground floor ceiling to be repaired with lime plaster
first floor ceiling to be re-lined and plastered

Description of *proposed* materials and finishes:

n/a

Internal walls - add description

Description of *existing* materials and finishes:

Ground floor walls to remain unaltered but re-plastered with lime plaster.
First floor partition walls to be replaced as per specificatio

Description of *proposed* materials and finishes:

Floors - add description

Description of *existing* materials and finishes:

G/F was raised with foam insulation and screed
First floor is mixed floor boards

Description of *proposed* materials and finishes:

new floor to be formed over existing joists as per drawing

Internal doors - add description

Description of *existing* materials and finishes:

doors removed from f/f

Description of *proposed* materials and finishes:

new internal doors are to fitted to all opening as ledged and braced doors with cast iron latches

Rainwater goods - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

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:

existing parking available adjacent dwelling

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

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

8. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Existing floor plan
Proposed floor plan
Elevations
Details of new stairs
Architectural Historians report
Design & Heritage report + method statement
Location plan

9. Demolition

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

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

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):

drawings 12/2009/01, 12/2009/05, 12/2009/04,
Design and heritage statement

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. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

14. 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

15. 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

16. 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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

16. 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

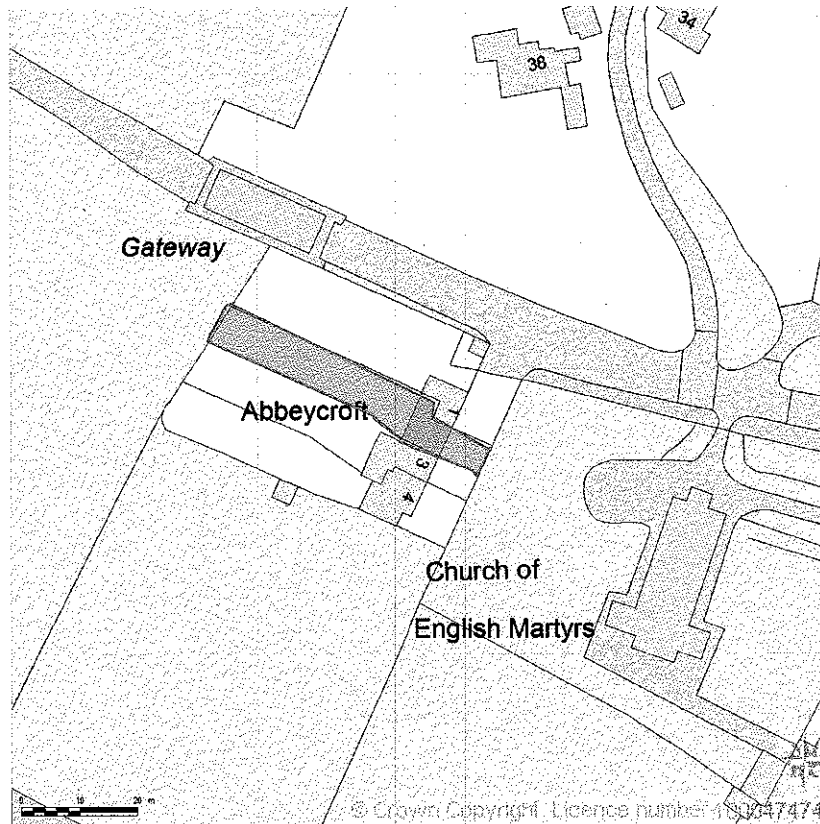
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

17. 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

AREA 2 HA
SCALE: 1:1250
CENTRE COORDINATES: 372928 , 436141



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320130056P

**Design & Access Heritage Statement to support a Listed Building Application
To carry out internal and external alterations to a Grade II Listed Building
No 2, Abbeycroft, The Sands, Whalley, BB7 9TN.
Whalley BB7 9JD**

Requirements of Design.

The Area.

The area is The Sands and Abbeycroft is within the Whalley Conservation Area and is situated to the South West of the town centre. The area lies between King Street & the railway viaduct to the west Whalley. Abbeycroft lies between the Abbey complex and the Western Gateway.

The Present Use.

The building is presently a domestic dwelling, as are the other two houses within the building.

The Building.

The property is part of a row of 3no houses, which have all undergone alterations and changes in size and appearance since originally constructed in the mid 17th Century. Alterations have been carried out during the 18th Century and in the 19th Century, when according to maps in the conservation area statement the property may have been part of the Abbey Farm situated to the West of the main abbey buildings. On this map it clearly indicates that No2 has had a rear extension removed in the latter half of 19th or first half of the 20th Century.

The building is two storey building with 2no attic windows with drip course label moulds over each window. The main elevation has windows with chamfered surrounds and a centre mullion. The door to the left of the window has chamfered stone jambs and lintel. The material of the front elevation is sandstone rubble. The roof is finished with slate and stone slate

The rear elevation has windows to ground & first floor with chamfered stone surrounds and lintels with label moulds over. Later inserted is a window into the bathroom which is a rectangular window with lintel and sill in stone.

The rear door into the kitchen is a plain stone surround, inserted during the late 19th century when the dwelling was extended to incorporate what is now the ground floor kitchen. It was probably during this alteration that the door in the rear elevation to the right hand side of the ground floor living room was removed and closed up.

Evidence of the jamb quoins can be seen in the rear elevation

The first floor construction is of floor joists supported on timber floor beams running back to front, both of which are visible below ceiling level in the main living room.

The second floor construction is of timber floor joists 170x70 at 400 to 500-mm ctrs supported into the bottom member of a substantial timber roof truss and a timber floor beam.

The roof joists are supported on large irregular shaped timber roof purlin, which in turn are supported on the truss.

At ground floor inside the door opens against a fire hood, the heck post and bressumer timbers are molded and stopped, 2no studs remain of the plastered infill, the infill has been removed.

The fire and chimney breast have been altered during the 1960's. The breast has been built out into the room and a modern stone fire surround added. The original fire hearth and opening have been in-filled with red brick.

At first floor the existing partitions are modern timber frames with plasterboard linings and are of a low quality and finish, inserted in the 1950's or 60's. These will be removed and replaced as per the plan.

The living room has a modern and very plain staircase with a quarter landing giving access to the first floor.

The floor of the living room and kitchen have been raised by 145mm to allow the formation of a drain channel around the perimeter of the rooms to provide some form of protection against flood, as the dwelling is within the flood plain of the River Don.

Proposed Use.

The use of the property will not change it will after reconstruction, it will remain a private domestic dwelling.

Historical.

In the Whalley Conservation Area Appraisal there is mention of Abbeycroft in the context of Whalley Abbey and surrounding area.

Proposed Use and amount of development.

*It is **not proposed to alter** the internal layout as indicated in a previous submission, but to leave the layout unaltered. The wall between the kitchen and the lounge has been altered in the past by the insertion of a door opening, that opening is supported over by modern reinforced concrete lintels. The wall has also undergone alterations in the past, a window or opening has been closed and the timber frame has been left in situ. The wall is a random stone wall which is not tied into the external wall of the rear elevation by any stone or metal ties at all. This wall is in a very poor state of repair. It is now proposed to clean the wall mortar beds and to re-grout the using Lime Mortar and then to re-plaster the wall on both sides with Lime Plaster.*

The lounge floor has been raised by approx' 145mm above the original floor level. This has been done to allow the formation of a channel around the room perimeter to carry floor water to a water waste discharge located below the stairs. It is proposed to remove this raised element of floor and go back to the asphalt flooring which must have been installed in the 1960's. This will provide a level floor throughout the ground floor, which will then be fitted with electrical under-floor heat mats and finished with natural stone flooring.

It is proposed to replace the existing modern un-attractive staircase with a new staircase more in keeping with the later alteration made in the 19th Century.

Layout.

The layout and footprint will remain the same.

Scale.

The scale of the building will not be affected by extensions or external alterations.

Access Component.

The dwelling is easily accessed by foot and vehicle, at the front are vehicle parking places adjacent to the Dwellings

STATEMENT OF METHODOLOGY. ***GROUND FLOOR.***

The existing bressumer and fireplace/chimney breast, exposed timber floor beams which are the dominant features, each feature is to be retained and where required repaired

The Bressumer has had the cladding material removed from the side wall; the infill was lath & plaster, formed in the late 19th century? During the removal of the raised floor in the lounge it was seen that the bottom member of the side wall of the bressumer was rotted completely through, it was removed and at the same time the lath & plaster infill was removed. The rotten timber has been saved as evidence. It is proposed to replace the bottom member of the side wall of the bressumer wall with a new section of oak timber to match the original and to reinstate the lath and plaster infill to the side panel using timber laths and lime plaster.

The fire hearth and chimney breast has been altered greatly over time. The current 1960's artificial stone front and shelf have already been removed to reveal that the breast behind has been has brickwork of different types and above them a stone lintel and corbel stones, which appear to be the only elements that remain of the original fire surround.

It is proposed to repair the brick side cheeks and then to finish them in Lime Plaster which will leave exposed the stone lintel and corbels.

The existing staircase is a very bland looking staircase without any features. It is proposed to replace the staircase, using the existing stairwell with a modern staircase as per the drawing provided.

The existing windows and external doors are to be repaired where required and sanded down the timber and re-painted.

The rear wall of the lounge has been stripped of its plaster lining and has exposed the random stonework and the lintels over the window and a timber lintel over a closed door opening. It is proposed to leave the stonework exposed and re-point the beds with lime mortar to allow the features of the timber lintels to remain visible, however if this causes any difficulty it can be re-plastered with lime plaster finish.

The kitchen is at present empty with the walls bare plaster and the floor back to the asphalt level of the 1960's.

The window and rear door are to remain in place and are to be repaired and painted and fitted with new ironmongery.

It is proposed to install electric under-floor heating below a finish of natural stone flooring to the lounge and kitchen areas, this will allow the rooms to be free of radiators and pipe work to the perimeter of the rooms.

FIRST FLOOR.

The first floor room layout as indicated on the survey drawing, which was formed with timber frame partitions installed in the 1950's or 1960's and of a very poor quality. The layout consisted of a stairwell and landing with 3no door off the landing giving access to a bathroom and 2no bedrooms

The proposed layout would retain the stairwell and landing which would give access to a bedroom with en'suite bathroom.

The new layout would have one bedroom which would give full view to the party wall and chimney breast and also leave exposed the timbers at ceiling level.

First Floor Continued.

The exposed timbers are to be stripped of the paint and paper and returned to the original timber finish.

The new partitions are of a modern construction with plasterboard lining each side and with new skirting and architraves. The door are to be 30/20 rated fire resistant door and casings, with the doors being quarter paneled raised field pattern.

The existing floor boards are a mix of the original wide butt edged type and more modern t&g types, where possible the newer type of t&g boards are to be replaced with butt edged boards.

The ceiling is at present a lath and plaster type finish below the existing timber joists. It is proposed to underline the existing ceiling with timber battens and fix new 12-mm fire-line boards and skim finish. This will allow the electrical wiring to be concealed without damage to the original ceiling lining and the fixing of light fittings without damage to existing timbers.

The existing first floor windows are to remain in position, they are to be repaired and stripped down and repainted.

SECOND FLOOR (roof space).

Form a new stairwell which is to be cut to left hand side of the timber floor beam, which will leave it intact and exposed to view where it crosses the landing and the bathroom.

The staircase will be formed as compact flight with winder treads allowing discharge within the centre of the roof space allowing headroom to be provided.

The existing joists are old and un-even, each one is set into the timber beam or bottom member of the roof truss, these are to be individually checked. The joists are to be overlaid with battens to allow floor boards to be fitted to provide a small office area.

The battens are to be notched over the joists and loose fixed with t&g floor boards being screwed to the battens, stiffening the battens and allowing a floor to be formed without any damage to the original joists.

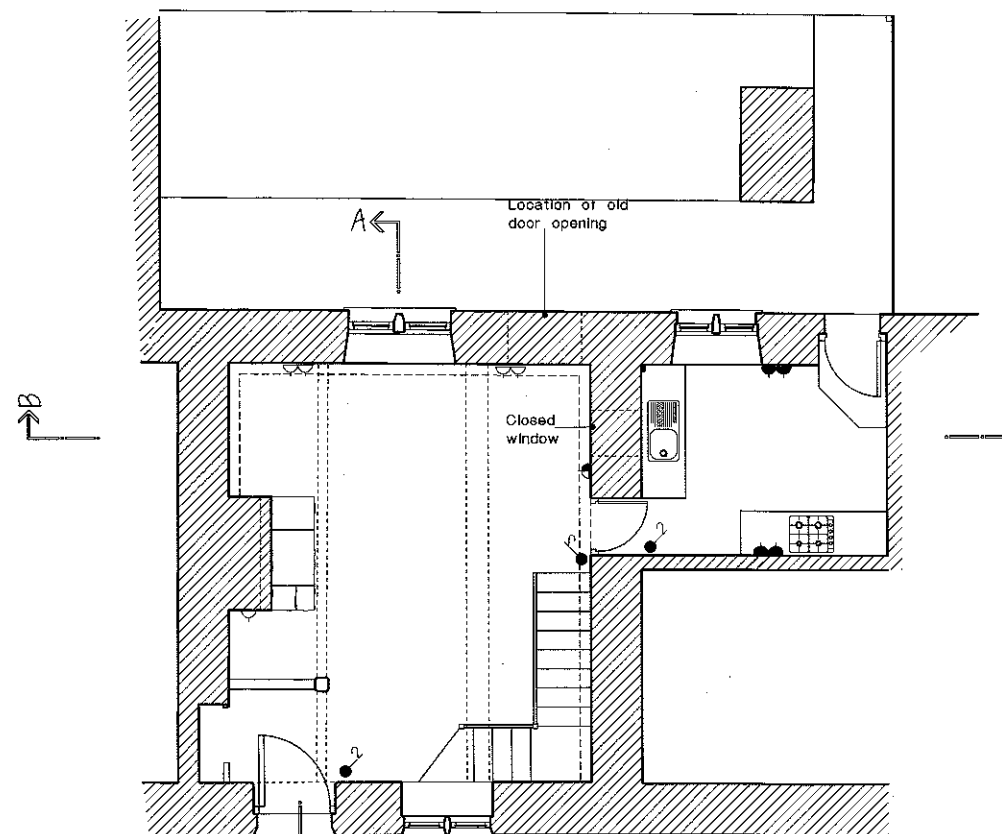
The room in the roof space will have to be insulated to comply with building regulations. The insulation will be solid slab form Celotex insulation pushed fitted between the joists and a layer of insulated plasterboard fitted below the joists.

The 2no windows into the roof will left un-disturbed each will provide light to either the room or the stairwell area.



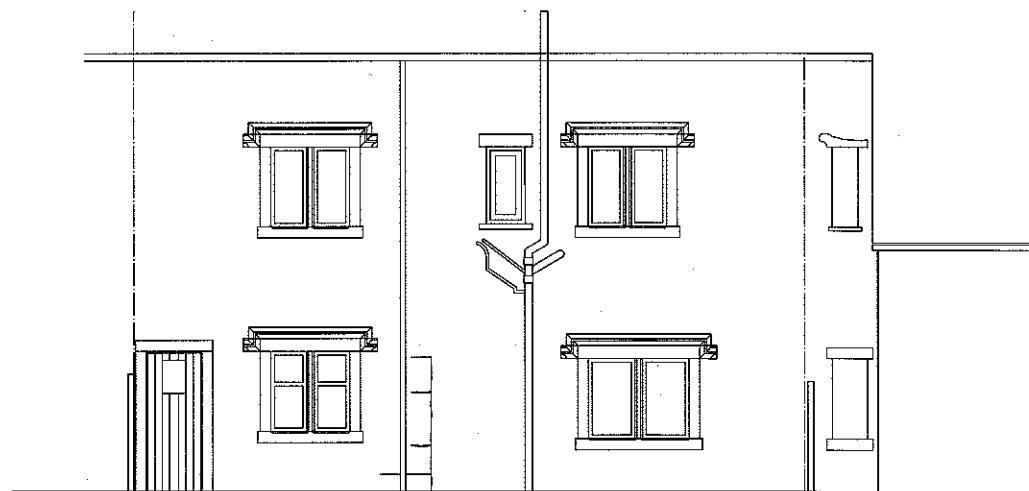
This architectural floor plan shows a house with a central hallway. To the left of the hallway is a large open area. To the right is a staircase and another large open area. At the top of the plan is a bathroom containing a toilet, a sink, and a bathtub. Section lines are indicated by arrows: 'A' at the top center and 'B' on the left and right sides.

First Floor Layout



Ground Floor Layout

scale 1:50	drawn AF	date 22/03/12
drwg. no 12/2009/01		rev. 0

[illegible]

PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

client
X

Anthony Flanagan
Architectural Designer & Surveyor

Spring House 194/196 Union Road, Oswaldtwistle, Lancashire BB5 3EG
Telephone 01254 385095 Fax 01254 398100

client

Mr. P. Fletcher & Miss. S. Wilk.
89. Church Street.
Great Harwood.
BB6 7QB.

project

Proposed Internal & External alterations to Grade I Listed Building.
2. Abbey Croft.
The Sands.
Whalley BB7 5TN

	title
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Existing & Proposed Elevations

scale 1:50	drawn AF	date 30/4/12
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100	72	55, 47, 12
dwg. no	12/2009/04	rev. A

The existing timber joists are irregular sized average 170x70mm at 450mm ctrs built into the bottom member of the roof truss and into a timber beam running parallel to it. The joists seating into each of these timber beams must be checked for depth of seating and if required improved.

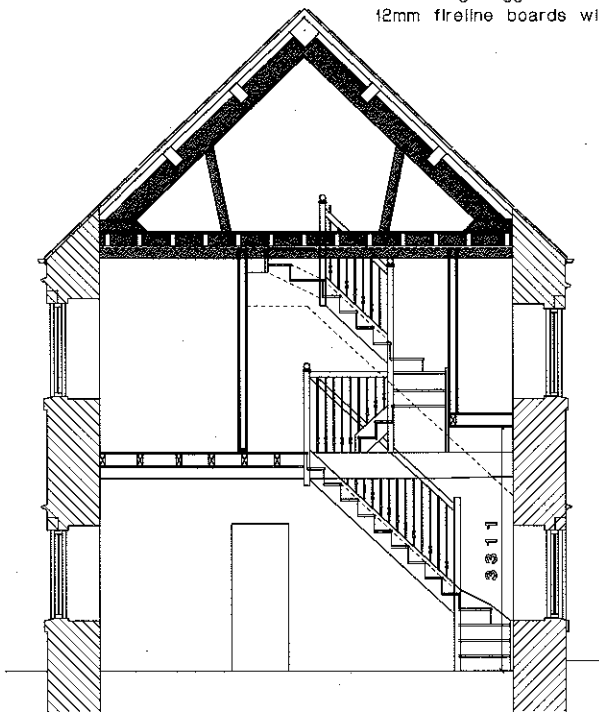
The joists are to be levelled by forming battens across them and forming timber T&G boards across them.

The existing ceiling below is a lath and plaster ceiling and is un-even. This should be battened over and finished with 2no layers of 12mm fire line board with staggered joints and plaster finish to give 1-hour F.R.

NEW PARTITIONS.

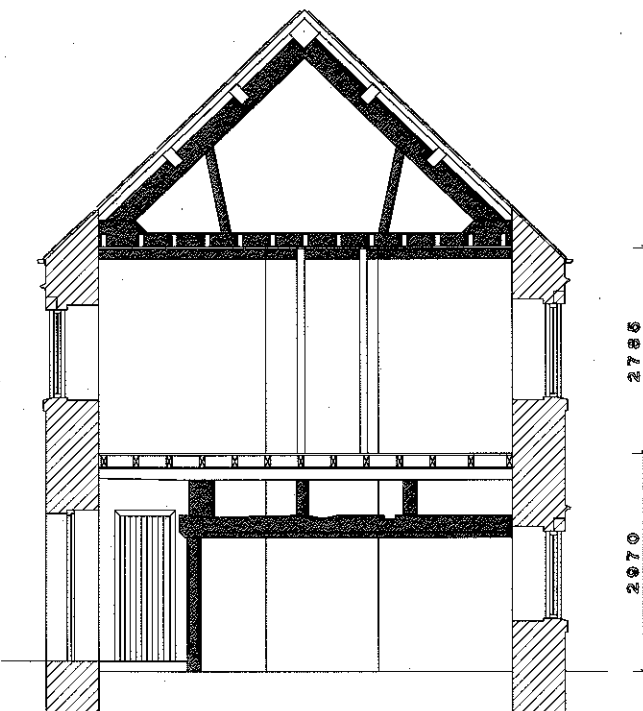
To be formed with 76x50mm timbers @ 600-mm ctrs with head and sole plate and all required timber bracing and fixing noggins. The partitions are to be filled with mineral wool quilt 10kg m3 dense and finished with 2no layers 12mm fireline boards with staggered joints and plaster finish to give 1-hr F.R, an sound reduction.

Electrical Symbol Legend		
Item	Qty	Description
	5	2 Way Switch
	2	Double Switched Socket High Level
	2	Double Switched Socket Low Level
	2	Extractor Fan
	1	Single Switched Socket Low Level

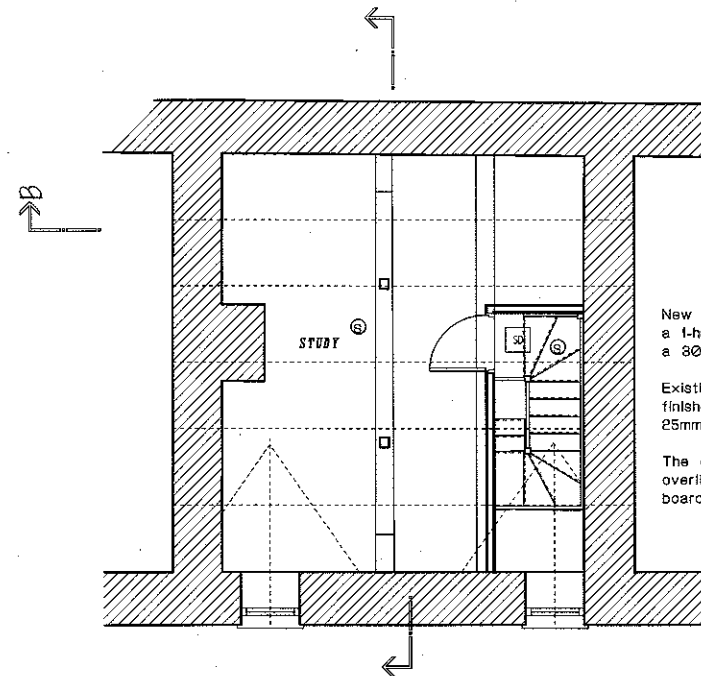


Section showing stairs

Roof Insulation: The roof is to be insulated by inserting 50mm Celotex foam insulation between the joists and 80mm insulation below joist and finish with 12mm plasterboard and skim. Maintain an air flow gap above insulation of 50mm

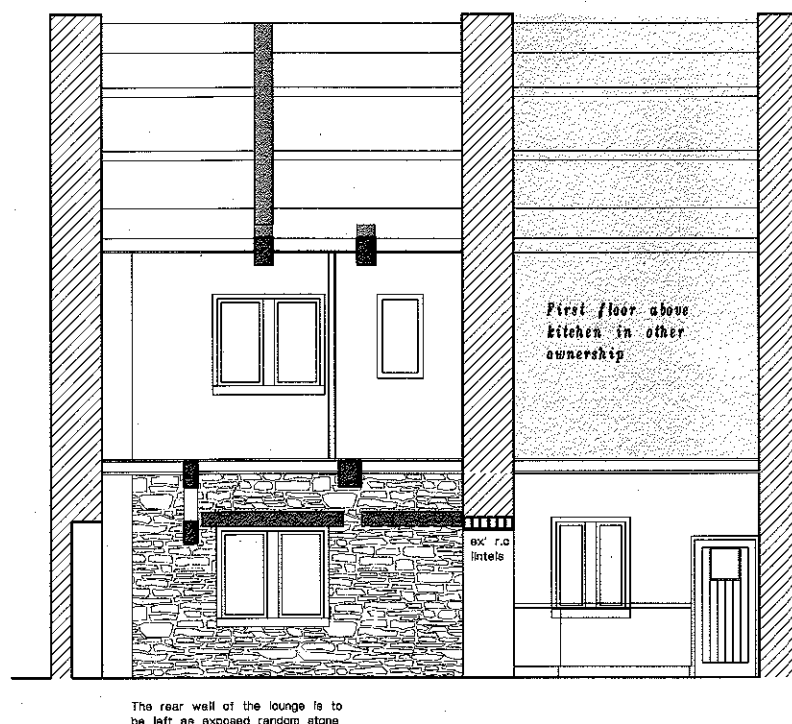


Section Thro' on a-a. Scale 1:50

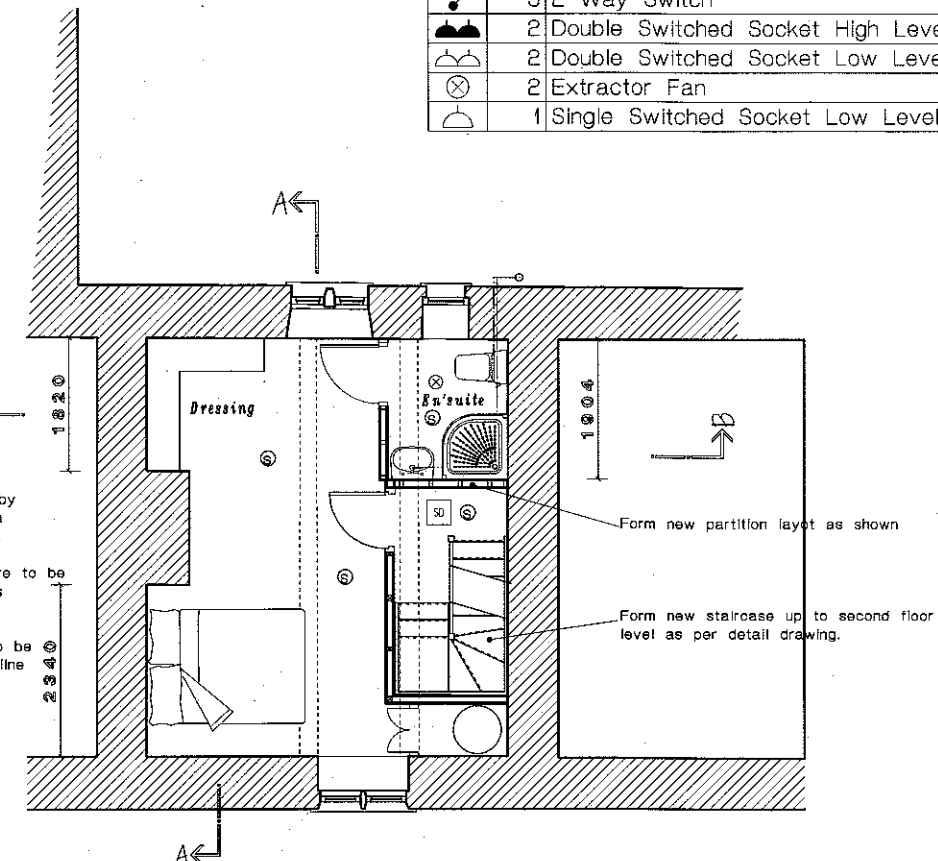


Second Floor Layout

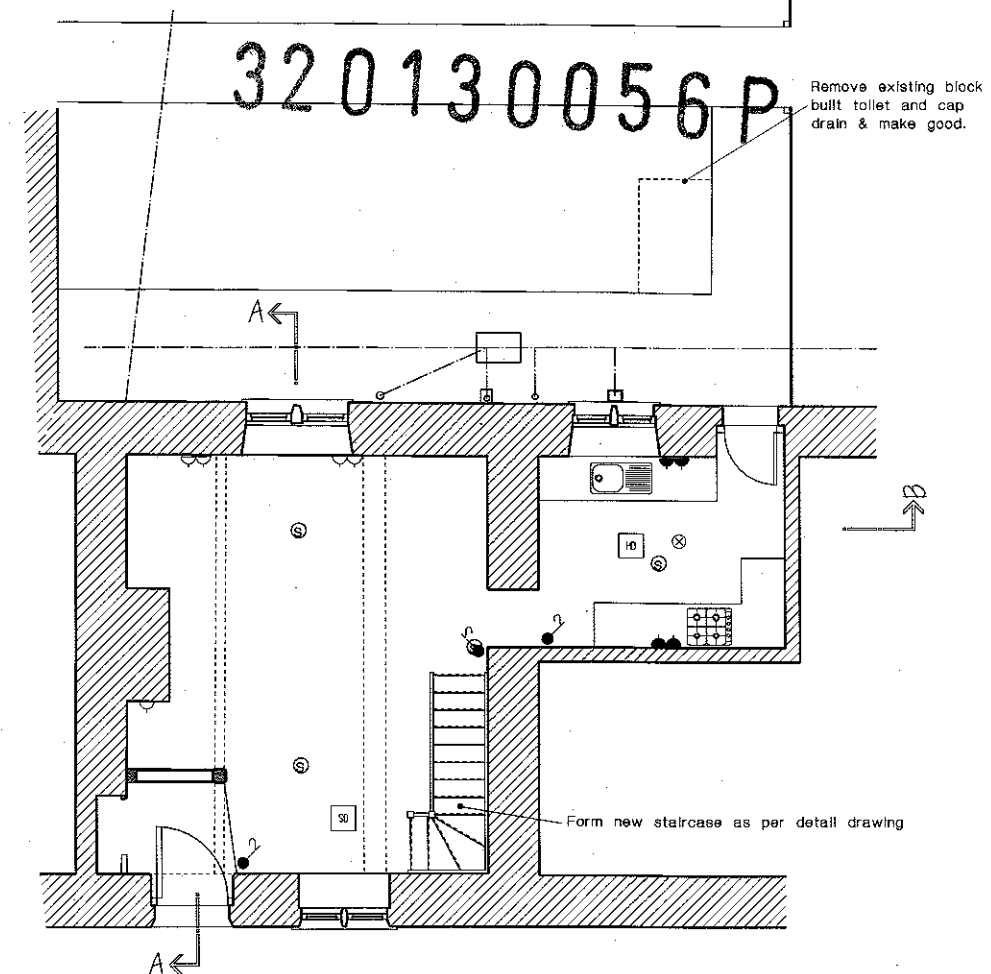
Fire Symbol Legend		
Item	Qty	Description
10	1	Heat Detector
91	3	Smoke Detector
6	8	Sprinkler heads



Section Thro' on b-b



First Floor Layout



Ground Floor Layout

[illegible]

1. The dwelling is to have a domestic sprinkler system fitted to comply with B.S.9251 : 2005 with heads in each room and the escape route. Heads indicated on drawing
2. The dwelling is to be heated by electrical underfloor heat mats sited below a new floor finish of stone flags @ ground floor level and below floor boards @ first floor.

Anthony Flanagan
Architectural Designer & Surveyor

Spring House 194/196 Union Road, Oswaldtwistle, Lancashire BB5 3EG
Telephone 01254 385095 Fax 01254 398100

Mr. P. Fletcher & Ms. S. Wilk.

Proposed Internal Alterations
No.2 Abbey Croft.
The Sands.
Whalley.
Revised scheme

Proposed Floor Plans and Section

scale 1:50	drawn AF	date 01/10/12
dwg. no 12/2009/05		rev. B

The drawing consists of two parts: a section view and an elevation view.

Section View (Top): Shows a side view of a staircase with a 42° incline. The total width of the staircase is 280. The width of the treads is 230. The vertical height of the steps is 213. The word "Section" is written below the view.

Elevation View (Bottom): Shows a front view of the staircase. The total width is 2734. The width of the treads is 230. The width of the risers is 440. The total height is 788. The height of the treads is 700. The height of the risers is 22. The word "Elevation" is written below the view.

Section

Plan View

Dimensions:

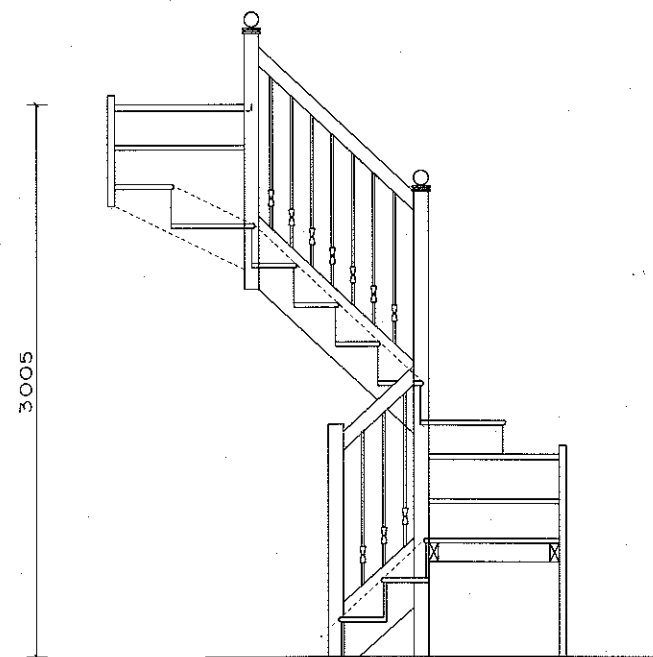
- Top horizontal section: 230 (left), 442 (middle), 308 (right)
- Right vertical section: 338 (top), 439 (middle), 686 (bottom)
- Bottom horizontal section: 230 (left), 230 (middle), 749 (right)
- Overall vertical dimension: 1462
- Overall horizontal dimension: 1546

Plan View

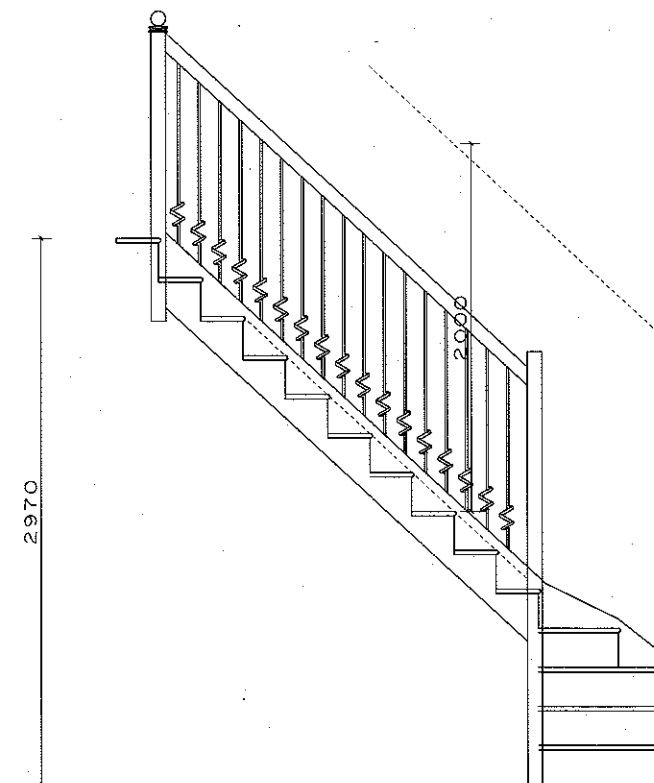
New Staircase GF to FF.
Overall rise = 3.005m.
Risers = 14no @ 215mm each.
Going = 230mm + Nosing 46mm
Width of flight = 700mm between strings.
Handrail = set between 900 & 1000mm vertical above pitch line.
Headroom = 2.000m measured vertical above pitch line.
Spindles = set with a maximum space of 100mm between each.
Stairs soffit underlined with 2no layers of 12mm fireline board with staggered joints and skim finish to provide 1-hr fire resistance.
Pitch of stairs = 42 degrees.
Tapered Treads = 50mm at newel post & 230mm at centre of tread.

New Staircase GF to FF.
Overall rise = 2.970m.
Risers = 14no @ 213mm each.
Going = 230mm + Nosing 16mm
Width of flight = 700mm between strings.
Handrail = set between 900 & 1000mm vertical above pitch line.
Headroom = 2.000m measured vertical above pitch line.
Spindles = set with a maximum space of 100mm between each.
Stairs soffitt underlined with 2no layers of 12mm fireline board with staggered joints and skim finish to provide 1-hr fire resistance.
Pitch of stairs = 42 degrees.
Tapered Treads = 50mm at newel post & 230mm at centre of tread.

Plan View



Elevation of Staircase f/f to S/F.



Elevation of Staircase to F/F.

[illegible]

client	X
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Spring House 194/196 Union Road, Oswaldtwistle, Lancashire BB5 3EG
Telephone 01254 385095 Fax 01254 398100

client

Mr. P. Fletcher & Miss S. Wilk.
89. Church Street
Great Harwood

project

Proposed Internal and external alterations to Grade I Listed Building.
2. Abbey Croft.
The Sands, Whalley.

title	Details of Staircases
-------	-----------------------

scale	1:20	drawn	AF	date	09/05/12
drwg. no.				rev.	
12/2009/06				0	