

Rebuilding of Buildings Formerly the Punch Bowl Inn in Revised Location, Longridge Road, Hurst Green, BB7 9QW.

Planning Statement

Introduction

This site has a long history of different Applications and the Buildings have lately been illegally demolished as they were Grade II listed for their architectural and historic significance.

The Ribble Valley Borough Council has issued an enforcement notice on the Owners of the site for the rebuilding of the buildings in exactly their previous form.

The Owners are happy to re-build the former building however they are concerned that to re-build the buildings in their exact previous form would prove unacceptable as it would continue various aspects of the previous buildings which have proved unsatisfactory in its previous incarnations.

This building was not built as an Historic Highway Inn but as a row of cottages and a barn with a later addition of a separate dwelling on the east end. Subsequently numerous modern additions were built to the rear including commercial kitchens, pub toilets, stores and the like.

There appears to be no future economically for the use of this building as a Public House as it has been closed since 2012 prior to which it operated as a public house and later as a restaurant but did not prove economically viable.

In 2017/2018 the current owners the Applicants submitted various Planning Applications culminating in 3/2018/0362 'Conversion of former Punch Bowl Inn (Grade II listed) into five holiday lets and café including demolition and extensions. New pitch, static caravan holiday park with 15 units with curtilage' – Approved 11/10/2018.

This Application proposes re-building the premises as a new building exactly as Approved in Application No. 3/2018/0362 but set back slightly from the highway of Longridge Road to promote safety of road and building users.

Planning Issues

It is clear from the enforcement Notice served on the Applicants that the Ribble Valley Borough Council wish the buildings to be rebuilt to maintain its former significance in the street scene of Longridge Road.

It is also clear from the original Heritage Statement dated October 2018 by C.J. O'Flaherty M.R.I.C.S., Msc included in Application 3/2018/0367 that the significance of the former buildings as a heritage asset derive from its roadside frontage, attractive front elevation and the setting of the building.

The north east corner of the original building was built right up to the edge of the highway and on something of a bend, and the original front door of this part of the premises opened directly onto the road which was clearly dangerous and this doorway was not used. It would be impossible to actually rebuild the building exactly on its original site without closing or restricting Longridge Road as to scaffold the corner would encroach on the highway and to try to build this corner without scaffolding would not meet the health and safety requirements of the CDM Regulations 2015. That would also assume that the original foundations were acceptable to Building Control

which would be unlikely as this project would be treated as a new building in this regard whether in its original location or that proposed.

The proposals include the accurate recreation of the front elevation of the former building, using as far as possible the original stone which is still on site, but using new or reclaimed stone fenestration detailing. It is not proposed to rebuild the rear elevation as it was because there was nothing of historic or architectural interest at the back. The rear of the buildings had been radically extended in concrete block and brickwork and altered to provide pub facilities, commercial kitchen etc. which are no longer needed for the proposed and previously Approved use as holiday accommodation.

The proposal is to fix the north west corner of the building in its existing location and pivot the building in a clockwise direction until the proposed front elevation is approximately parallel to the to Longridge Road.

This will allow a safe amount of space to construct the buildings without closing one carriageway of Longridge Road, improve the sight lines along Longridge Road when traveling in a westerly direction and allow the original front door locations to the proposed holiday let dwellings to be used safely.

The proposal is to build the buildings back in their original form and appearance but they will be new buildings and will have to be built to current Building Regulations. The pre-existing buildings are described by Ribble Valley Borough Council as a total loss and the existing probably minimal foundations will not be acceptable and therefore would need excavating and replacing.

It is beneficial in all respects therefore to build the new buildings in a safe and more practical location which would have no effect on the frontal appearance of the buildings, the street scene or the setting of the building on the existing site.

There is an updated Report by C. J. O'Flaherty on the historic significance of the former building bearing in mind its current state of 'total loss' and this confirms that the specific location in terms of proximity to Longridge Road was immaterial in respect to the reasons why the former buildings were 'Listed' Grade II. The report also notes various other situations where buildings of historic significance have been re-constructed on new sites, due to road/traffic issues and in principle this proposal is not different.

### Conclusion

The form and use of the proposed buildings is largely unchanged from that Approved by R.V.B.C. in Application No. 11/10/2018 and therefore should be acceptable to the Council.

This proposal will provide a sensible and practical way forward to resolve what has developed into an unsatisfactory situation for the owners, local residents and the Ribble Valley Borough Council and as such we trust that this proposal can be supported by the Council.

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