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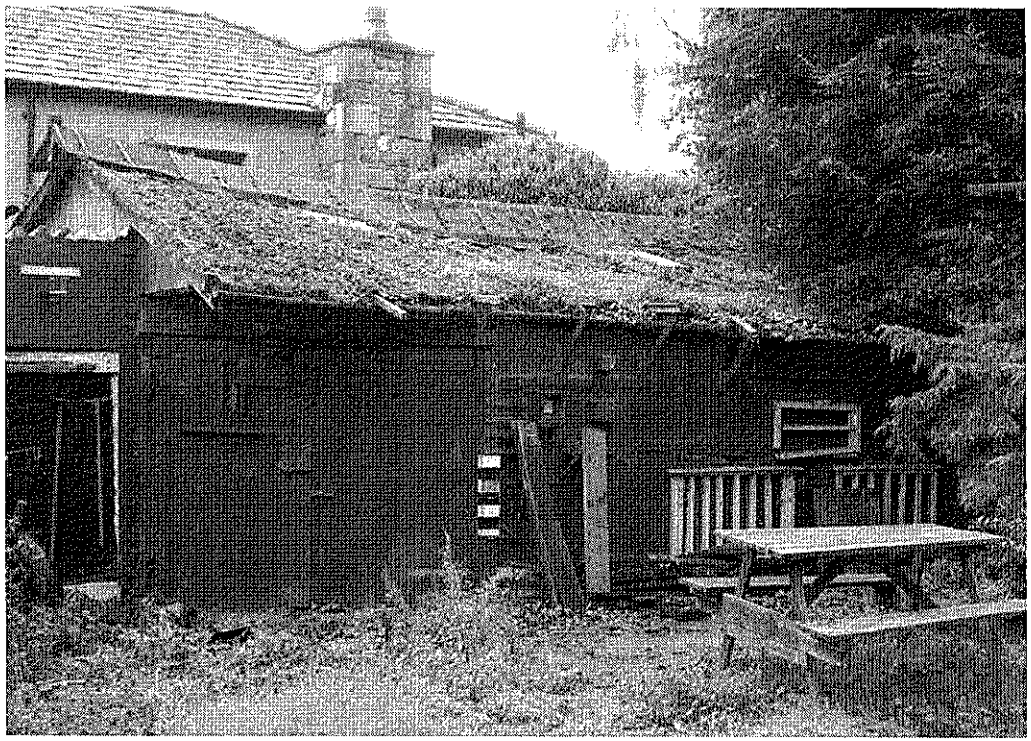
Design and Access Statement



29 Church Street, Ribchester:
External works, car parking and garage proposals including the proposed demolition of existing outbuildings.

External Works Proposals at 29 Church Street, Ribchester
June 2011

IWA Architects
Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.
t: + 44 (0) 1200 423487
f: + 44 (0) 1200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk

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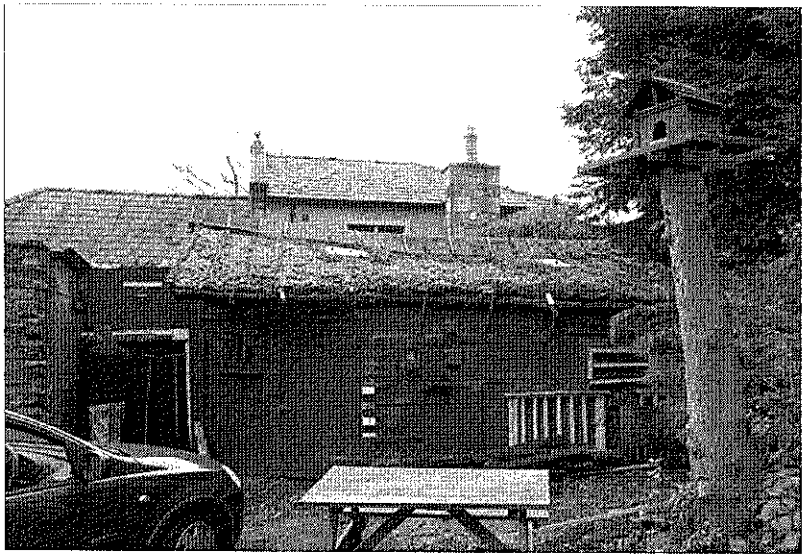


Existing Timber garage

Process:

Introduction
Brief
Context
Heritage Assessment
Design approach
Viability of options
Uses, Layout, Scale
Impact assessment
National Policy
Local Policy
Pre-application advice.
Summary
Appendix 1 - Drawings
Appendix 2 - Photographs

Under separate cover:
Heritage Assessment Report
Structural Report.
Quantity Surveyor's Cost estimates for repair.

Introduction:

In 2010 planning and listed building consent was granted for alterations and extension to 29 Church Street. No 29 shares a narrow access lane off Church Street with No. 30 and 31 to the rear of these properties and to the timber garage, stone outbuilding and garden of No. 29. These three properties have no street parking and Nos. 30 and 31 have no external amenity space whatsoever.

The purpose of this application is to solve both the parking and access problems for all three dwellings and the amenity problems for Nos 30 and 31. The timber garage of No 29 is also in a very poor state and needs to be replaced.The owners of 30 and 31 also wish to have a single garage for their car and for storage. The stone outbuilding in the ownership of No. 29 is also in a very poor and unsafe state.

Brief:

The applicant is the owner of No. 29 and all the land and access lane to the rear. As No 30 and 31 are owned by the applicant's sisters, the family are working together to solve the various problems of the present outbuildings, garaging, car parking and access.

The brief is to solve the following problems:

Create off street car parking for all three dwellings as the street has double yellow lines and cannot be parked on.

Replace the existing timber garage with a new double garage for No. 29 and provide single garages for Nos 30 and 31.

Organise the access and car parking layout to allow private external amenity spaces for bins storage etc for Nos 30 and 31.

Assess the viability of reusing the existing stone outbuilding in relation to the external works proposals as a whole.

Context:

The site is within the Ribchester Village Conservation area and No. 29 is a grade 2 listed building. Nos 30 and 31 are within the Conservation area but they are not listed. Whilst these proposals are partly for the benefit of Nos 30 and 31 the proposals are entirely within the present curtilage of No. 29 which is a listed building.

The applicant is the owner of No. 29.

A Heritage Assessment of the stone outbuilding has been prepared by Stephen Haigh and is attached to this statement as an appendix with this application.

Design Approach:

The present access lane and the desire to avoid cutting the garden of No. 29 in half has largely determined the rear access layout and location for a new garage as indicated on the site plan.

Viability of options:

Although both the green timber shed and the stone outbuilding are proposed for demolition, only the stone outbuilding is regarded as a permanent structure and the viability assessment is focused on the stone building. The economic viability of repairing the stone outbuilding was a major issue in determining the access and layout options.

Viability of options:(contd.) Structural assessment and cost estimates were undertaken to assess the economic viability of repair of the stone outbuilding. This information is also attached to this application. In summary the cost of repair is considered to be in the region of £62,000 plus vat, plus professional fees and vat on fees, totalling a gross cost in the region of £80,000.
The only viable use for this structure would be as a single garage and store. To build a new double garage for No.29 (larger than this structure in its foot print the costs would be in the region of £700 to £900 / sq.m. x 36 sq. metres. Even at the higher figure this totals £32,400 for a new double garage. A new structure would be free of vat but our fees and vat on fees would make the gross total approximately £40K or half the cost of repairing the stone structure. The applicant already faces a shortfall in funds to put the house in good repair so this would represent a further financial burden which could not be met. There are also the issues of vehicular access, garages and parking for nos 30 and 31 which could not be resolved if the stone outbuilding is retained.
There is a Utilities electric cable on telegraph poles running across the garden and this is proposed to be re-run underground. The Utilities company dealing with this have also felled the trees which were touching the electric cables and in danger of damaging or rendering unsafe the electrical supply which also serves adjacent properties.

Uses, layout, scale:
If the stone outbuilding is demolished the access and car parking layout can achieve private safe amenity space for both Nos 30 and 31 as indcated on the site plan. The outbuilding stones can be reused as facing for the new garage walls.
The proposed new garages are designed with a hipped roof to keep the height and scale to a minimum and reduce over shadowing of the adjacent garden area. Access to the three properties and their private amenity spaces and garages is shown on the layout.

Impact assessment:
The conclusions in the Heritage Assessment are that the stone outbuilding proably dates to the early 19th century, possibly for stabling horses a use that is thought to be associated with the household rather than farming use. The structure has few distinguishing features and is not considered to be of particular significance. It has minor group value in this part of the Conservation area, but given that it is largely hidden in the rear garden and largely hidden by some existing trees this value is diminished. The assessment is therefore that for various reasons the benefits to all three properties and especially the benefit to the listed building is enhanced by the demolition of this structure to enable a much improved access and layout to be achieved.

National and local policy:
The primary national policy relating to works within the curtilage of listed buildings is PPS5: Planning for the Historic Environment. The relevant parts of that poicy are considered as follows:

Policy HE6.1 – Applicants should provide a description of the significance of the heritage asset affected by the development and should describe the contribution the setting of the building makes to the significance of the heritage asset.
As indicated in the Heritage assessment and the impact assessment the stone structure is considered to have very minor limited group value next to adjacent structures in the conservation.

Policy HE6.2 – Information should be put into a Design and Access Statement along with an assessment of the impact of the proposal. This information should help to explain the design concept.
This D & A statement sets out to provide that information.

Policy HE7.5 – New development should make a positive contribution to the character and local distinctiveness of the historic environment (scale, height, massing, alignment, materials and use). The proposals are intended to provide a very significant improvement to the setting and use of No 29 the listed building and also improve the setting of the two adjacent dwellings.

Policy HE9.1 – Should conserve heritage asset, significance can be harmed through alteration or destruction of the heritage asset. The significance and asset value of the stone outbuilding is assessed to be limited to a minor contribution to group value in the conservation area and within the sphere of the private rear garden. These proposals provide significant benefits to all three properties and especially to No. 29 the listed building.

Policy HE9.2 – Need to demonstrate that the substantial harm or loss of significance unless it can be demonstrated that it is necessary in order to deliver substantial public benefits that outweigh that harm or loss. The loss of the outbuilding in these proposals is more than justified by the significant benefits to all three properties and especially to No. 29 the listed building. There is also an added benefit to adjacent residents in solving the access and car paking for these three dwellings and their visitors.

Policy HE9.4 – When a proposal will cause harm to the heritage asset, LPAs should weigh the public benefit of the proposal against the harm and ensure that adequate justification has been provided to show that this harm is acceptable.
The stone outbuilding in its present state is a safety hazard and the use and repairs options would leave it so in a residential setting as the cost of repair is unviable for garage and storage use. There are no other viable uses in this location.

Policy HE10.1 – Successful proposals will preserve elements of the setting of the heritage asset which make a positive contribution to the significance of the heritage asset.
These proposals need to be assessed alongside the restoration of the listing building and the positive contribution this achieves for the listed building and the adjoning two properties. By reusing the stone materials for the new garage, a historic link and contribution is achieved.

In general terms local policies in the "Ribble Valley Districtwide Local Plan" apply including Policy G1, Policy ENV16, ENV17, ENV18, ENV19, and ENV20 apply. Particularly relevant local policy considerations: the local conservation area and listed building policies is generally in line with the requirements of PPS 5 policies noted above.
Local Policy G1 - Development Control: - All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted unless it adversely affects the amenities of the surrounding area.
Policy G1: In determining applications to following criteria will be applied: I include only items which appear to be relevant to these proposals:
G1 (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
For reasons given above we believe the proposals are appropriate in all respects.

G1 (b) Traffic safety, amenity and environmental considerations etc.
G1 (c) Development should make adequate arrangements for car parking.
For reasons given above we believe the proposals positively address both G1 (b) and G1 (c) access, parking and street traffic problems and safety concerns by providing off street turning and parking.
G1 (d) Provision of Safe access; the access lane onto the public street is existing.
G1 (e) The density, layout and relationship to existing buildings is of major importance.
We believe the proposals positively address these issues by clarifying access, external amenity and parking space and providing a better arrangement for the rear garden and landscape setting of the listed building and adjoining buildings in the conservation area.
G1 (f) Developments should provide adequate arrangements for servicing and public utilities.
We believe the proposals positively address these issues by providing off street service access and service and delivery vehicles turning space.
G1 (g) Developments should provide adequate daylighting and privacy.
G1 (h) Materials used should be sympathetic to the character of the area.
We believe the proposals positively address these issues. The wall of the new garage is proposed to be stone faced and render and the roof material is proposed to be natural slates with black terracotta hip tiles. The garage doors are proposed to be timber faced "up and over doors. The window and access door to the garage is proposed to be softwood with hardwood cills and glazing beads.

Policy ENV16, ENV17, ENV18, ENV19, and ENV20 apply:
Generally we believe the proposals comply with these policies. In particular ENV20 requires that proposals involving demolition or partial demolition will be refused unless the demolition is unavoidable. For the reasons provided above we believe demolition to be unavoidable.
Specifically for reasons (ii) and (iii) leaving it derelict without a viable use will be detrimental to the character of the listed building. Also for reason (iv) that the proposals will enhance the environment and setting of the listed building - the dwelling and adjoining two dwellings and the immediate surroundings in the conservation area.

Pre-application advice:
A formal application for pre-application advice was provided to Adrian Dowd Principal Planning Officer and Conservation Officer on Wednesday 2nd February 2011. We requested a response in March and April but no comments have been received to date:1st June 2011. We therefore can only assume the RVBC Planning Dept have no issues or concerns to raise.

Summary:

The purpose of this work is to solve access, amenity and garden space for all three dwellings, and the parking and garage problems for all three dwellings and deal with the unsafe and the "unviable to repair" structures in the rear garden area. In so doing the applicant's limited resources can be put into the repair and renovation of No. 29, a listed building.

Refer to the supporting documents below:

Appendix 1 - Drawings

Existing Site layout
Proposed Site Layout
Proposed New Garage for No. 29.

Appendix 2 - Photographs

Refer to the separate supporting documents and reports listed below:

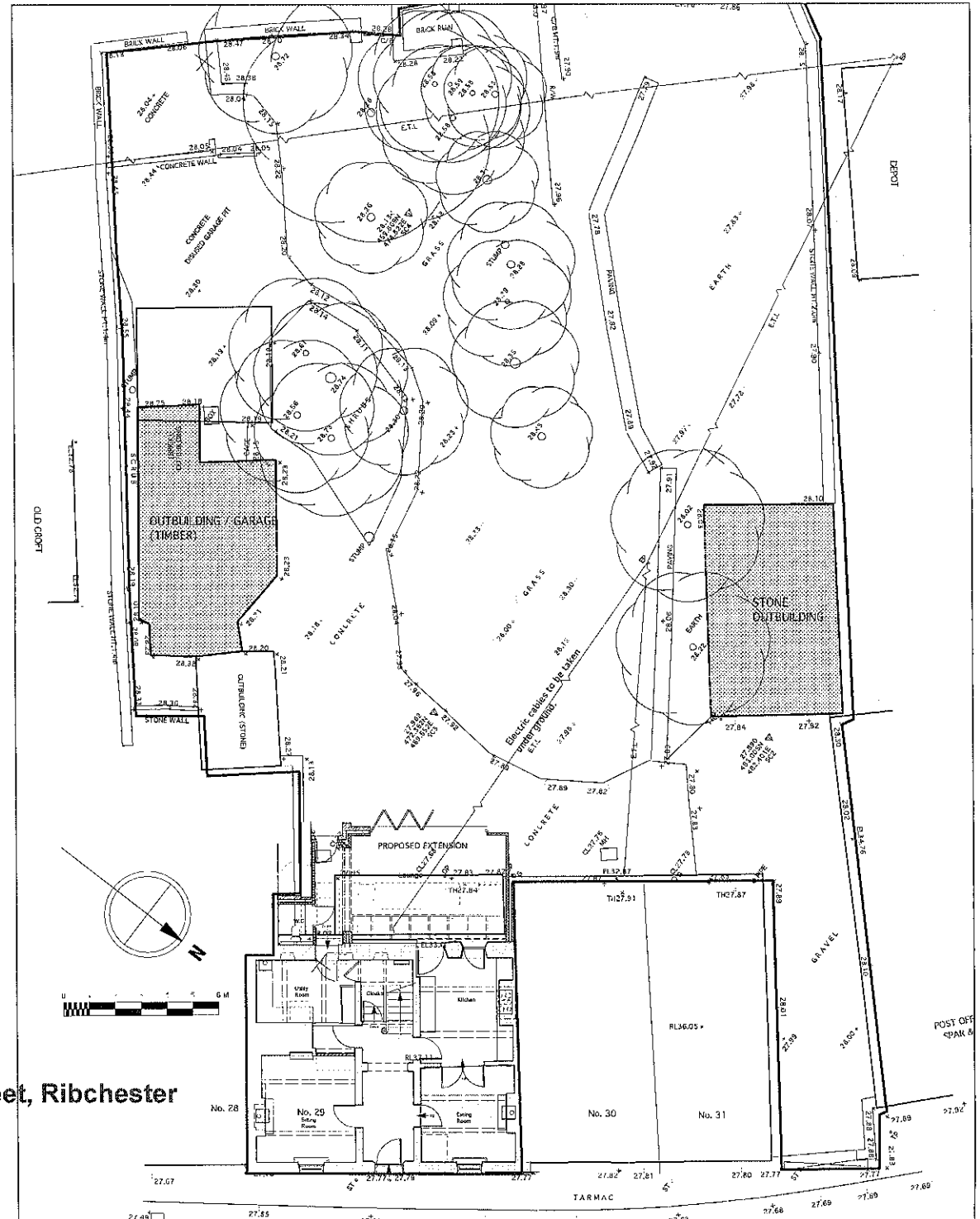
Appendix 3 - Heritage Assessment Report

Appendix 4 - Structural Report.

Appendix 5 - Quantity Surveyor's Cost estimates for repair.

External Works Proposals at 29 Church Street, Ribchester

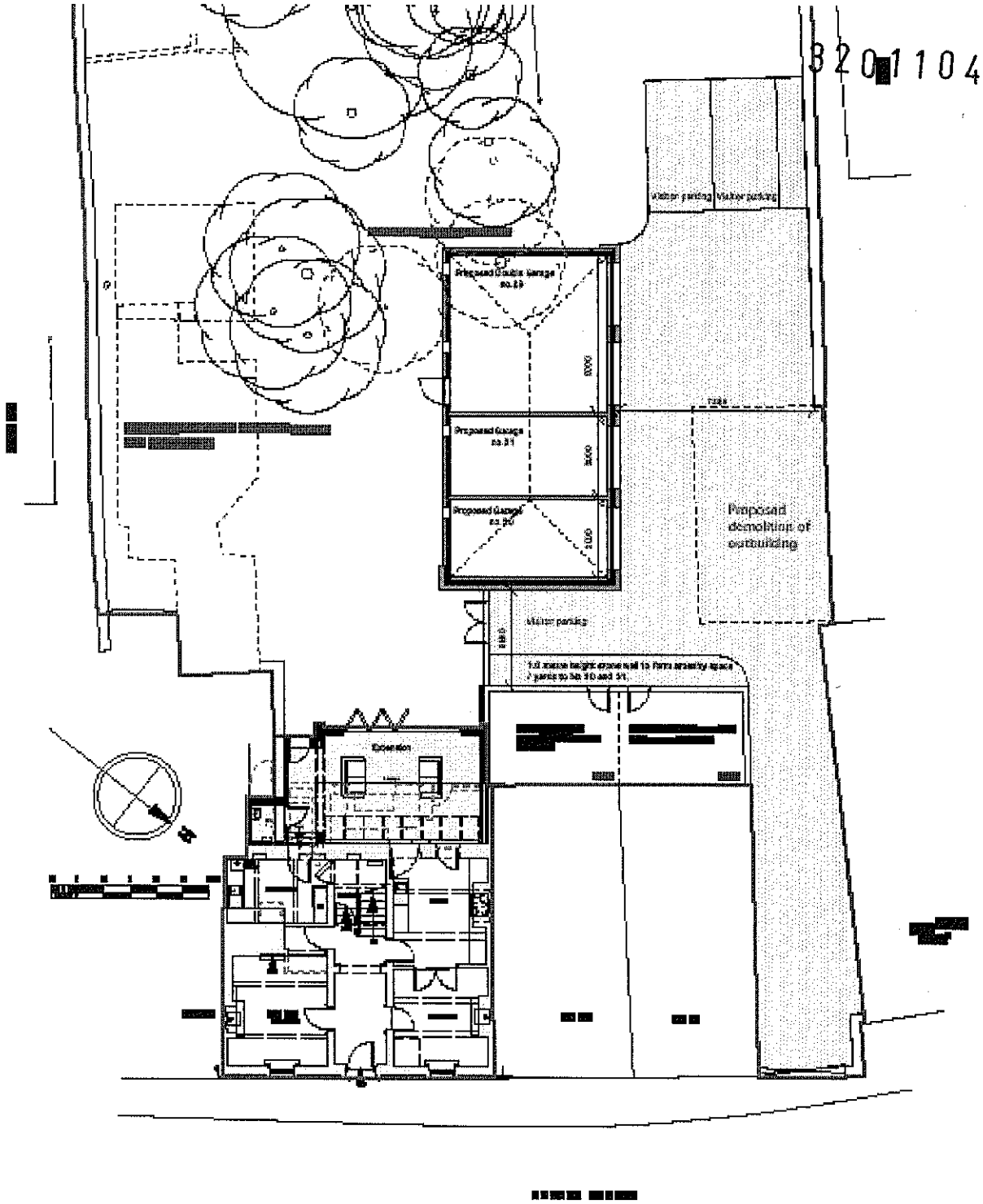
June 2011



Topographical Survey and Rear Garden as existing with proposed

Appendix 1 - Drawings:

Proposed Site Layout

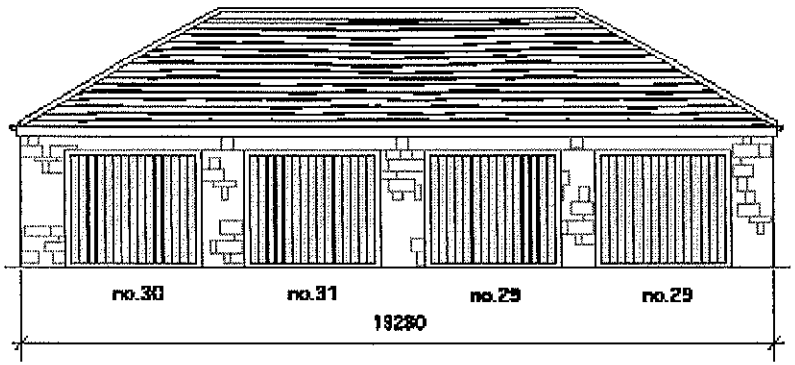


External Works Proposals at 29 Church Street, R

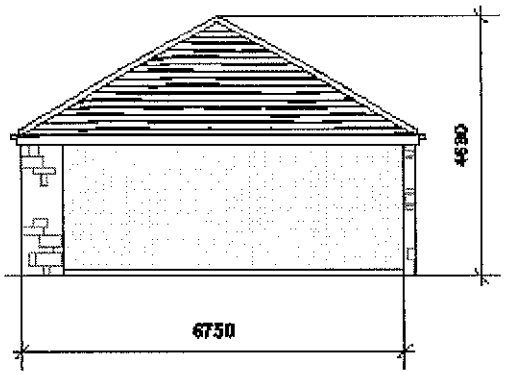
June 2011

Appendix 1 - Drawings:

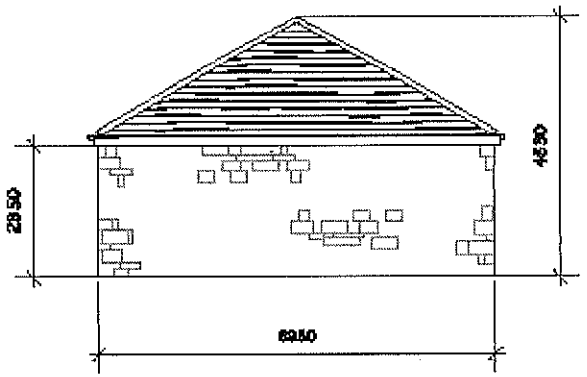
Proposed New Garage.



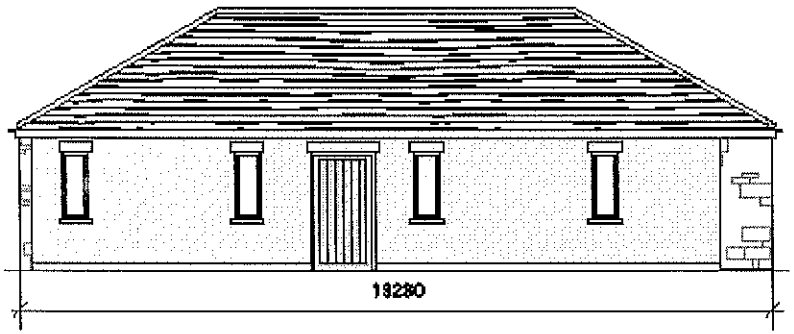
North-West Elevation



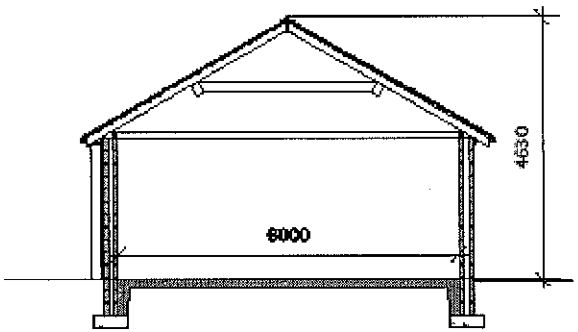
South-East Elevation



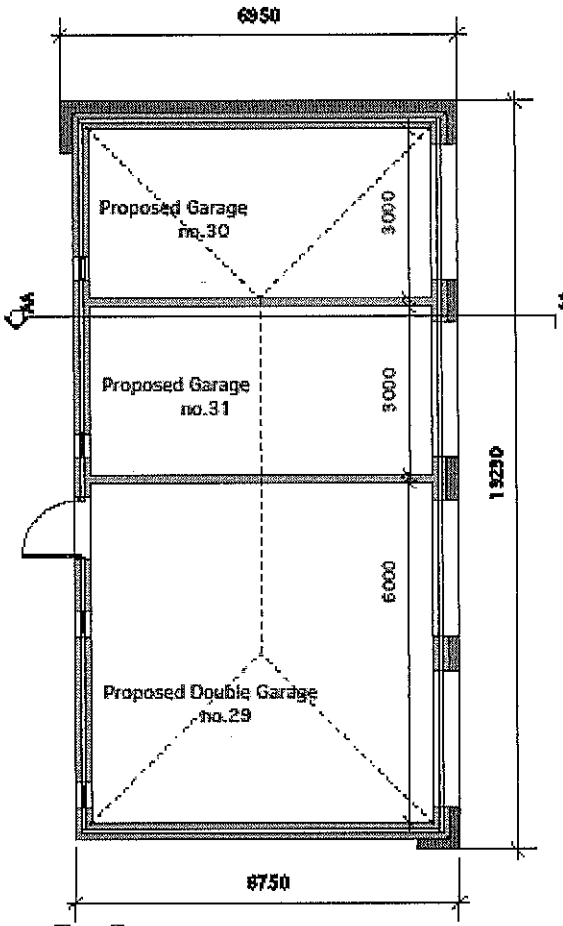
North-East Elevation



South-East Elevation



Section AA



Floor Plan

Proposed Garage Finishes

Materials:
Roof:
Natural slates

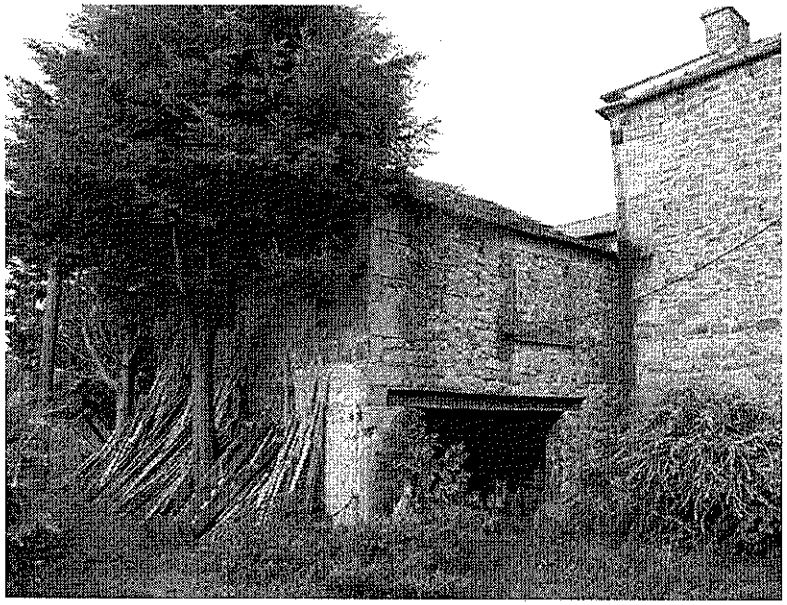
Walls:
Reused rubble stone facing tied back to block cavity walls to entrance and access sides facing the properties:
Rough cast rendered finish on block cavity walls facing rear of garden.

Garage doors:
Timber finish up and over doors.
Access door and frame in treated and stained timber.

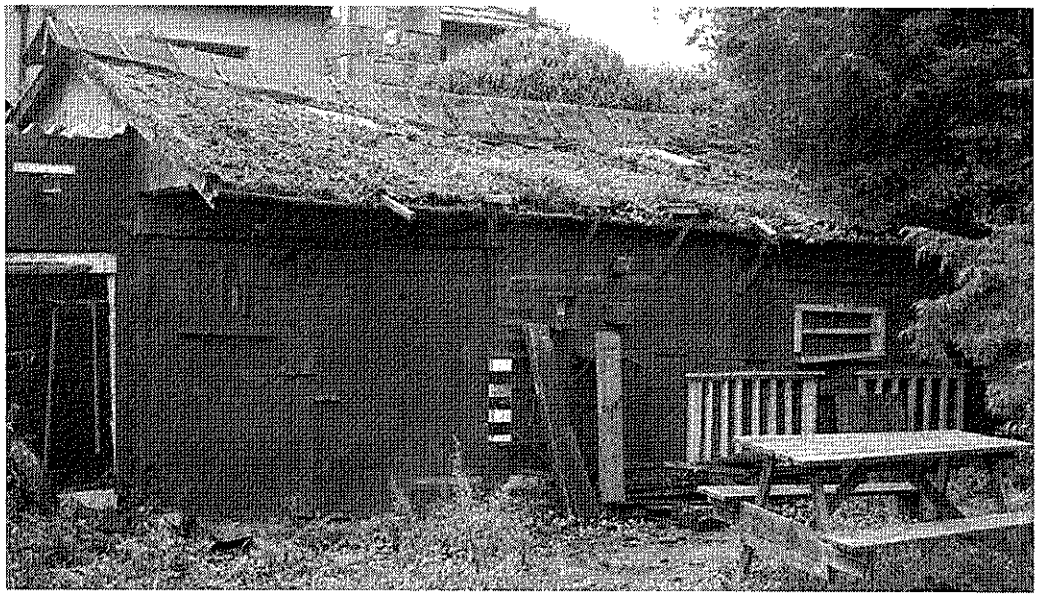
Windows:
Double glazed casement windows, frame in treated and stained timber.

Appendix 2 - Site Photographs:

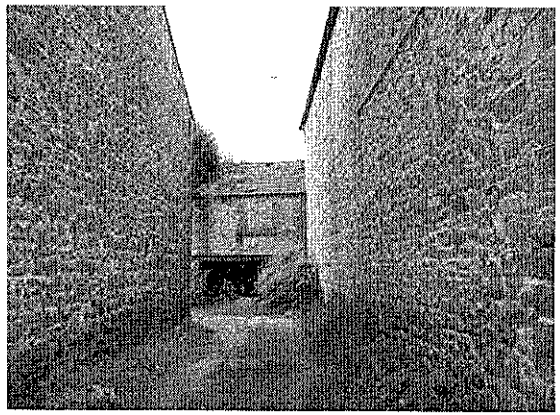
Stone out building in the rear garden of No. 29 Church Street.



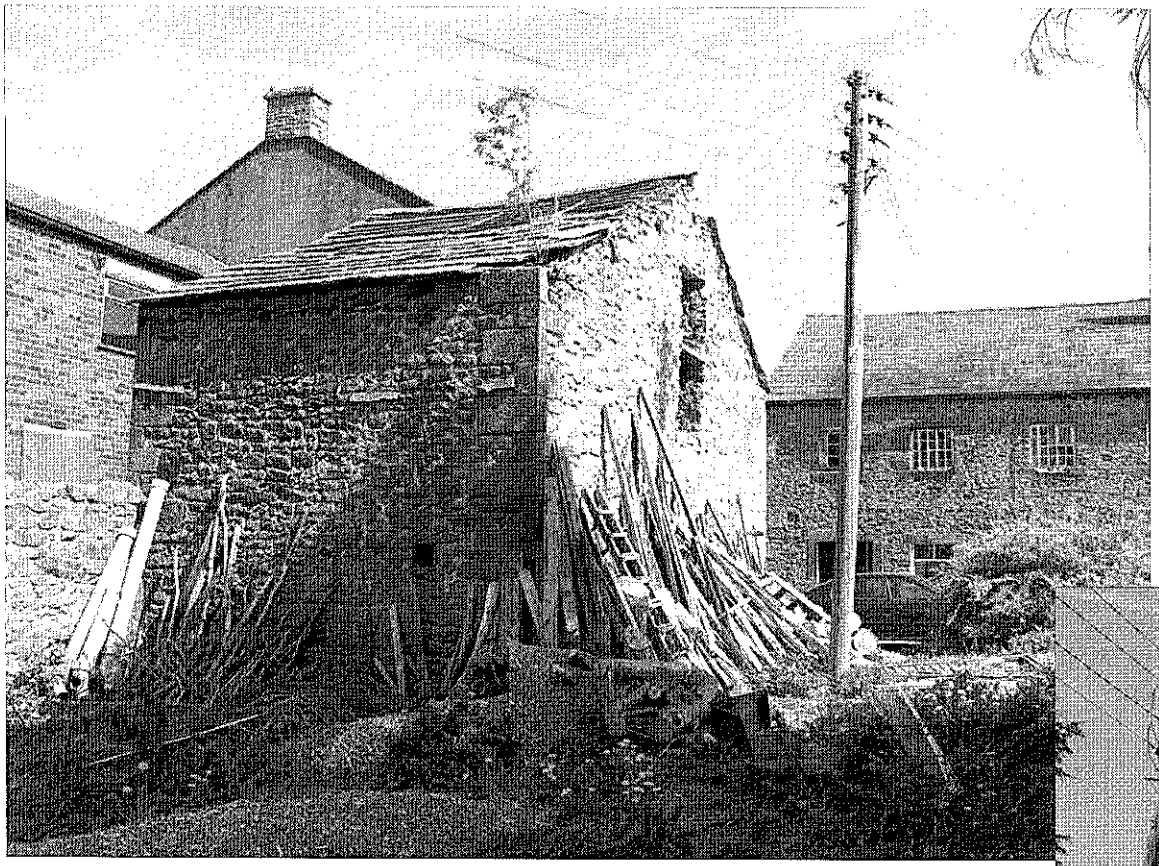
Stone out building in the rear garden



Existing timber garage building in the rear garden of No. 29 Church Street.



Private access lane in the ownership of No. 29 Church Street and shared by No 30 and No. 31 Church Street.



Most recent photos of the stone out building in the rear garden of No. 29 Church Street.
Following removal of evergreen tree by Utilities Service company for the protection of the overhead service lines.

External Works Proposals at 29 Church Street, Ribchester
June 2011

DONALD LOMAX & PARTNERS LTD

Chartered Quantity Surveyors ■ Construction Cost Consultants

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THE GRANGE
EAST PARK ROAD
BLACKBURN
BB1 8AT

Tel. 01254 661 334
Fax 01254 680 409
Email. info@dl-p.co.uk
Website. www.dl-p.co.uk

JPW/2264 IWA: 01

21 October 2010

IWA Architects
Unit 3 Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

For the attention of Mr I Wilson

Dear Ivan

29 Church Street Ribchester

Further to our meeting yesterday morning to assess the site and existing building please find attached copy of my Budget Cost Estimate for the Repair & Renovation of the Existing Outbuilding.

As requested I would propose a guide cost in the order of £700 - £900/m2 for the new build garages as delineated on drawing 1621.PR.008. This guide does very much depend upon planning requirements and the client's own specification.

If you require any further assistance please contact me.

Yours sincerely

J P Winkley

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REPAIR & RENOVATION

OF

EXISTING OUTBUILDING

AT

29 CHURCH STREET RIBCHESTER

FOR

MR RUSSELL MILNES

BUDGET COST ESTIMATE

OCTOBER 2010

Prepared by:

DONALD LOMAX AND PARTNERS LTD
CHARTERED QUANTITY SURVEYORS
The Grange
East Park Road
Blackburn
BB1 8AT

PROJECT: **REPAIR & RENOVATION OF EXISTING OUTBUILDING**

LOCATION: **29 CHURCH STREET RIBCHESTER**

CLIENT: **MR RUSSELL MILNES**

DOCUMENT: **BUDGET COST ESTIMATE**

REFERENCE: **2264/BC**

ISSUE DATE: **21 OCTOBER 2010**

DOCUMENT VERIFICATION

Prepared by: J P Winkley Signature:

Date: 21 October 2010

Certified / Approved: J P Winkley Signature:

Date: 21 October 2010

Donald Lomax and Partners Ltd
Chartered Quantity Surveyors
The Grange East Park Road
Blackburn BB1 8AT

Tel: 01254 661334
Fax: 01254 680409
Email: info@ dl-p.co.uk

NOTES AND EXCLUSIONS

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NOTES

1 The Budget Cost Estimate is based upon IWA Architects drawing 1621.P.009 and a site visit with Ivan Wilson on 20 October 2010

2 The Budget Cost Estimate takes into consideration the recommendations of the Structural Inspection report prepared by Reid Jones Partnership dated September 2010

3 The rates used in preparation of the Budget Cost Estimate are based on tender prices current at October 2010

EXCLUSIONS

1 VAT properly chargeable to the Client.

2 Any Legal costs and Finance charges.

3 Planning and Building Regulation Fees.

4 Professional Fees.

5 Heating Installation

6 Fitting Out Works

Project : CHURCH STREET RIBCHESTER
Level 1 : BUDGET COST ESTIMATE - OCTOBER 2010

Element	Unit	Total £
REPAIR AND RENOVATION OF EXISTING OUTBUILDING		
29 CHURCH STREET RIBCHESTER		
BUDGET COST ESTIMATE - OCTOBER 2010		
SITE PREPARATION	Item	2,112
GROUND FLOOR	Item	2,865
UPPER FLOOR	Item	3,350
ROOF	Item	12,165
EXTERNAL WALLS	Item	10,385
DOORS AND WINDOWS	Item	2,610
INTERNAL FINISHES	Item	4,237
SERVICES INSTALLATION	Item	4,500
EXTERNAL WORKS & DRAINAGE	Item	3,000
CONTINGENCIES	Item	3,000
PRELIMINARIES	Item	13,750
		61,974

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Project : CHURCH STREET RIBCHESTER
Level 1 : BUDGET COST ESTIMATE - OCTOBER 2010

SITE PREPARATION

Description	Quantity	Unit	Rate £	Total £
SITE PREPARATION				
Removal of existing materials stored within outbuilding	1.00	Item	250.00	250.00
Removal of materials stored around perimeter of building	1.00	Item	250.00	250.00
Cut back vegetation from working area	56.00	M2	2.00	112.00
Removal of trees adjacent to building	1.00	Item	500.00	500.00
Allowance for rot treatment	1.00	Item	1000.00	1,000.00
W/F ratio 0.01	1.00			2,112.00

GROUND FLOOR

Description	Quantity	Unit	Rate £	Total £
GROUND FLOOR	1.00			
Excavate to reduce levels within existing building	13.00	M3	15.00	195.00
Extra over for breaking out cobbles	6.00	M3	30.00	180.00
Removal of excavated material from site	13.00	M3	35.00	455.00
Reinforced concrete ground floor slab	37.00	M2	55.00	2,035.00
W/F ratio 0.01	1.00			2,865.00

UPPER FLOOR

Description	Quantity	Unit	Rate £	Total £
UPPER FLOOR	1.00			
Strip out existing floor structure complete including boarding, structure and support	37.00	M2	12.50	462.50
Prepare existing walls for supporting new joist ends	1.00	Item	400.00	400.00
75 x 225mm Grade C24 softwood floor joists	110.00	M	8 25	907.50
22mm Thick V313 P5 moisture resistant flooring grade T & G chipboard flooring	37.00	M2	15.00	555.00
Angle strap restraint	22.00	Nr	12.50	275.00
New access stair	1.00	Item	750.00	750.00
W/F ratio 0.01	1.00			3,350.00

ROOF

Description	Quantity	Unit	Rate £	Total £
ROOF	1.00			
Carefully remove existing stone flag roof covering including sorting and stacking suitable stone flags for re-use	51.00	M2	15.00	765.00
Removal of existing ridge tiles	8.00	M	10.00	80.00
Allowance for inspection and all necessary replacement of roof timbers	1.00	Item	750.00	750.00
Preparation for replacement roof finish including battens, breathable membrane and insulation	51.00	M2	25.00	1,275.00
Stone flag roof covering to match existing including re-use of existing flags where appropriate	51.00	M2	160.00	8,160.00
Replacement ridge tile	5.00	M	75.00	375.00
Aluminium rainwater gutter	10.00	M	40.00	400.00
Aluminium rainwater pipe	9.00	M	40.00	360.00
W/F ratio 0.01	1.00			12,165.00

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EXTERNAL WALLS

Description	Quantity	Unit	Rate £	Total £
EXTERNAL WALLS				
Removal of vegetation growth from stone walls	1.00	Item	200.00	200.00
Carefully take down existing front wall including stone dressings, clean, sort and stack on site for re-use	22.00	M2	40.00	880.00
Re-build existing front wall to match existing including importing stone to match as necessary	22.00	M2	100.00	2,200.00
Form new main entrance opening 3000mm wide x 2100mm high including new structural lintel	1.00	Nr	450.00	450.00
Form new window opening size 1200 x 1200mm high using existing dressed stone surrounds	1.00	Nr	325.00	325.00
Generally raking out existing mortar and repointing in appropriate mortar	136.00	M2	30.00	4,080.00
Removal of timber lintels from East gable and allowance for repairs to existing window opening	1.00	Item	250.00	250.00
General allowance for stone repair work	1.00	Item	1000.00	1,000.00
General allowance for stitching works to masonry cracks	1.00	Item	1000.00	1,000.00
W/F ratio 0.01	1.00			10,385.00

DOORS AND WINDOWS

Description	Quantity	Unit	Rate £	Total £
DOORS AND WINDOWS				
New doors to main entrance 3000mm wide x 2100mm high	1.00	Nr	1800.00	1,800.00
Double glazed timber window 1200 x 1200mm	1.00	Nr	360.00	360.00
Double glazed timber window 900 x 2000mm	1.00	Nr	450.00	450.00
W/F ratio 0.01	1.00			2,610.00

INTERNAL FINISHES

Description	Quantity	Unit	Rate £	Total £
INTERNAL FINISHES	1.00			
Floor paint to new concrete floor	37.00	M2	10.00	370.00
Plasterboard dry lining on battens to masonry walls	100.00	M2	15.00	1,500.00
New plasterboard lining to ceiling	82.00	M2	10.00	820.00
Skim and paint finish to new boarding	182.00	M2	8.50	1,547.00
W/F ratio 0.01	1.00			4,237.00

SERVICES INSTALLATION

Description	Quantity	Unit	Rate £	Total £
SERVICES INSTALLATION				
Provide incoming power supply	1.00	Item	1500.00	1,500.00
Allowance for lighting and power	1.00	Item	2000 00	2,000.00
Adaptation of existing water supply	1.00	Item	1000.00	1,000.00
W/F ratio 0.01	1.00			4,500.00

EXTERNAL WORKS & DRAINAGE

Description	Quantity	Unit	Rate £	Total £
EXTERNAL WORKS AND DRAINAGE				
Allowance for drainage to new rainwater goods	1.00	Item	1500.00	1,500.00
Allowance for resurfacing to main entrance	25.00	M2	60.00	1,500.00
W/F ratio 0.01	1.00			3,000.00

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PRELIMINARIES

Description	Quantity	Unit	Rate £	Total £
PRELIMINARIES				
Scaffolding	1.00	Item	4500.00	4,500.00
Allowance for temporary propping and support	1.00	Item	3000.00	3,000.00
Management & Overhead	1.00	Item	5000.00	5,000.00
Temporary accommodation	1.00	Item	750 00	750.00
Cleaning & clearance on completion	1.00	Item	500.00	500.00
W/F ratio 0.01	1.00			13,750.00

Outbuilding at 29 Church Street Ribchester, Lancashire: Historic Building Assessment

December 2010

STEPHEN HAIGH

Buildings Archaeologist

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
Tel/Fax: 01535 658925 Mobile: 07986 612548
www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk

Outbuilding at 29 Church Street Ribchester, Lancashire: Historic Building Assessment

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Photographs

SUMMARY

The outbuilding to the rear of 29 Church Street is probably an early 19th century stable or cow house, which has been altered and survives in poor condition. This report provides some historical background information and an assessment of the building's history and features, at the request of the present owner, Mr Russell Milnes.

December 2010

STEPHEN HAIGH

Buildings Archaeologist

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
Tel/Fax: 01535 658925 Mobile: 07986 612548
www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk

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OUTBUILDING AT 29 CHURCH STREET, RIBCHESTER, LANCASHIRE:

HISTORIC BUILDING ASSESSMENT

1 Introduction

1.1 This report concerns a small, detached outbuilding to the rear of 29 Church Street, at Ribchester, in Lancashire. The work was commissioned by the owner Mr Russell Milnes via his architects IWA Architects Ltd, to assist with proposals for the site, as the building lies within the Ribchester conservation area, and close to 29 Church Street, which is listed (grade II). A previous report by this author was submitted as part of a successful planning application to Ribble Valley Borough Council earlier in 2010, for various works to 29 Church Street itself (application numbers 3/2010/0090 & 0091).[1]

1.2 The outbuilding seems to have been a stable or to have had an agricultural purpose, and is probably early 19th century in date, but has been altered in the 20th century.

2 Site location

2.1 The site lies within the historic core of Ribchester, the outbuilding itself standing to the rear (south-west) of nos 30 & 31 Church Street, against the property boundary (NGR: SD 649354) (Figure 2).

3 Background to and aims of the study

3.1 The property owner is seeking a scheme to provide a garage and parking for Nos 29-31 Church Street. Given the planning constraints, and the requirements of PPS5, this report is intended to provide information on the outbuilding and an assessment of its historic and architectural significance. It should however be noted that outbuilding is not mentioned in the listed building entry for 28/29 Church Street, although it might be argued that it lies within its curtilage.

4 Historical background

4.1 The house at 29 Church Street is dated to 1745 by the rainwater hoppers on the front elevation (shared with no 28), and there is a local tradition that it was once a public house known as the King's Arms, although no documentary evidence for

[1] Stephen Haigh October 2009 *29 Church Street, Ribchester, Lancashire: Historic Building Assessment*

this has been found[2]. Nos 30 and 31 appear to be late 18th or early 19th century additions to the 1745 building, which probably combined domestic and industrial or warehouse functions, and until very recently remained part of the parent property.

Map evidence

4.2 The outbuilding is clearly shown on the tithe map of 1838, with its present proportions (Figure 3), but also with a dashed line adjoining, perhaps intended to represent a pen or proposed structure. The rear croft in which it stands is given number 89, along with the present 31 Church Street, and the tithe apportionment which accompanies the map notes these as the property of John Waterworth's heirs, who also occupied it, and they were described as "warehouse outbuilding yard and croft". The Ordnance Survey's first edition 6" to the mile map, surveyed in 1844 (Figure 4), appears to show that the outbuilding had been extended to the south-east, as do the 1:2500 maps of 1892 - 1930 (Figures 5 – 7). Some of these also show a small adjacent structure against the south-east side, which has not survived.

5 The present outbuilding

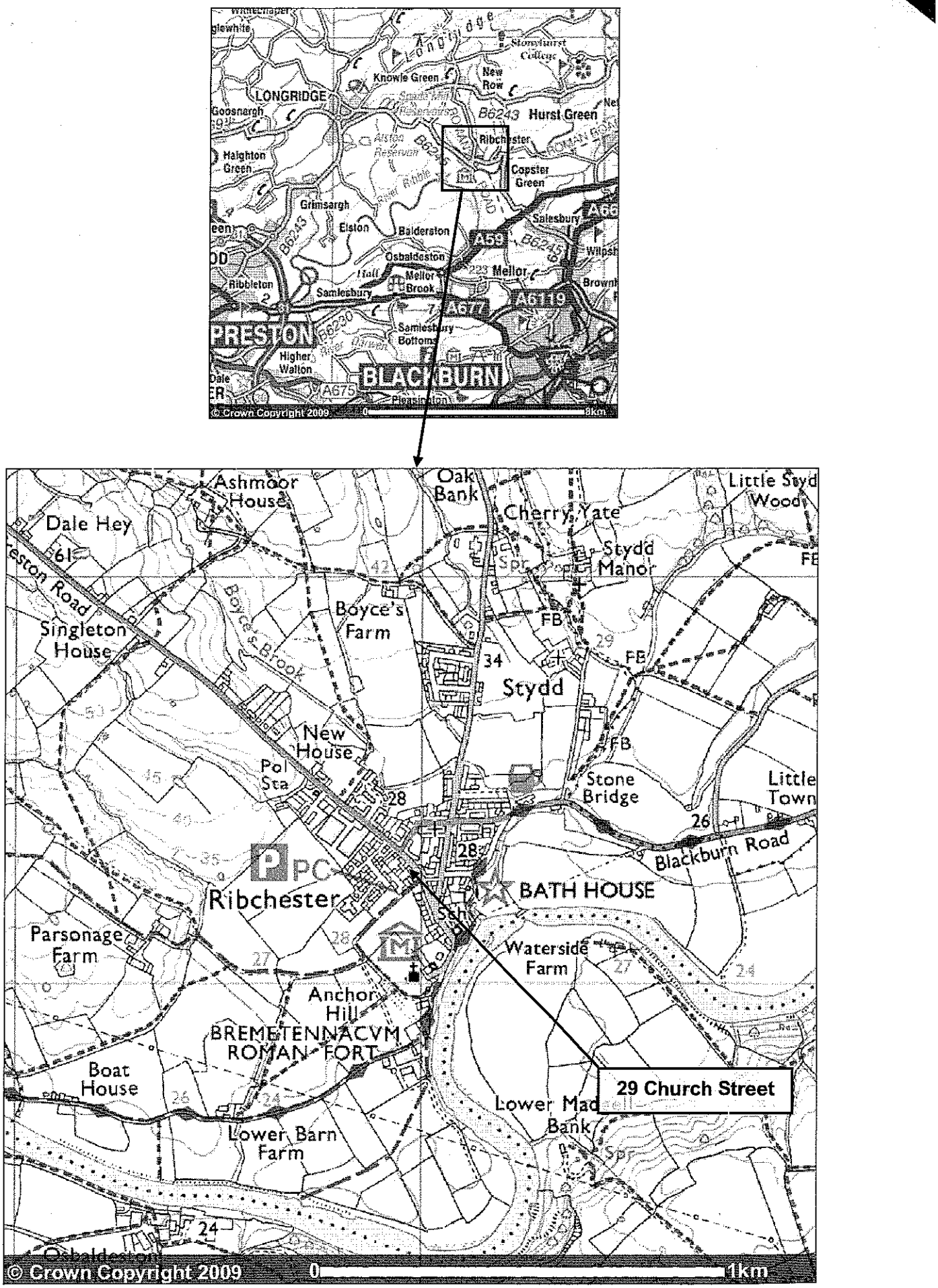
5.1 The outbuilding is of two storeys, and is built from sandstone rubble with punch-dressed quoins and stone slate roof, materials typical for the district and period. The stonework is slightly better to the north-east front, but this side has had a large doorway inserted beneath a steel lintel, do doubt to enable its use as a garage, in the mid 20th century (photos 1 & 2). All that remains to indicate an earlier arrangement is the jamb of a doorway (with marked diagonal tooling) at the left-hand end of this elevation, but there is also a blocked window or forking hole to the first floor. An unblocked, two-part forking hole survives in the south-east gable (hidden by the conifers), which was probably put in when the earlier opening was blocked. The only openings in the south-west side are one or two breathers, and the cement line of an adjoining lean-to roof is visible here (which fits with the map evidence for there having been a building there, well into the 20th century). It is interesting to note that the boundary wall running to the south-west contains a date-stone of 1834 (carrying the initials J W – presumably those of John Waterworth), but its almost random inclusion suggests that the wall may have been rebuilt. However, as no quoins are visible in the south-west face of the building where the wall adjoins, it does imply that the wall pre-dates the outbuilding.

[2] Mr Milnes, the present owner, recalls this tradition

5.2 The interior has almost no features and no internal divisions, with only a few recesses and blocked breathers in the south-east and north-west walls, which suggest livestock were kept in here, most likely ponies or horses, or a house cow or two. The walls are whitewashed, as might be expected for such a function. The ground floor appears to be a mixture of stone flags and concrete and it is not possible to see any stalling arrangements, but overhead the first floor is simply constructed from joists and boards, which are in very poor condition. A hole which has been cut through the floor would have allowed access up onto the loft from below, but there is no fixed ladder or other surviving means of ascending. This upper storage space is open to the roof and evidently served as a feed loft.

6 Conclusion

6.1 The outbuilding probably dates to the early 19th century and seems to have been built to house animals, either horses, ponies or livestock, although the relatively low ceiling and doorway heights tend to suggest bovine rather than equestrian use. In either case its use seems to have been associated with the household, rather than with any farming enterprise. It has few distinguishing features, partly because of the alterations to its north-east elevation and the lack of any internal divisions, and so is not considered to be of particular significance as an individual building, although it does contribute in a small way to the group value of the various historic buildings in this part of the conservation area.



1:12,500

Figure 1: Location maps

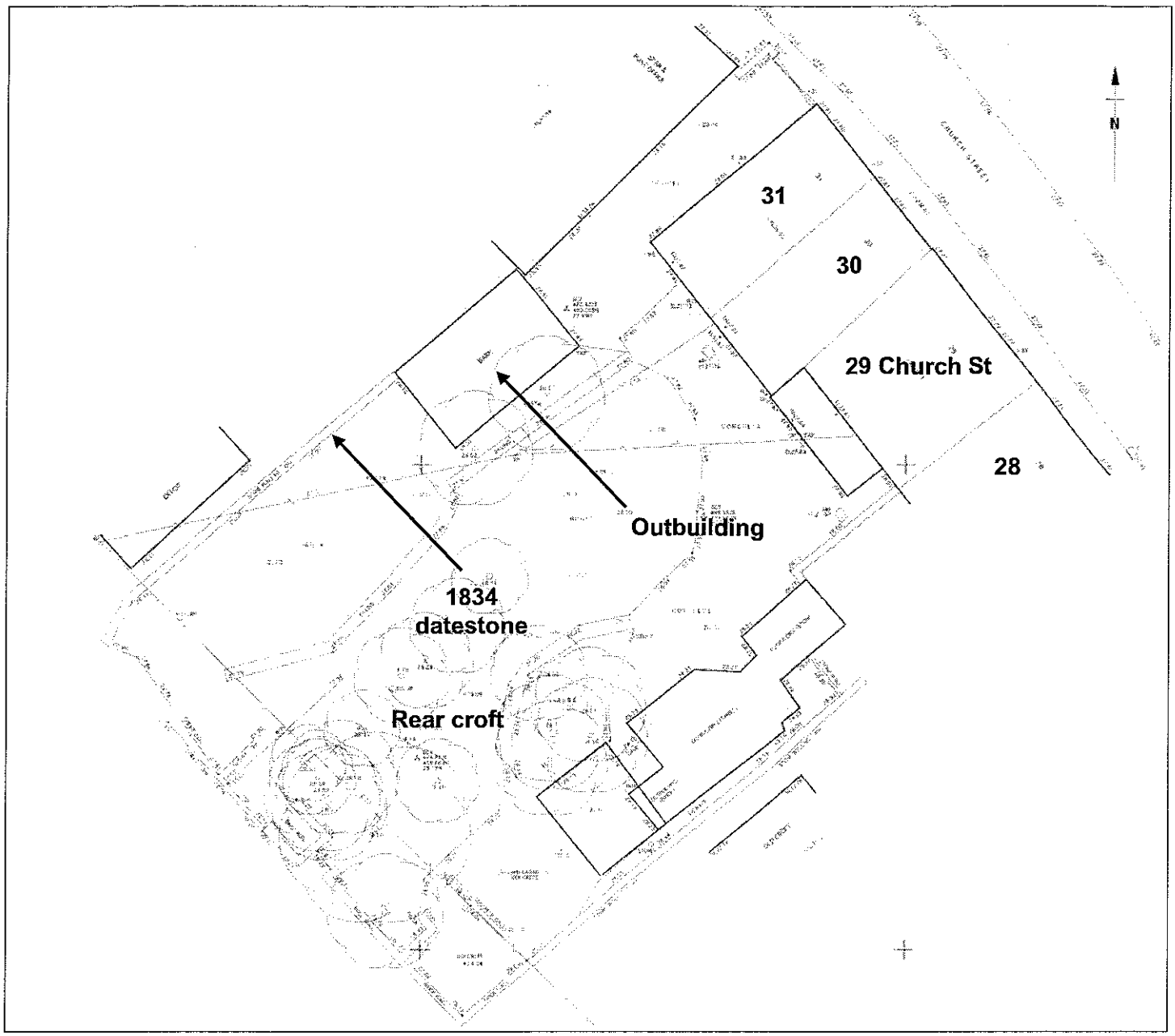


Figure 2: Current site plan

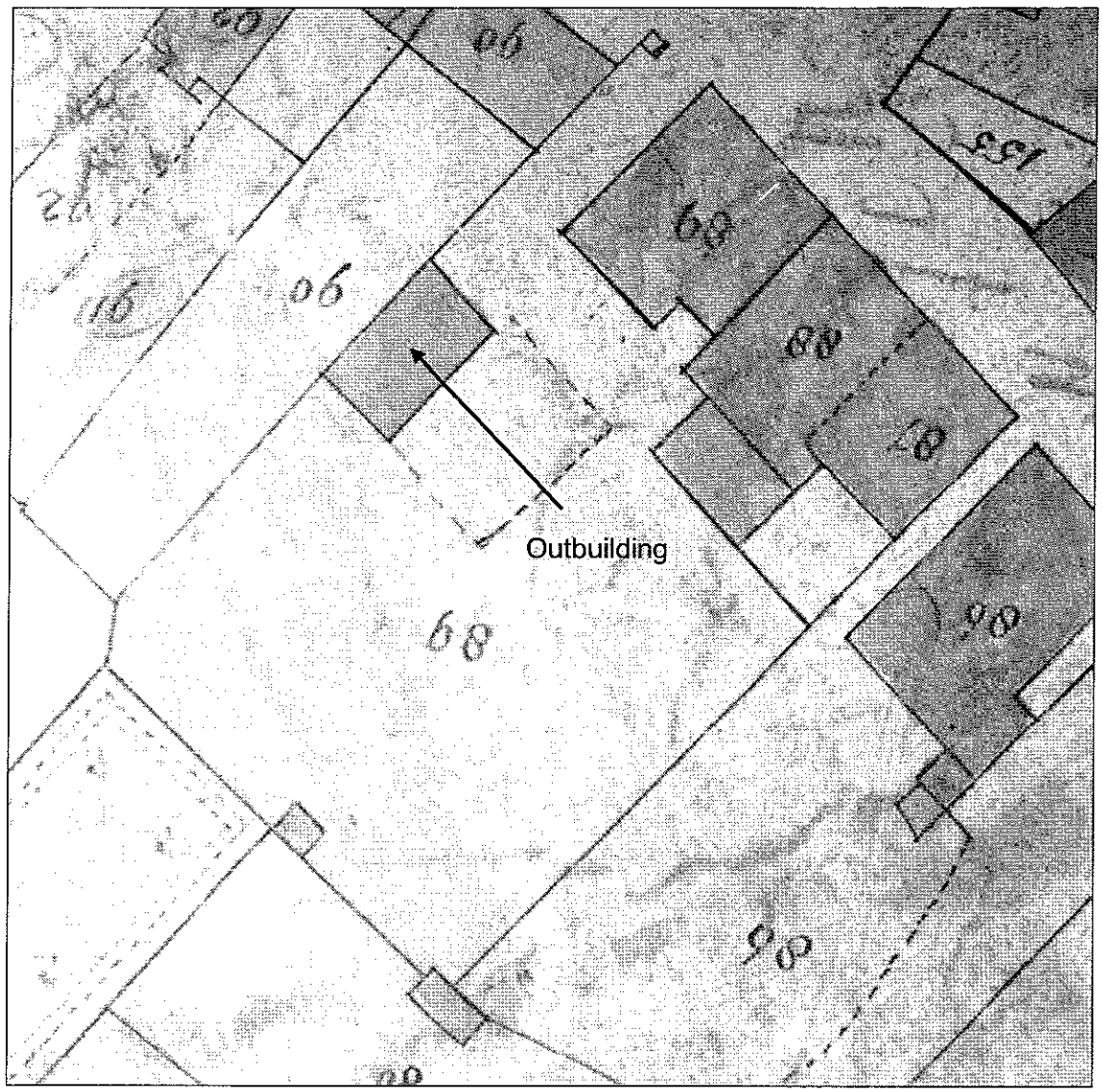


Figure 3: 1838 tithe map (rotated, so as to have north at the top – the numbers appear upside down)
(*A Plan of the Town of Ribchester in the County of Lancaster 1838* LRO PR2905/4/4)

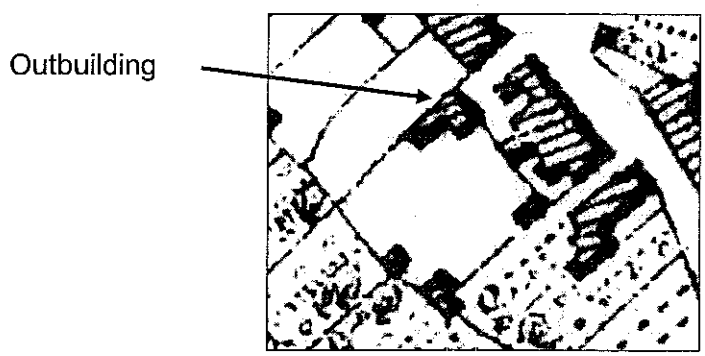


Figure 4: OS 6" to the mile map, surveyed 1844 (Lancashire, sheet 54, published 1847) (enlarged)
Outbuilding appears to have been extended to the south-west

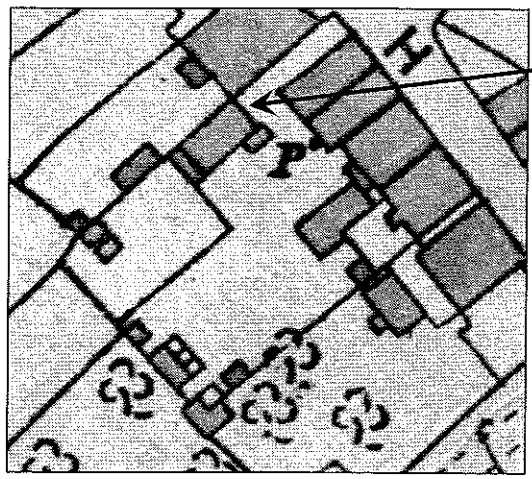


Figure 5: OS 1:2500 map, surveyed 1892 (Lancashire, sheet 54.14, published 1893)
The outbuilding again shown larger than at present

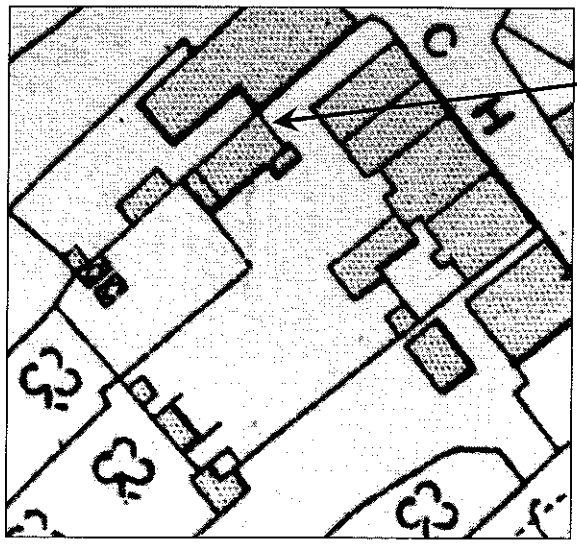


Figure 6: OS 1:2500 map, revised 1910 (Lancashire, sheet 54.14, published 1912)
Shows a similar arrangement

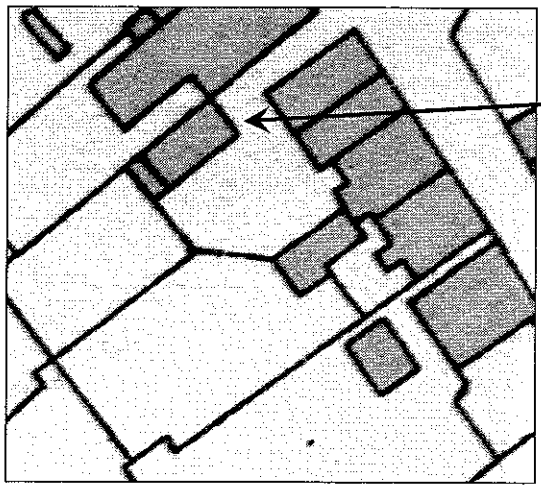


Figure 7: OS 1:2500 map, revised 1930 (Lancashire, sheet 54.14, published 1932)
Shows a similar arrangement

NB: maps not at original scales

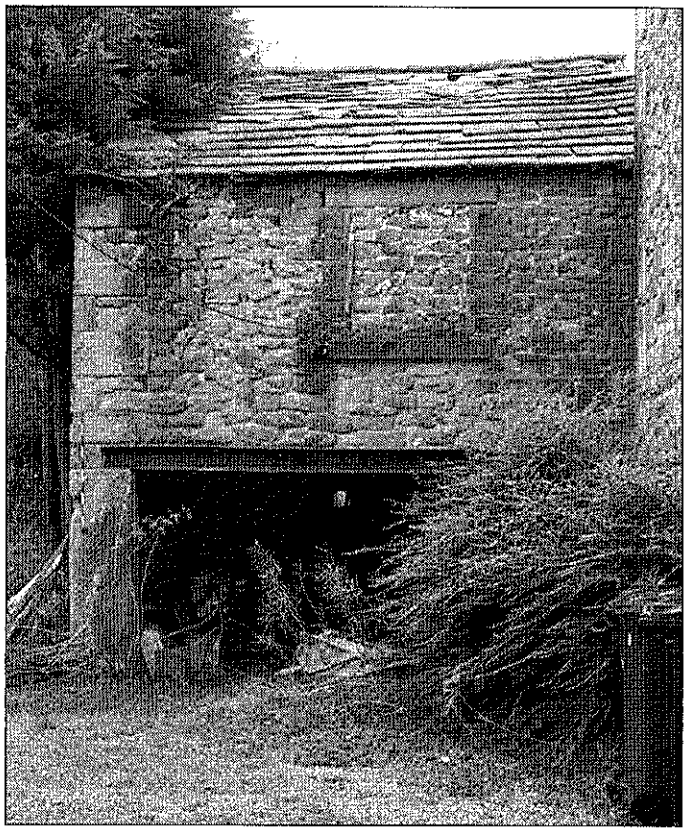


Photo 1: North-east elevation

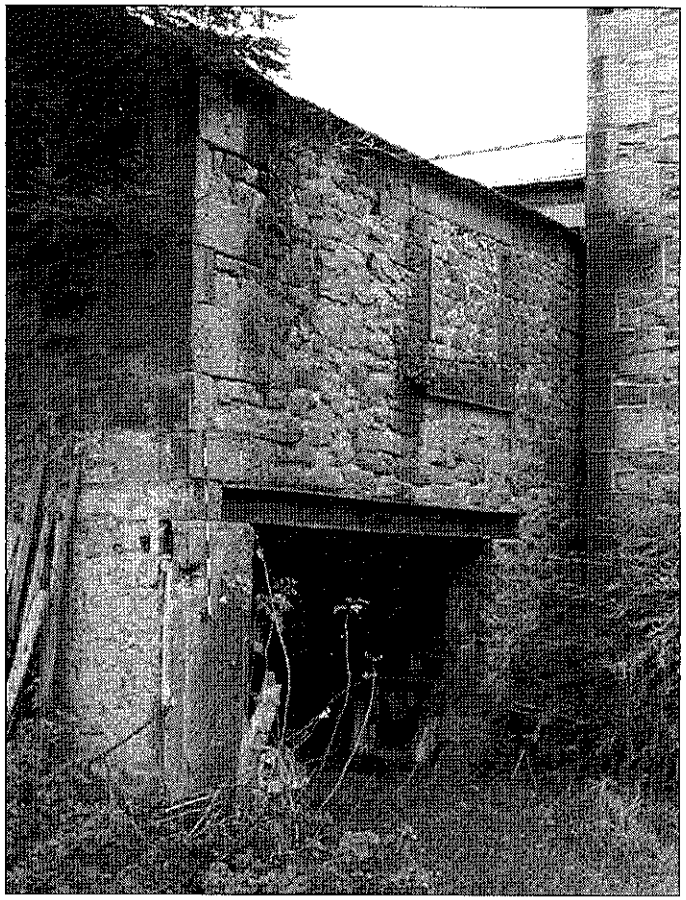


Photo 2: North-east elevation

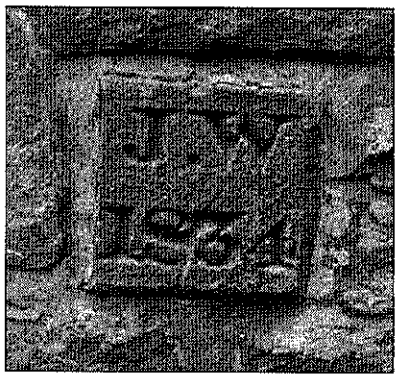


Photo 3: Date-stone in boundary wall, to south-west of outbuilding

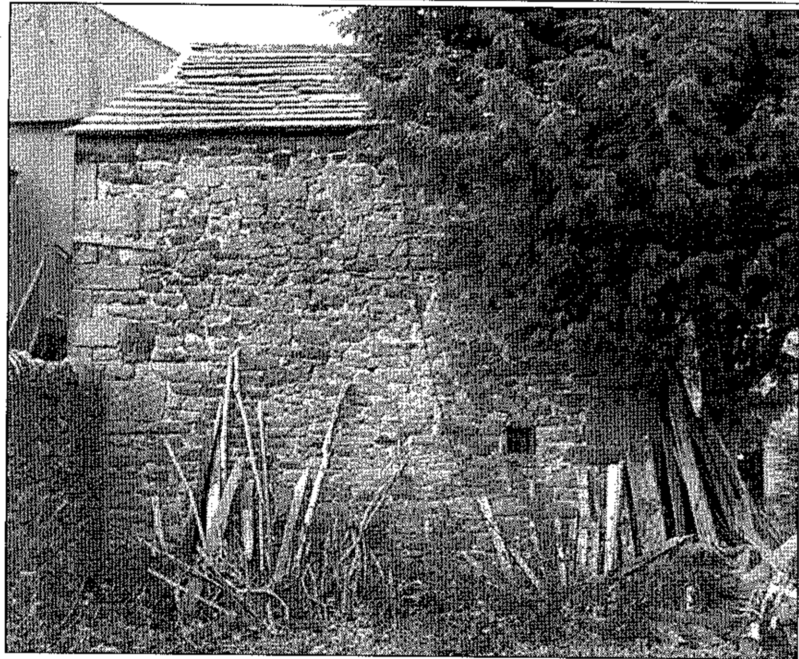


Photo 4: South-west elevation

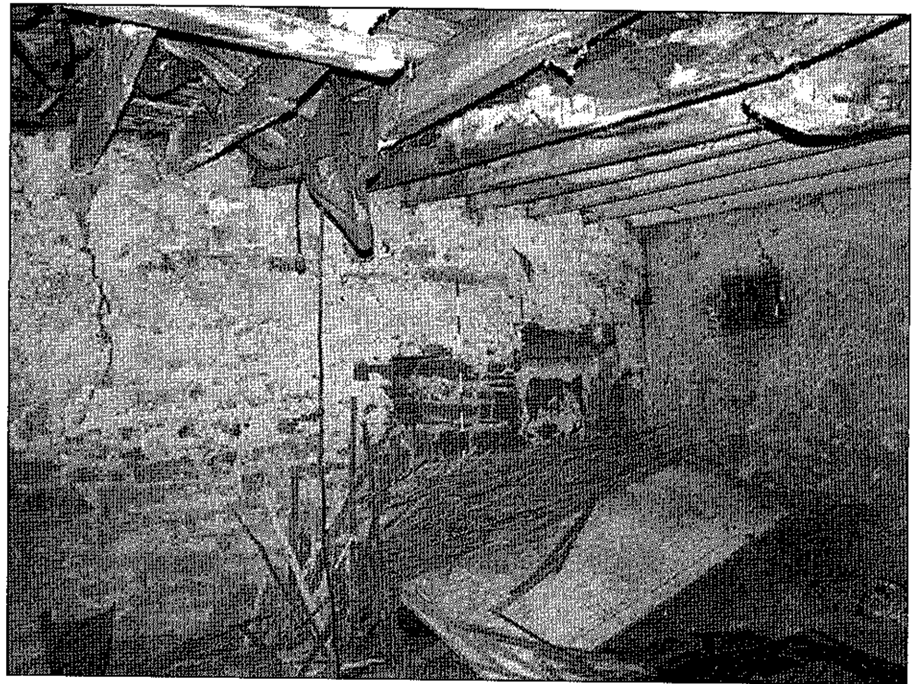


Photo 6: Interior, from the north

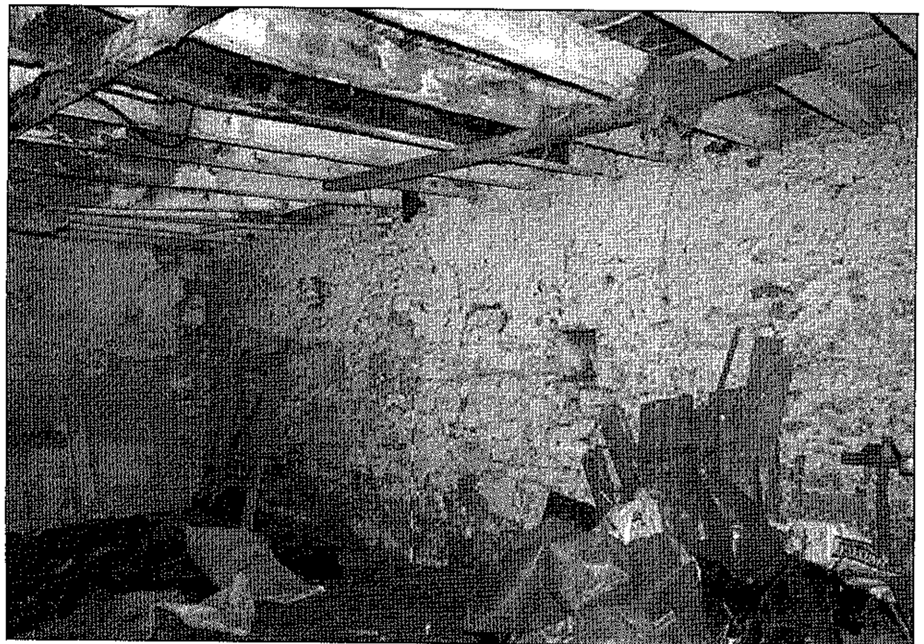


Photo 5: Interior, from the east

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Bat Surveys – Guidance Note for Planning Departments

Note For Planning Case
Officer : SEE PAGE 2 PLANNING CONDITION – PROTECTED SPECIES

Location: 29 CHURCH STREET

Check-list of contents of bat survey reports

1. A licence holding bat worker

2. A qualified ecologist with a degree in ecology and minimum 3 years experience

3. Associate or Full membership of the IEEM.

4. Summary of existing records for the survey site

5. Assessment of the importance of the survey site in relation to the surrounding area for:

   a. roosting bats
   b. feeding bats
   c commuting bats

6. Assessment of the use of buildings:

   a Interior
   b. exterior
   and c. trees
   and d other features (eg stone walls)

7. Assessment of numbers of roosting bats:

   a. maternity colonies
   b small groups/individuals
   in Spring
   summer
   autumn
   winter

8. Identification of potential roosts, the use of which can be confirmed or disproved

9. Assessment of impact of development on local bat populations for:

   a roosting
   b. feeding
   c commuting

7. Where appropriate, advice on the need for:

   a further survey work
   b timing and methodology to protect potential roosts

   and where possible, maintenance/provision of:

   c potential roosts
   d feeding/commuting resources

8 Timescale over which findings will be valid

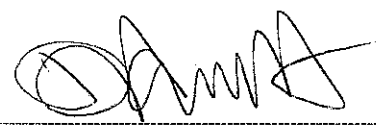
Additional Notes/Recommendation for the planning case officer

PLANNING CONDITION – PROTECTED SPECIES

In the event that any bats are found or disturbed during any part of the development, all work shall cease until further advice has been sought from a licensed ecologist.

Reason

In order to reduce the impact of development on a protected species.

Signed: 

Designation: Countryside Officer

Dated: 6/6/2011

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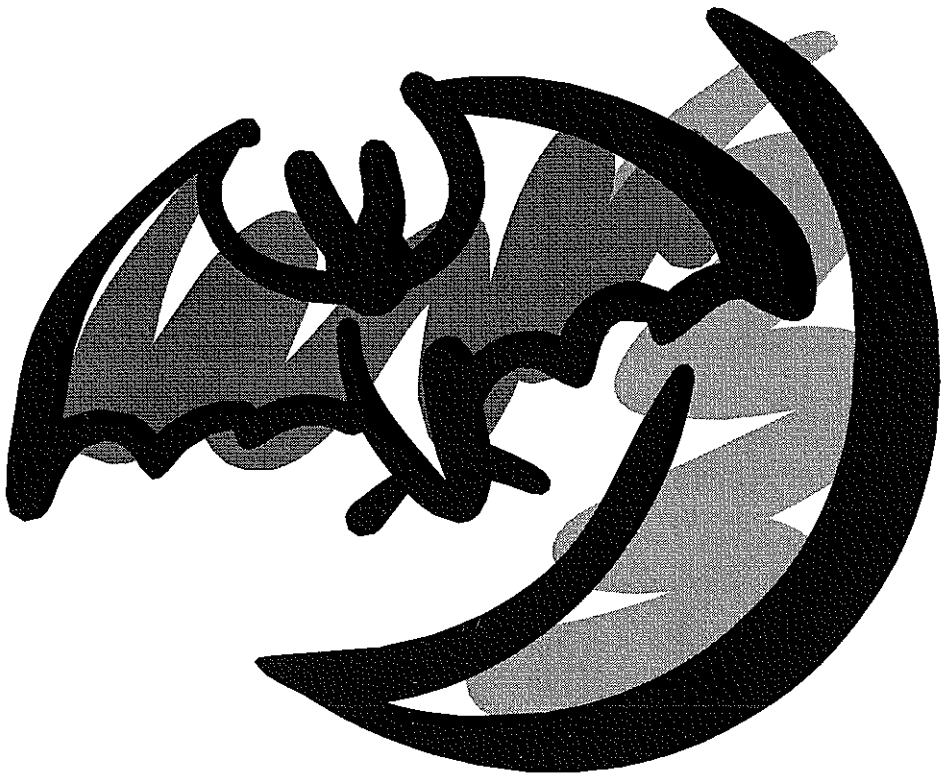
WILDLIFE SURVEY FOR BATS AND OWLS

AT

29 Church Street
Ribchester



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk

BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr R Milnes

Address:

245 Helmshore Road
Haslingden
Rossendale, BB4 4DJ

Tel No:

01706 219408
07801 539121

Instruction Method:

E-mail

Bat Survey Address:

29 Church Street
Ribchester
Preston, PR3 3YE

Visit Date/Time:

10 May 2011 @ 19.00hrs

Weather Conditions:

Cloudless evening with a little breeze, temperature of 13^0C

Document Reference:

1365

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BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.

3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.

2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.

3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.

5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.

6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.

2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

1 Presence of live or dead bats.
2 Bat droppings.
3 Moth and inset wings and remains.
4 Faint scratch marks on roof timbers.
5 Grease staining marks on roof timbers.
6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet 'bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT 320110426 P

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:
No evidence of use by bats was found.

Medium risk:
Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:
Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

	YES	NO
Outbuilding:	✓	
Extension:		✓
Other:		✓

Comments: The building is a two storey stone built store with open access on both levels.

Construction

Stone	✓	
Brick		✓
Other:		✓
Bat Access Places	✓	

Comments: The building is well pointed but there are bat access places in structural cracks.

Roof

Slate		✓
Tile:		✓
Other: Stone	✓	
Bat Access Places	✓	

Comments: Much of the roof is derelict with stones missing on 30% of the roof area.

Bat Signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: The nature of the site makes it difficult to detect the presence of bats.

External Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

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Internal Survey Results

Is the building lived In?: The building is used for storage

Construction

	YES	NO
Stone	✓	
Brick		✓
Other/plaster	✓	
Bat Access Places	✓	

Comments:

Roof space, attic or loft

Beams	✓	
Cracks in beams		✓
Lined roof:		✓
Bat Access Places	✓	

Comments: Open access and the light airy aspect inside the first floor does not create an ideal bat habitat.

Bat signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓
Staining on beams		✓
Moth + insect wings present		✓
Suspect summer roost		✓
Suspect winter hibernacula		✓

Comments: The first floor of the building was considered unsafe to walk on.

Internal Conclusions:

An evening visit at bat emergence time would provide much more information.

Risk Assessment: Low

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.)(Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn".*

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322 or 07813 140682** for advice.

BAT SURVEY & REPORT

3201104 26 P

Evening Survey

Date; 10 May 2011

Start Time: 20.00 hours

End Time: 21.30 hours

Weather: The evening was cloudless with a light southerly breeze.

Bat Suitability Evening:

Midges, moths and other flying insects were abundant, making it an ideal evening for foraging bats.

Survey Details:

The building was continually monitored throughout the survey with the assistance of a bat detector set to pick up bat sonar noises at 48Khz.

Survey Findings:

Bats, presumed to be Pipistrelle, were observed entering the site boundary and proceeded to forage amongst the trees from 21.02 hrs onwards.

No bats emerged from the structure to which this planning application applies.

Evaluation of the Survey Results:

The evening survey could find no evidence of bats occupying the building.

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development
The proposal is to demolish the building.

Site Description
The building occupies a central location within a rural village and is surrounded by residential and commercial development.

Survey Results
The surveys could find no evidence of bats using the buildings for roosting purposes.

Importance of the Site
The site has no special wildlife importance.

Conclusions
Bats do not occupy the building.

Risk Assessment
Low

Mitigation and Enhancement
No special mitigation or wildlife enhancement is required.

Timing of works
Work may be undertaken at any time.

Author: Denis Lambert

Signed:

Dated:

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

BARN OWL SURVEY & REPORT

3201104 26 P

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

To make recommendations when the presence of owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls
Barn owl pellets, new and old
Barn owl feathers
Signs of nest
Access for barn owls

SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Petzl headlamp torches.
A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

BARN OWL SURVEY & REPORT

Site description:

The building occupies a central location within a rural village and is surrounded by residential and commercial development.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:
No evidence of barn owls using the building could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use either of the building.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: **Dated:**