



RIBBLE VALLEY
BOROUGH COUNCIL

28 MAR 2013

FOR THE
ATTENTION OF

For office use only

Application No 3/2013/0354

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. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: MR. First name: SIMON
Last name: MILLER
Company (optional): INTOTO KITCHENS RIBBLE VALLEY
Unit: ☐ House number: 28-30 House suffix: ☐
House name:
Address 1: HETTON HOUSE
Address 2: EASTHAM STREET
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2HY

2. Agent Name and Address

Title: MRS First name: ANGELA
Last name: WILSON
Company (optional): HONEYWELL LETTINGS.
Unit: ☐ House number: 2-4 House suffix: ☐
House name:
Address 1: PARSON LANE
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2JN

3. Description of the Proposal

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

RE-DECORATION TO EXTERNAL FACADE, DOORS, WINDOWS AND
RAINWATER GOODS + RENDER SOME PANELS TO GROUND FLOOR
TO MATCH EXISTING.

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

☐ Yes

☒ No

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

(date must be pre-application submission)

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

☐ Yes

☒ No

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

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	28-30	House suffix:	
House name:					
Address 1:	PARSON LANE				
Address 2:					
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Postcode (optional):	BB7 2JP				
Description of location or a grid reference (must be completed if postcode is not known):					
Easting:		Northings:			
Description:					

CORNER 2 STOREY BUILDING ON THE ENTRANCE TO THE MARKET

5. Pre-application Advice

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

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

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

Officer name:

DIANE CAFFERTY.

Reference:

RV/2012/ENQ/00220

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

18/12/2012

Details of pre-application advice received?

SITE MEETING TO REVIEW THE PROPOSED WORKS WITH LETTER CONFIRMING ADVICE

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

SPOKE WITH NEIGHBOURING BUSINESSES AND RESIDENT

7. Waste Storage and Collection

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

☐ Yes ☒ No

If Yes, please provide details:

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

☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

12. Foul Sewage

Please state how foul sewage is to be disposed of: **N/A.**

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

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

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

13. 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.)

N/A. ☐ Yes ☐ No

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

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

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

How will surface water be disposed of?

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

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

FORMER KITCHEN RETAILER

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

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

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

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	DECORATION STONE	WHITE & GRAY RENDER TO MATCH EXISTING	☐	☐	
Roof			☐	☐	
Windows	DECORATE	GRAY COLOUR	☐	☐	
Doors	DECORATE	GRAY COLOUR	☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

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

SEE HERITAGE STATEMENT.

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

18. Residential Units (Including Conversion)

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

☐ Yes

☒ No

Proposed Housing

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

Existing Housing

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

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

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

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

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

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

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

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

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

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

19. All Types of Development: Non-residential Floorspace

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

☐ Yes

☒ No

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

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

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

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

20. Employment

Please complete the following information regarding employees: (APPRENTICE)

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0		
Proposed employees	2 + 14	0		

21. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
RETAIL	9:00 - 17:00	9:00 - 17:00		

22. Site Area

Please state the site area in hectares (ha)

N/A

23. 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:

KITCHEN RETAILER

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

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

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

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

24. Hazardous Substances

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

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

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

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Name of Owner	Address	Date Notice Served
Mr & Mrs J & I Ridge	SMALLEYS FARM, WHARLEY OLD ROAD, BILLINGTON, CUTHBERT BB7 2JF	21/01/13.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

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

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

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Stille

X dsein

03/04/13.

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

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

3 copies of a completed and dated application form:	☒	The correct fee:	☐
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☒	3 copies of a design and access statement:	☐ 2/1
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☒	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☒
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☒

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Stille

dsein

25/03/2013.

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01704

545551

Country code: Mobile number (optional):

07715 755149

Country code: Fax number (optional):

Email address (optional):

janeandsimon@ntoto.co.uk

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01200

444477

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

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

☒ Yes☐ No

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

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

If Other has been selected, please provide:

Contact name:

Simon Murrell

Telephone number:

07715 755149

Email address:

janeandsimon@ntoto.co.uk

28-30 Parson Lane



0 5 10 15 20 25 30 35 40 45 50
m



OS Mastermap
27 March 2013, ID: BLJT-00218135
www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 374200 E, 441804 N

©Crown Copyright. Licence no. 100019980



Design and Access Statement for:

28 to 30 Parson Lane, Clitheroe, Lancashire BB7 2JP

Further to our pre-planning meeting (with Diane Cafferty) and the communication with respect to the above property we now include details of works to the exterior of the building. This submission is made based on our various emails, the latest being 11th March 2013.

The works include:

- Decoration to the façade facing the New Inn and Parson Lane. We propose to paint all the masonry and window surrounds in white which is as existing, with the exception of the smooth render below the windows at ground floor which we propose to be in gray. The doors and windows we propose to be in Gray colour as or similar to RAL 7015.
- We propose to render the stone panels at the ground floor on the elevation facing the New Inn as per or similar to the rest of the 1st floor façade.
- We propose the signage to the elevation facing the New Inn utilising the existing sign board as a grey back ground as the prospectives included with this submission by way of example. We would also like to include a flag sign for visibility from Parson Lane when approaching Clitheroe from the direction of Edisford and again refer to the prospectives included with this submission to indicate how this will look.
- We intend to replace the ply wood surround to the left window facing Parson Lane with shiplap boarding to match or similar to the existing window surrounds.

Below are the colours that we propose for decoration and signage.

Grey:	RAL 7015
Pantone:	446
Dulux:	30BB10019
Orange:	RAL 2004
Design studio font:	Frutiger

For further details please refer to the Heritage Statement, Application for consent to display an advertisement, Application for Planning Permission and Application for Listed Building Consent.

Heritage Statement for Listing Building Consent to:
28 to 30 Parson Lane, Clitheroe, Lancashire BB7 2JP

Further to our pre-planning meeting (with Diane Cafferty) and the communication with respect to the above property we now include details of works to the exterior of the building. This submission is made based on our various emails, the latest being 11th March 2013.

The works include:

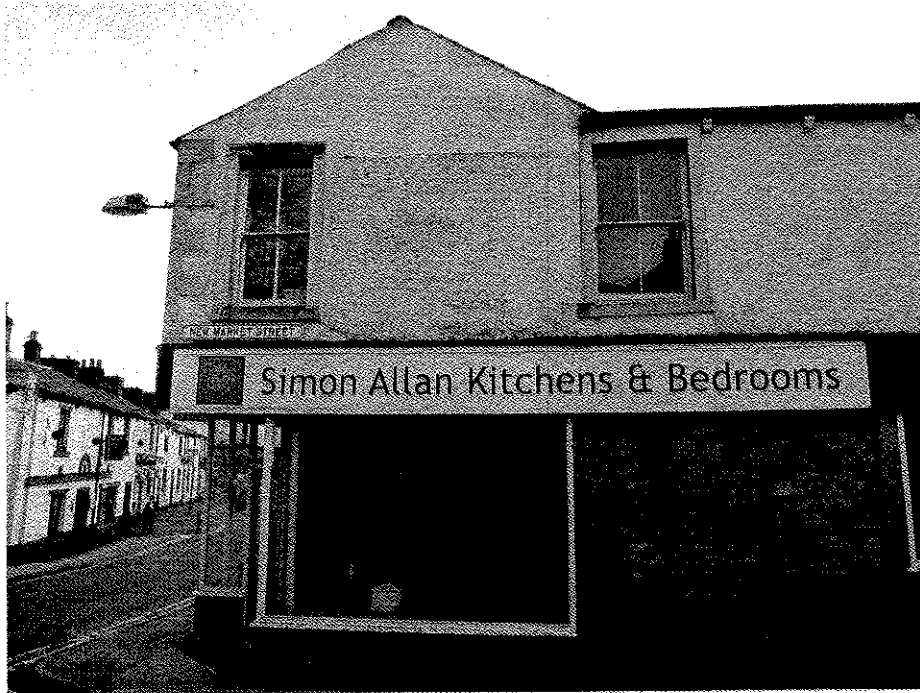
- Decoration to the façade facing the New Inn and Parson Lane. We propose to paint all the masonry and window surrounds in white which is as existing, with the exception of the smooth render below the windows at ground floor which we propose to be in gray. The doors and windows we propose to be in Gray colour as or similar to RAL 7015.
- We propose to render the stone panels at the ground floor on the elevation facing the New Inn as per or similar to the rest of the 1st floor façade.
- We propose the signage to the elevation facing the New Inn utilising the existing sign board as a grey back ground and include perspectives of the elevations with the sign board by way of example. We would also like to include a flag sign for visibility from Parson Lane when approaching Clitheroe from the direction of Edisford and again include a perspective to indicate how this will look.
- We intend to replace the ply wood surround to the left window facing Parson Lane with shiplap boarding to match or similar to the existing window surrounds.

As you will see from the existing photographs below the building is in need of decoration and general maintenance to the joinery and rainwater goods. Our proposals will enhance the building with consideration for existing details and generally enhance the area. We are not just renovating our part of the building but the elevations which are occupied by other tenants.

Existing Elevations:



Existing elevation facing the New Inn. Proposal to render stone panel similar to the 1st floor, decorate joinery, rainwater goods and render below windows in gray and decorate all rough render and stone surrounds in white. Currently there is a mismatch of colours with some window surrounds in black as here and others in white as the next photographs show.



Existing elevation on the corner of Parson Lane and facing the New Inn. Proposal to render stone panel similar to the 1st floor, decorate joinery, sign board, rainwater goods and render below windows in gray and decorate all rough render and stone surrounds in white. Currently there is a mismatch of colours with some window surrounds in white as here and others in black white as the previous photograph shows.



Existing elevation showing the facades we propose to carry out the renovation and improvements to.

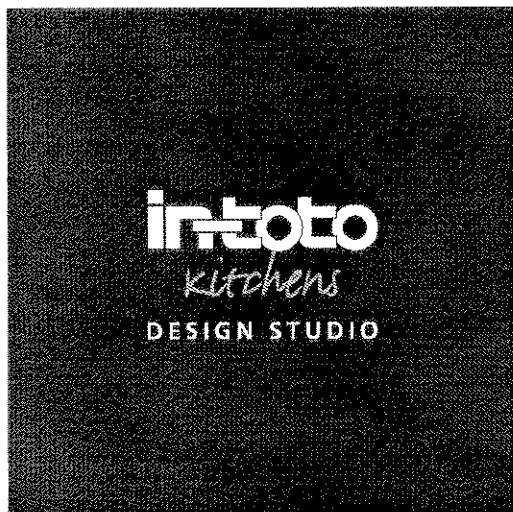


Existing elevation facing the Parson Lane. We propose to decorate joinery, rainwater goods and render below windows in gray and decorate all rough render and stone surrounds in white. Currently there is a mismatch of colours with some window surrounds in white as here and others in black as the first photograph shows. In addition we propose to replace the plywood cladding the surrounding left hand window with shiplap boarding to match the existing. We would look to position a flag sign either between the two windows or to the timber cladding subject to suitability and at a level above pedestrians i.e. toward the head of the windows.

Examples of Logo and Proposed Signage:

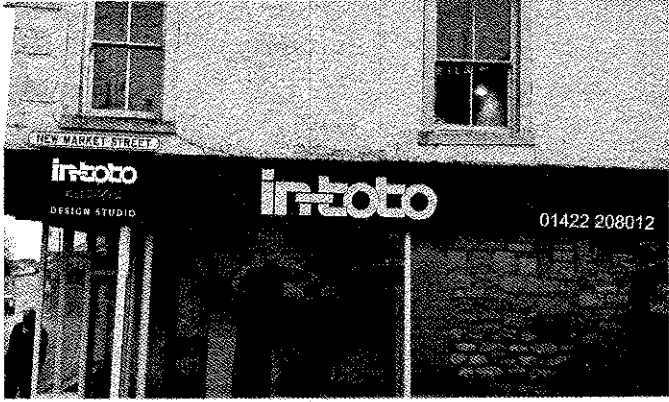
Below are the colours that we propose for decoration and signage.

Grey:	RAL 7015
Pantone:	446
Dulux:	30BB10019
Orange:	RAL 2004
Design studio font:	Frutiger



Format and colour and In-toto logo and signage.

In-toto Kitchens - Heritage Statement

This is a visual design of your artwork please check spelling colours & layout are correct		Job No	Date
File Name			
Substrate			
Fitting Details			
Material TEC			
Colours			
Size To suit			
Drawn By			
Signed			

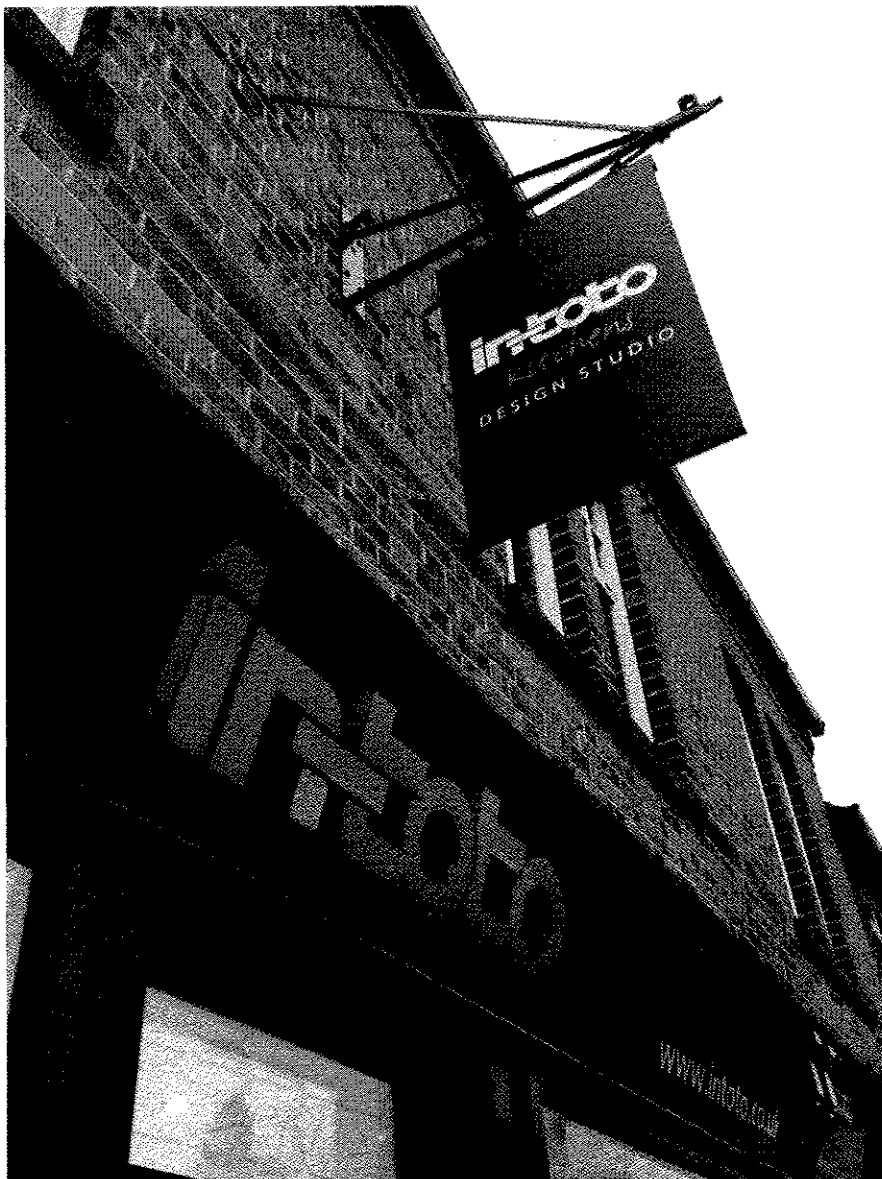
Proposed signage to the elevation facing the New Inn. Signage as per above artwork, 3D built up "Intoto" letters with halo illuminated effect and vinyl lettering to left and right of main 3D letters:

This is a visual design of your artwork please check spelling colours & layout are correct		Job No	Date
			
File Name			
Substrate			
Fitting Details			
Material TEC			
Colours			
Size To suit			
Drawn By			
Signed			

Proposed Flag sign projecting from the Parson Lane elevation. Signage as per above artwork, double sided projection sign – 800mm x 1000mm painted to a single RAL code complete with wall plates and fixing arm.



Example of an existing store and the signage and decoration.



Example of 'In-toto' sign to be back-lit and flag sign.

Notes:

As suggested, we contacted Doug Moir at LCC and explained the works we were proposing to undertake. From the description given Doug advised that the works had no archaeological impact and he required no further information or involvement.

We also discussed the format of the Statement with Diane and this submission is based on our discussions.

We hope that the information contained herewith is of help and meets with your agreement.

Should you have any queries or wish to discuss any of the above I can be contacted as per the details below or mobile number 07715 755149.

28-30 Parson Lane



OS Mastermap
27 March 2013, ID: BLJT-00218135
www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 374200 E, 441804 N

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