

**RIBBLE VALLEY BOROUGH COUNCIL
REGISTRATION SHEET**

27/11/12
REFUSED
27/10/2011

320110456P

APPLICATION NO:	3/2011/0456	DATE VALID:	16/06/2011
		EXPIRY DATE:	22/12/2011
APPLICATION TYPE:	Alter or Extend a Listed Building		
DELEGATED:	Y/N	QUICK ACCESS	Lancashire County Council
LOCATION:	Clitheroe Library Church Street Clitheroe Lancashire BB7 2DG		
PROPOSAL:	Proposed external repairs and renovation to stonework and windows, minor internal alterations.		
CASE OFFICER:	AO		
PARISH:	Clitheroe		
FEE DUE:	£0.00		
FEE RECEIVED:	£0.00	DATE:	RECEIPT NO:
	£	DATE:	RECEIPT NO:
REFUND:	£		
GRID REF:	374170 418	441987 46	DOE CODE: 23

Constraints	Consultations	Neighbours
TPO	Parish 23/06/11 ✓	Chicken Delicatessen, 1 Church Street, BB7 2DD
Hedgerow Notice	County Surveyor	Canton Chef Ltd, 3 Church Street, BB7 2DD
SSSI	NW Water	Woyds Pharmacy, 5 "
Biol Heritage	Environment Agency	Woyds TSB Bank, 7 "
AHA	County Planning	Flats 1-4 incl. Church Court, Church Street, BB7 2DG
MNA	Rural Estates	Nature, York Street, BB7 2DN
LFCZ	County Archaeology	Bank House, " " 2DL
British Gas	Highway Agency	Carlito's, York Street, BB7 2DN
Listed Building II ✓	English Heritage	Groundworks Ltd, The Old Bank House,
Conservation Area ✓	English Nature	Hamir Court, Wellgate, BB7 2DP
Green Belt	Health & Safety	Derek Connor IFA, The Old Bank House,
Footpath Map	CPRE	Hamir Court, Wellgate, BB7 2DP
ICI Ethylene Pipeline Zone	A Monuments Soc	
AONB	C British Arch 23/06/11 ✓	
	Georgian Group	
ADVERT REQUIRED	Adjacent LPA	
Listed Building ✓	Other	
Affects the setting of Listed Building	English Sports Council	
Conservation Area ✓	Env Impact Assessment	
Public Right of Way	S.P.A.B. 23/06/11 ✓	
Departure	Vic. Soc. 2 ✓	
Major Development		
HISTORY OF SITE 99/0823 98/0593 87/0216 86/0018		
PASSED TO OFFICER:		23/06/2011
DISPLAY AT LIBRARY:		

Pre App Action David 752

APPLICATION NO: 3/2011/0456 LSC

Date Received:	<u>14.6.11</u> <i>JP</i>	Valid:	Yes <i>HM</i>
Date Checked:	<u>15/6/11</u> <i>JP</i>	Valid From:	<u>16/6/11</u> <i>JP</i>
Date Checked 2:	<u>16/6/11</u> <i>JP</i>	Expiry Date:	
Date Plotted:	<u>21.6.11</u> <i>LB</i>	Date Allocated:	
Date Registered:	<u>15/06/11</u> <i>LB</i>	Date given to Officer:	
Date Registered2:		Decision to Manager:	
		Decision Sent Out:	

FEE	Fee Due	NIL	Disabled	Resubmission Y/N	PD Removed Y/N
	Fee Received			AppNo:	AppNo:
	Receipt Number				

APPLICATION FORMS	Requested Information	Received
Correct forms		
Correct number		
All questions completed		
Adequate description?		
Forms signed & dated		
Ownership certificate signed/ dated		
Agricultural Holdings Cert signed/ dated		

LOCATION PLANS	Requested Information	Received
Correct number		
Scale 1:1250/ 1:2500		
Scale shown		
North point		
Red Edge around application site including access/ car parking etc		
Blue edge		

DRAWINGS – floor plans	Requested Information	Received
Do they match the description?		
Correct number		
Metric Scale 1:50 or 1:100		
Annotated with dimensions		
Existing		
Proposed		
Demolition shown		
New buildings to be shown in context with adjacent buildings		

DRAWINGS – elevations	Requested Information	Received
Do they match the description?		
Correct number		
Metric Scale 1:50 or 1:100		
Annotated with dimensions		
Existing affected elevations		
Proposed affected elevations		

Supporting Documents	Requested Information	Received
Design and Access Statement	<i>✓</i> <u>Incorporating Heritage Statement</u>	<u>14/6/11</u>
Bat Survey		
Other information required	<i>X</i> <u>Awaiting further info to validate on CD as too large to go on Planning Portal</u>	<u>14/6/11</u>

APPLICATION SITE: *Clitheroe Library, Church Street, Clitheroe*

monogram. Marginal glazing bars to arched fanlight. Pink granite columns to spandrels have carved capitals. 3 steps. Included as part of a group.

Premises occupied by Ribbles Valley Borough Council and Nos 4 to 6 (even) form a group with Nos 22 and 24 Church Street.

1.
5295

SD 744 420

CHURCH BROW
(East Side)

Nos 4 to 6 (even)

SD 7442 2/125

II

GV

2.
Mid C19. 2 storeys in stone with 2 gables with carved bargeboards, 1 window each in gable. 2 windows each to 1st floor and 2 to centre. Ground floor has 3 windows of 2 lights, all in stone surrounds. 3 doors of 6 panels beneath fanlights and rectangular dripmoulds with human mask terminals and carved foliated spandrels. Included as part of a group.

Premises occupied by Ribbles Valley Borough Council and Nos 4 to 6 (even) form a group with Nos 22 and 24 Church Street.

1.
5295

SD 744 419

CHURCH STREET
(East Side)

Andrew Carnegie
Public Library

SD 7441 1/126

II

GV

2.
Architects, Briggs and Wolstenholme. Dated 1903. Mixture of Loire and Art Nouveau. 2 storeys and attics in stone with slate roof. Market Place elevation has conical roof to octagonal turret with 2 round windows flanking clock under gable. 3 windows to 1st floor, 1 of 4 lights flanked by 2 lights. 3 to tall ground floor. 2 basement windows with iron guards. Cornice between attic and 1st floors. Church Street elevation has 4 round-headed windows. 1st floor has 3 windows of 4 lights, mullion and transom, and window of 6 lights beneath gable with niche, niches between windows. Window of 6 lights above 3-light fanlight above set-back door up 3 steps.

Andrew Carnegie Public Library, Town Hall, Premises occupied by Tourist Information Office, No 4 and Church Court form a group with Nos 6 to 12 (even).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The following planning applications have been received

At: Clitheroe Library, Church Street, Clitheroe.

Signed (John Macholc) Date **30th JUNE 2011**
on behalf of
DIRECTOR OF DEVELOPMENT



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513
planning fax: 01200 414487
my ref: CONAM/3/2011/0456
your ref:
date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Planning Application No: 3/2011/0456
Grid Ref: 374418 441946

Proposal: Proposed external repairs and renovation to stonework and windows, minor internal alterations.

Location: Clitheroe Library Church Street Clitheroe Lancashire BB7 2DG

Dear Sir

I enclose for your attention a copy of an application which has been received for permission, under the Town and Country Planning Act 1990, to carry out the development described, together with photographs of the site and location plan.

I shall be glad if you will let me have the views of your department on the proposal
I would be grateful to receive your observations within 28 days of this notification, together with the return of the plans.

Please contact Adrian Dowd if you require any further information.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Adrian Dowd'.

on behalf of
DIRECTOR OF COMMERCIAL SERVICES

Ancient Monuments Society
St Ann's Vestry Hall
2 Church Entry
LONDON
EC4V 5HB

CONAM

****HOUSEHOLDER APPLICATIONS** – As from 6 April 2009 in the event of an appeal against the decision of this Council on planning applications classified as Householder Applications there will not be an opportunity to send any further written comment to The Planning Inspectorate.

RIBBLE VALLEY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MEETING CYCLE 2011/2012

<u>Day</u>	<u>Date</u>	<u>Time</u>
Thursday	26 May 2011	6.30pm
Thursday	16 June 2011	6.30pm
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Thursday	12 April 2012	6.30pm

NOTES

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- All applications are treated on their individual merits. If the application is a resubmission you WILL need to make new representation
- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property

Jane Tucker

From: Jane Tucker
Sent: 24 June 2011 13:28
To: office@ancientmonumentsociety.org.uk
Subject: Consultation on application for listed building consent 3/2011/0456 Clitheroe Library, Church Street, Clitheroe

Attachments: 11 0456 consult ams.pdf

Please can we have your comments on the above planning application? It is for proposed external repairs and renovation to stonework and windows, minor internal alterations.

I have attached the formal consultation letter and listing descriptions (Town Hall is now part of the library) but as the documents submitted are too large to attach to an email, here is a link to view them on our website
http://www.ribblevalley.gov.uk/site/scripts/planx_search.php



11 0456 consult
ams.pdf (287 K...

Jane Tucker | Planning Reception |

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414499 | F: 01200 414487 | E: jane.tucker@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

Jane Tucker

From: System Administrator
To: office@ancientmonumentsociety.org.uk
Sent: 24 June 2011 13:29
Subject: Delivered: Return receipt

Your message

To: office@ancientmonumentsociety.org.uk
Subject: Consultation on application for listed building consent 3/2011/0456 Clitheroe Library, Church Street, Clitheroe
Sent: 24/06/2011 13:28

was delivered to the following recipient(s):

office@ancientmonumentsociety.org.uk on 24/06/2011 13:26



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513
planning fax: 01200 414487
my ref: CONGG/3/2011/0456
your ref:
date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

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Please contact Adrian Dowd if you require any further information

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adrian Dowd'.

on behalf of
DIRECTOR OF COMMERCIAL SERVICES

The Georgian Group
6 Fitzroy Square
LONDON
W1P 3DX

CONGG

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RIBBLE VALLEY BOROUGH COUNCIL

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Jane Tucker

From: Jane Tucker
Sent: 24 June 2011 13:27
To: consult@georgiangroup.org.uk
Subject: Consultation on application for listed building consent 3/2011/0456 Clitheroe Library, Church Street, Clitheroe

Attachments: 11 0456 consult geo pdf

Please can we have your comments on the above planning application? It is for proposed external repairs and renovation to stonework and windows, minor internal alterations.

I have attached the formal consultation letter and listing descriptions (Town Hall is now part of the library) but as the documents submitted are too large to attach to an email, here is a link to view them on our website
http://www.ribblevalley.gov.uk/site/scripts/planx_search.php



11 0456 consult
geo.pdf (276 K...

Jane Tucker| Planning Reception|

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 414499| F: 01200 414487| E: jane.tucker@ribblevalley.gov.uk| W: www.ribblevalley.gov.uk

Jane Tucker

From: Mail Delivery Subsystem [Postmaster@ribblevalley.gov.uk]
Sent: 24 June 2011 13:18
To: Jane Tucker
Subject: Return receipt

Attachments: ATT910883.txt; ATT910884.txt



ATT910883.txt
(398 B)



ATT910884.txt
(948 B)

The original message was received at Fri, 24 Jun 2011 13:17:59
+0100 from [10.0.0.15]

----- The following addresses had successful delivery notifications -----
consult@georgiangroup.org.uk (relayed to non-DSN-aware mailer)

----- Transcript of session follows ----- consult@georgiangroup.org.uk... relayed;
expect no further notifications



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513

planning fax: 01200 414487

my ref: CONVS/3/2011/0456

your ref:

date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

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Please contact Adrian Dowd if you require any further information.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Adrian Dowd'.

on behalf of
DIRECTOR OF COMMERCIAL SERVICES

FAO David Crellin
The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TI

CONVS

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- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property

Jane Tucker

From: Jane Tucker
Sent: 24 June 2011 13:26
To: notifications@victoriansociety.org.uk
Subject: Consultation on listed building application 3/2011/0456 Clitheroe Library, Church Street, Clitheroe

Attachments: 11 0456 consult vic.pdf

Please can we have your comments on the above planning application? It is for proposed external repairs and renovation to stonework and windows, minor internal alterations

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11 0456 consult
vic.pdf (317 K...

Jane Tucker | Planning Reception |

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414499 | **F:** 01200 414487 | **E:** jane.tucker@ribblevalley.gov.uk | **W:** www.ribblevalley.gov.uk

Jane Tucker

From: Mail Delivery Subsystem [Postmaster@ribblevalley.gov.uk]
Sent: 24 June 2011 13:17
To: Jane Tucker
Subject: Return receipt

Attachments: ATT910829.txt; ATT910830.txt



ATT910829.txt
(410 B)



ATT910830.txt
(933 B)

The original message was received at Fri, 24 Jun 2011 13:16:53
+0100 from [10.0.0.15]

----- The following addresses had successful delivery notifications -----
notifications@victoriansociety.org.uk (relayed to non-DSN-aware mailer)

----- Transcript of session follows ----- notifications@victoriansociety.org.uk...
relayed; expect no further notifications

****Please note important information overleaf regarding Householder Application Appeals**



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513
planning fax: 01200 414487
my ref: CONSPA/3/2011/0456
your ref:
date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Planning Application No: 3/2011/0456

Grid Ref: 374418 441946

Proposal: Proposed external repairs and renovation to stonework and windows, minor internal alterations.

Location: Clitheroe Library Church Street Clitheroe Lancashire BB7 2DG

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I would be grateful to receive your observations within 28 days of this notification, together with the return of the plans

Please contact Adrian Dowd if you require any further information

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Heap'.

on behalf of

DIRECTOR OF COMMERCIAL SERVICES

The Society for the Protection of Ancient Buildings
37 Spital Square
LONDON
E1 6DY

CONSPA

****HOUSEHOLDER APPLICATIONS** – As from 6 April 2009 in the event of an appeal against the decision of this Council on planning applications classified as Householder Applications there will not be an opportunity to send any further written comment to The Planning Inspectorate

RIBBLE VALLEY BOROUGH COUNCIL

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Jane Tucker

From: Jane Tucker
Sent: 24 June 2011 13:25
To: casework@spab.org.uk
Subject: Application for listed building consent 3/2011/0456 Clitheroe Library, Church Street, Clitheroe

Attachments: 11 0456 consult spab.pdf

Please can we have your comments on the above planning application? It is for proposed external repairs and renovation to stonework and windows, minor internal alterations.

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11 0456 consult
spab.pdf (295 ...)

Jane Tucker | Planning Reception |

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414499 | F: 01200 414487 | E: jane.tucker@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

Jane Tucker

From: Mail Delivery Subsystem [Postmaster@ribblevalley.gov.uk]
Sent: 24 June 2011 13:16
To: Jane Tucker
Subject: Return receipt

Attachments: ATT910806.txt; ATT910807.txt



ATT910806.txt
(393 B)



ATT910807.txt
(908 B)

The original message was received at Fri, 24 Jun 2011 13:15:42
+0100 from [10.0.0.15]

----- The following addresses had successful delivery notifications -----
casework@spab.org.uk (relayed to non-DSN-aware mailer)

----- Transcript of session follows ----- casework@spab.org.uk... relayed; expect
no further notifications



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513
planning fax: 01200 414487
my ref: 3/2011/0456
your ref:
date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

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Yours faithfully

A handwritten signature in black ink, appearing to read 'Adrian Dowd'.

on behalf of
DIRECTOR OF COMMERCIAL SERVICES

Council for British Archaeology
St Mary's House
66 Bootham
YORK
YO30 7BZ

CONGG

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RIBBLE VALLEY BOROUGH COUNCIL

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Jane Tucker

From: Jane Tucker
Sent: 24 June 2011 13:23
To: casework@britarch.ac.uk
Subject: Application for listed building consent 3/2011/0456 Clitheroe Library, Church Street, Clitheroe

Attachments: 11 0456 consult cba.pdf

Please can we have your comments on the above planning application? It is for proposed external repairs and renovation to stonework and windows, minor internal alterations.

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11 0456 consult
cba.pdf (252 K...

Jane Tucker| Planning Reception|

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 414499| F: 01200 414487| E: jane.tucker@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

Jane Tucker

From: Mail Delivery Subsystem [Postmaster@ribblevalley.gov.uk]
Sent: 24 June 2011 13:14
To: Jane Tucker
Subject: Return receipt

Attachments: ATT910751.txt; ATT910752.txt



ATT910751.txt
(416 B)

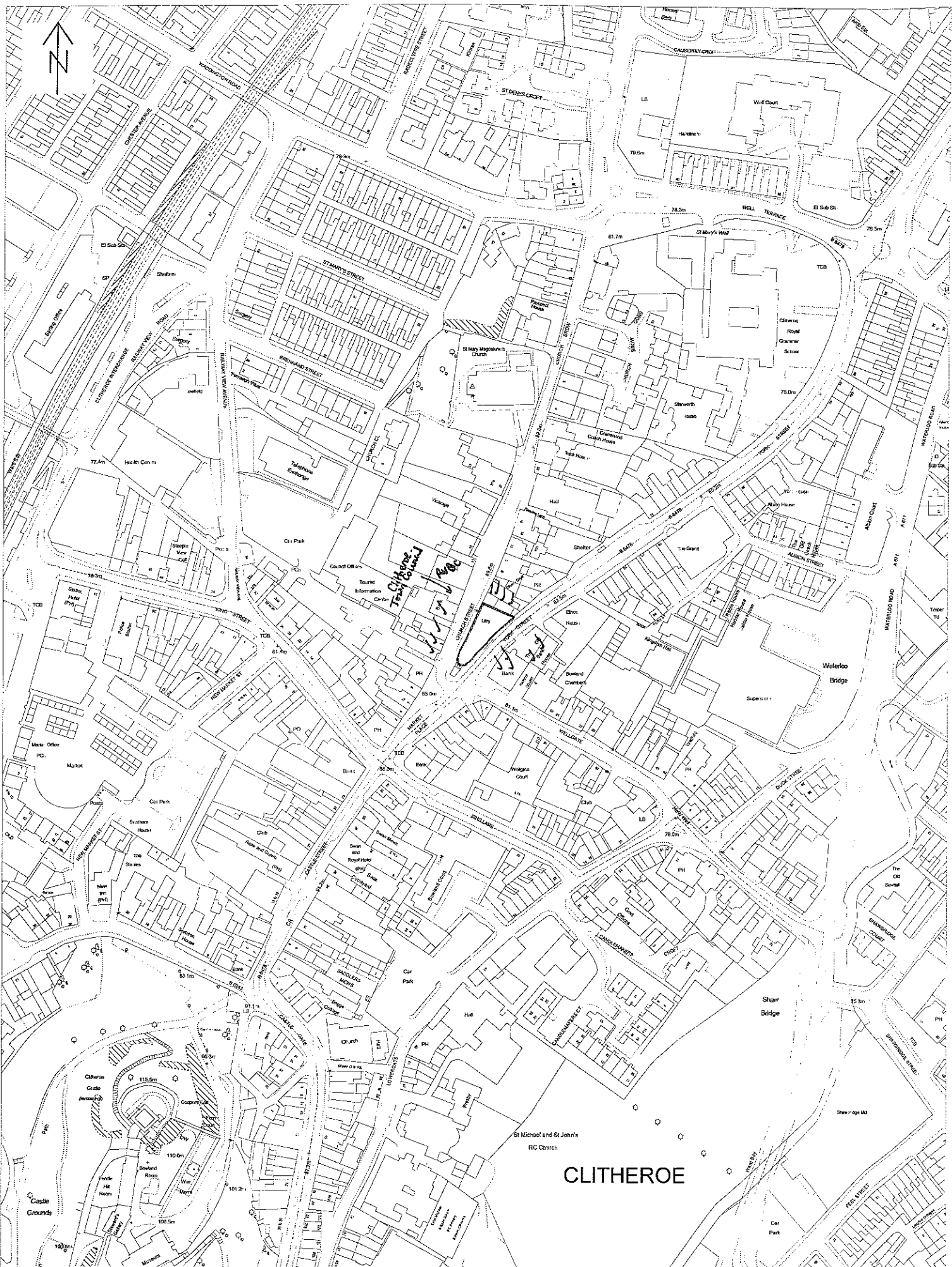


ATT910752.txt
(911 B)

The original message was received at Fri, 24 Jun 2011 13:13:46
+0100 from [10.0.0.15]

----- The following addresses had successful delivery notifications -----
casework@britarch.ac.uk (relayed to non-DSN-aware mailer)

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NEIGHBOUR NOTIFICATIONS

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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513

planning fax: 01200 414487

my ref: NC2/3/2011/0456

your ref:

date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111

Fax: 01200 414487

DX: Clitheroe 15157

www.ribblevalley.gov.uk

Applicant: Lancashire County Council

Planning Application No: 3/2011/0456

Grid Ref: 374418 441946

Proposal: Proposed external repairs and renovation to stonework and windows, minor internal alterations

Location: Clitheroe Library Church Street Clitheroe Lancashire BB7 2DG

Dear Sir/Madam

An application for planning permission for the development above has been made to the council. The plans may be inspected at these offices between 8.45am and 5.00pm on Mondays to Fridays. The plans are also available to view on the Council's website www.ribblevalley.gov.uk

Any representations you make about the proposal should be in writing and received within 21 DAYS of the date of this letter. Your letter will be acknowledged, but I regret that I cannot notify you personally of the decision on the application, and we will not normally respond to your comments. You may be able to speak at the Planning and Development Committee meeting that considers this application, dates of Committee meetings are printed overleaf, for further information on public participation please contact Olwen Heap on 01200 414408. This must be done before 12 noon on the day of the meeting.

Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection at any time during the application process. Such representations will also be placed before the Committee unless the application has been determined under delegated powers.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Marshall'.

on behalf of
DIRECTOR OF COMMERCIAL SERVICES
The Owner And/Or Occupier
file copy

NC

****HOUSEHOLDER APPLICATIONS** – As from 6 April 2009 in the event of an appeal against the decision of this Council on planning applications classified as Householder Applications there will not be an opportunity to send any further written comment to The Planning Inspectorate.

RIBBLE VALLEY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MEETING CYCLE 2011/2012

<u>Day</u>	<u>Date</u>	<u>Time</u>
Thursday	26 May 2011	6.30pm
Thursday	16 June 2011	6.30pm
Thursday	14 July 2011	6.30pm
Thursday	11 August 2011	6.30pm
Thursday	15 September 2011	6.30pm
Thursday	13 October 2011	6.30pm
Thursday	10 November 2011	6.30pm
Thursday	8 December 2011	6.30pm
Thursday	12 January 2012	6.30pm
Thursday	9 February 2012	6.30pm
Thursday	15 March 2012	6.30pm
Thursday	12 April 2012	6.30pm

NOTES

- You are advised to visit the Development Department to inspect the plans and fully assess the proposals. If you are unable to inspect the plans at the Council Offices plans may be available at the local Parish or Town Council.
- All applications are treated on their individual merits. If the application is a resubmission you WILL need to make new representation.
- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

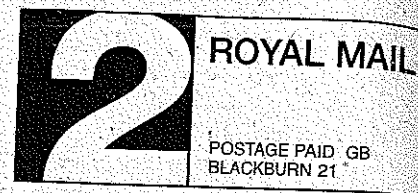
- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property



BOROUGH OF RIBBLE VALLEY
Centre of the Kingdom



Not known at this
address,
Return to sender
RVBC
Church Walk
CLITHEROE
LANCS

alterations

Location: Clitheroe Library Church Street Clitheroe Lancashire BB7 2DG

Dear Sir/Madam

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Yours faithfully

on behalf of
DIRECTOR OF COMMERCIAL SERVICES
Groundworks Ltd
The Old Bank House
Ham's Court
Wellgate
Clitheroe
LANCS BB7 2DP

NC



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adrian Dowd

direct line: 01200 414513
planning fax: 01200 414487
my ref: NC2/3/2011/0456
your ref:
date: 23 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Applicant: Lancashire County Council
Planning Application No: 3/2011/0456
Grid Ref: 374418 441946

Proposal: Proposed external repairs and renovation to stonework and windows, minor internal alterations.

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Yours faithfully

on behalf of
DIRECTOR OF COMMERCIAL SERVICES
Groundworks Ltd
The Old Bank House
Ham's Court
Wellgate
Clitheroe
LANCS BB7 2DP

NC

- (i) handrail height on bottom stair (at nose)?
- (ii) companion² of adj. springs (modern)
- (iii) reinforced glass in existing nook (children's kit)
- (iv) 'D' handles on external doors (x2) - not prob
- materials doors & internal / already chifted.

Old bit

- (v) Stock baluster stair - raise height?
- (vi) adj. glazed spring - modern, not an issue.

Windows - emphasised repair in 1st instance. How
take out windows?

New part - 1st fl - local history x2 doors (already
green & uninteresting but

'Meeting Room' entrance - distinct pointed arches/
diamond glazed windows - thick secondary
glazing.

andrew burns @ Lancashire - 0303-1111

LBC required (partee
handrails.

photos = Clitheroe Library 1-12



AD



CLITHEROE TOWN COUNCIL

Clitheroe Town Hall, 9 Church Street, Clitheroe, Lancashire. BB7 2DD

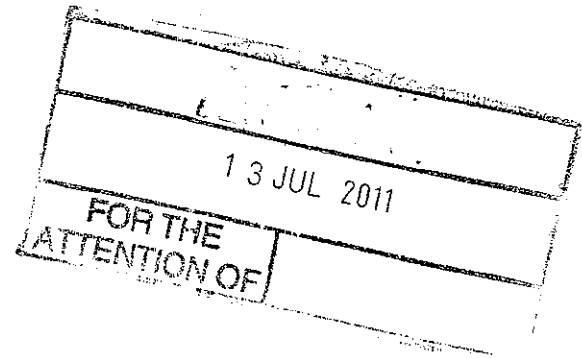
Telephone: Clitheroe 01200 424722

Email address: clitheroe@btconnect.com

Town Mayor: Councillor Sue Knox

Town Clerk: Ian Woolstencroft

For the Attention of John Machole,
Building and Development Control Manager,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA.



Dear John,

RE; Planning Application No: *3/2011/0444; 0455; 0456; 0466;*
S. and 0473.

1. No objections.

2

Yours sincerely,

Ian Woolstencroft
Ian Woolstencroft, Town Clerk.

Adrian Dowd

From: Adrian Dowd
Sent: 07 September 2011 15:45
To: 'Burns, Andrew'
Subject: RE: CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework ETC
Andrew,

I was very close to a decision 3 weeks ago before going on leave - hopefully not too much longer.

Regards,
Adrian Dowd

From: Burns, Andrew [mailto:Andrew.Burns@lancashire.gov.uk]
Sent: 07 September 2011 15:20
To: Adrian Dowd
Subject: CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework ETC.

Hi Adrian,

We are well over the eight week deadline on this application, I wonder if you have any news or can tell me what progress, if any, has been made with a response?

Look forward to your reply,

Regards Andrew

Andrew F Burns BSc (Hons) MCIOB RMaPS
Building Surveyor
Building Surveying Projects Team - North and East
Lancashire County Council Property Group
Room E1
4th Floor
County Hall
Preston
PR1 8RE
e-mail andrew.burns@lancashire.gov.uk

Tel 01772 535462
Mob 07500 786234
Fax 01772533184

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07/09/2011

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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: ADRIAN DOWD
direct line: 01200 414513
e-mail: adrian.dowd@ribblevalley.gov.uk
my ref: AD/CMS
your ref:
date: 6 October 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Andrew

RE: APPLICATION 3/2011/0456/P
CLITHEROE LIBRARY, CHURCH STREET, CLITHEROE – GRADE II LISTED

I write in respect of the above application under consideration by the Borough Council and would be grateful for your clarification/justification/submission of further information in respect of the following matters:

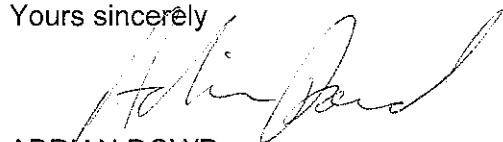
- (1) Stone cleaning – I am mindful/understand that: the “patina of age” is part of the character of this building; the unnecessary wetting of the sandstone could be problematic; “the high pressure water lance is a useful way of removing stubborn areas of dirt or organic growth” (BS 6270 ‘Cleaning and Surface Repair of Buildings’) and “stone cleaning should be generally avoided or, if it is thought necessary, it should be carried out to the most stringent standards and in the least damaging manner” (Masonry Decay: Dealing with the Erosion of Sandstone, Historic Scotland 2005). I would therefore be grateful for your comment on the proposed use of “*clean water under high pressure*”. Has localised water and brush cleaning been discounted?
- (2) Repair policy – It is my understanding that conservation good practice is to adopt a policy of “minimum intervention” (ie arrest any structural movement and repair only those elements of a construction that were originally designed to protect or lengthen the building life by throwing water off a structure – Dr DS Watt 2000). Therefore, whilst the undoing of previous inappropriate repairs (where possible without further harm to the historic fabric) is welcomed, I would be grateful for your further comments/justification on work items 68, 101-105, 107-110, 148, 152, 157, 159, 195-196, 199-200 and 206-207.
- (3) Replacement stone – I am mindful/understand that “problems can emerge unless replacement stone accurately matches the properties of the original. These can include changes in colour and performance, localised erosion, and difficulties in trying to copy the original appearance left by the mason’s tools ...” (Historic Scotland 2005). Please advise if replacement stone has already been considered/sourced.
- (4) Plastic repairs - I note from the specification that “*restoration mortar has been specially formulated by us to incorporate crushed natural stone together with appropriate binders and additives to achieve as near as reasonably possible with the existing stone, both in colour, texture and strength, while still maintaining the*

water circuitry of the masonry". It is my understanding that: the application of synthetic materials is best avoided; plastic repair mixes are best kept simple and artificial colouring may reduce the strength of the repair (Historic Scotland 2005; DS Watt 2000). I would therefore be grateful for the submission of further information/justification in this regard

- (5) Pointing - the specifications include: the removal of existing cementitious mortars from the fine-jointed ashlar; allowance for a full re-point of the Church Street and York Street facades of the 1905 building to avoid patch pointing and the use of NHL 3.5. Mindful of potential harm to ashlar stonework please confirm whether the existing cement-based pointing is resulting in problems to the historic fabric (and therefore needs to be removed). Also, please confirm whether there is an intention to use the strong replacement mortar for the whole building (to include general wall faces?)
- (6) Consolidants - I am mindful that "the use of any type of masonry consolidant should be an action of last resort for conservators . . . some unproven remedies, cloaked by their advocates in the mantle of craft tradition, are based on complex inorganic chemistry and crystallography, about which little is understood. Importantly for the practitioner, some inorganic consolidating treatments have little effect or wear away so rapidly as to be uneconomic (in 'Stone Consolidants: Inorganic Treatments', Fidler J, English Heritage Conservation Bulletin, Spring 2004) It is also my understanding that preservatives that modify the surface to a depth of less than 20mm should not be used (Dr DS Watt 2000) I would therefore be grateful for further details in respect to "*the application of stone strengtheners (fluid)*" specified for plaque conservation (work items 86-88, 91, 136-137 and 191).

Please note that the Borough Council has "stopped the clock" on determination of this listed building consent application pending receipt of the information above

Yours sincerely



ADRIAN DOWD
PRINCIPAL PLANNING OFFICER (DESIGN AND CONSERVATION)

Mr A Burns
Lancashire County Council Property Group
Project Team Room E1
County Hall
PRESTON
Lancashire PR1 8RE

Adrian Dowd

From: Adrian Dowd
Sent: 06 October 2011 11:04
To: 'Burns, Andrew'
Subject: RE: CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONWORK ETC.

Attachments: library.pdf

Andrew,

Attached for information.

Regards,
Adrian

From: Burns, Andrew [mailto:Andrew.Burns@lancashire.gov.uk]
Sent: 26 September 2011 13:30
To: Adrian Dowd
Cc: Pascoe, Stuart
Subject: RE: CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONWORK ETC.

Hi Adrian,

Do we have a decision on this one yet?

Regards, Andrew

From: Adrian Dowd [mailto:Adrian.Dowd@ribblevalley.gov.uk]
Sent: 07 September 2011 15:45
To: Burns, Andrew
Subject: RE: CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONWORK ETC.

Andrew,

I was very close to a decision 3 weeks ago before going on leave - hopefully not too much longer.

Regards,
Adrian Dowd

From: Burns, Andrew [mailto:Andrew.Burns@lancashire.gov.uk]
Sent: 07 September 2011 15:20
To: Adrian Dowd
Subject: CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONWORK ETC.

Hi Adrian,

We are well over the eight week deadline on this application, I wonder if you have any news or can tell me what progress, if any, has been made with a response?

Look forward to your reply,

Regards Andrew

06/10/2011

Andrew F Burns BSc (Hons) MCIOB RMaPS
Building Surveyor
Building Surveying Projects Team - North and East
Lancashire County Council Property Group
Room E1
4th Floor
County Hall
Preston
PR1 8RE
e-mail andrew.burns@lancashire.gov.uk

Tel 01772 535462
Mob 07500 786234
Fax 01772533184

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Adrian Dowd

From: Adrian Dowd
Sent: 27 October 2011 17:30
To: John Machole
Subject: FW: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

Attachments: Quadriga Letter pdf; rvbcletter.pdf

For information.

From: Adrian Dowd
Sent: 27 October 2011 17:28
To: 'casework@spab.org.uk'
Subject: FW: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

From: Adrian Dowd
Sent: 27 October 2011 17:24
To: 'Naomi Hatton'
Subject: FW: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

Dear Naomi,

Application 3/2011/0456 (LBC)
Clitheroe Library - Grade II listed; 'Focal Building' in Clitheroe Conservation Area Appraisal
<http://www.ribblevalley.gov.uk/planning/Application?appNumber=3%2F2011%2F0456>

I appear to have reached an impasse in negotiation with Lancashire County Council on proposed stone repairs to Clitheroe Library. I would therefore be grateful for SPAB's technical comment on the proposals

Thank you,

Adrian Dowd
Principal Planning Officer (Design & Conservation)
Ribble Valley BC

From: Burns, Andrew [mailto:Andrew.Burns@lancashire.gov.uk]
Sent: 27 October 2011 15:34
To: Adrian Dowd
Subject: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

Hello Adrian,

Please find attached the response to your queries as provided by our consultant, Quadriga. I have read this document thoroughly, and am prepared to endorse it as a considered and informed response to your questions.

I would therefore be grateful if you could accept it as such and duly consider its content. If you have any further queries, please do not hesitate to communicate them and I will do my best to provide coherent answers.

27/10/2011

Thank you,

Regards Andrew

Andrew F Burns BSc (Hons) MCIOB RMaPS
Building Surveyor
Building Surveying Projects Team - North and East
Lancashire County Council Property Group
Room E1
4th Floor
County Hall
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PR1 8RE
e-mail andrew.burns@lancashire.gov.uk

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27/10/2011

Adrian Dowd

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Subject: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONWORK

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Regards Andrew

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27/10/2011

26th October 2011

By email to Andrew Burns@lancashire.gov.uk

Dear Andrew

Re: Clitheroe Library

Further to your email of 11th October 2011, and the comments raised by Adrian.

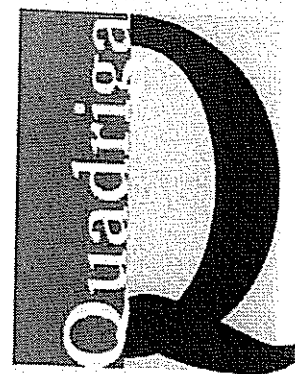
Before I reply to each comment, the views and references made within the questions are subjective. There are no set regulations, only guidelines. These guidelines are argued about between academics in the industry (some would argue that academics have no part in the industry). Historic Scotland's views have been challenged by better men than I, and their views are considered to be on the extreme side of the fence on what should and should not be done to restore/conservate a building

Opinions differ between heritage groups/authorities and it is always very difficult for people in the business to establish the views of the individual officer in charge of a project prior to any meeting. Often we find that within an organization the methods preferred by different officers can vary.

Our views are based upon our long careers in the restoration/conservation industry and our experience of dealing with many differing structures and stone types. These may not always concur with the views of the scholars.

Comments

1. Localised cleaning with low pressure and brushes will have a very limited effect on surface deposits such as traffic particulates and algae growth. The use of high pressure water in itself is not an issue with regard to damage or decay to stone. Problems could occur when the process is carried out inappropriately or incorrectly, ie if the lance is held too close to the stone, or the lance nozzle is damaged causing a 'needle jet' of high pressure water. The use of experienced operatives would avoid that issue. The use of this process on very soft absorbent stone is not recommended (not common as the stone of that quality is seldom used for any construction). If stone cleaning should be avoided all together, then one would have to accept the risks posed to the fabric by the enhanced moisture levels which are retained by the presence of algae growth on the stone, and the effect of high acidic levels in pollutants. The cleaning process itself would not enhance any moisture content within the fabric of the stone any more than general poor weather conditions as the lance is never left directed at any one spot long enough.



GADBROOK HOUSE
GADBROOK PARK
RUDHEATH
NORTHWICH
CHESHIRE CW9 7RG

TEL: 01606 330888
FAX: 01606 330777

Email: info@quadrigealtd.com
www.quadrigealtd.com



This process would not remove carbon staining on the surface of the stone. Some benefits are to be had by cleaning with a HOT BOX (primarily very hot water under pressure) system in that pollutants are removed more easily and quickly. If a building is being restored cleaning is generally desirable and more effective methods are considered. Architects generally chose the stone for their façade based upon its colour and durability, not on how soiled it will become. If Conservation is the driving force then, in our opinion removing algae and pollutants should be prioritized.

2. As stated in the report it was one of the primary briefs that areas of unsightly or failing repairs should be removed. Many of the repairs are poorly finished or failing in their bond possibly caused by the incorrect bedding of the host stone. In many cases the existing surrounding stone is eroding around the existing repair due to the repair being too dense.
3. Replacement stone. At this juncture the original quarry is not known; it was probably one of the many small local quarries now abandoned. On some prestigious projects quarries have been reopened to provide the original stone for restoration projects. However this is probably not an option in this case. The choice of replacement stone is therefore limited to operating quarries, offering a similar stone type. We would not consider this project particularly unusual and feel that finding a suitable match for colour/grain/density should not be an issue. We would expect to offer 2 or 3 similar stones for approval prior to the works. If an alternative is selected there may be a variance in the supply cost of the stone
4. As stated in the report generally stone indents or redressing/descaling has been considered over and above insitu restoration. Insitu mortar repairs are therefore only considered for minor repairs or where the intention is to preserve the remaining section of stone. The repair mortar specified has been used for many years on listed facades without question, and does incorporate a small cement content, sand, lime, colouring and bonding agent. This is needed to match the colour of the mortar to the original stone. If we are taking Mr D S Watt as the leading expert in this field we would welcome his recommended specification. Alternatively a pure lime sand mortar could be used (1:2 mature lime putty /sand with one fifth of the lime putty element being made up of stone dust); however the colour range achievable is very limited and may not offer the visually pleasing result achievable by other means. Such repairs are considered temporary, with life expectancy of between 10 and 25 years and are not considered by some to be a permanent alteration to a façade. Some academics prefer insitu repairs as it leaves more of the original stone in place than having to cut out for a full indent. The choice is therefore there to be made.



5. It is stated in the report that the majority of the pointing is in a sound condition. Patch pointing could be carried out but could look unsightly. As a large portion of the façade has been pointed in a cement based mortar, it is often the preferred choice of the conservation authority to remove such mortars. It must be noted that replacement mortars with a small cement content have been accepted by English Heritage in the past, (even on relatively soft stonework). I do not recall the condition of the stone at the joints being degraded due to the cement mortar. A further site inspection would quickly show if this is the case.
6. With regards to consolidants, they are a tried and tested method of preserving detailed stonework; whilst Fidler is quoted in this instance, Historic Scotland are quoted on other issues within the questions. Historic Scotland buy consolidants direct from our supplier to apply on their projects. The contact at Historic Scotland is Liz Wood on 0131 3346367. They do not have any issues with the proposed product. It has also been used on National monuments in England (such as Mitford Castle), Welsh monuments (such as Conwy Castle for CADW). A more extensive list can be offered if required.

I trust the above assists in answering the questions raised. Please do not hesitate to call me if you feel I can assist any further.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R S Howland'. The signature is stylized with a large, sweeping 'H' and 'S'.

R S Howland

Adrian Dowd

From: Bruce Induni [bruce@spab.org.uk]
Sent: 04 November 2011 14:31
To: Adrian Dowd
Subject: Clitheroe library stone repairs

Dear Adrian,

Your message dated 27.10.11, lamenting the the 'impasse' over the Clitheroe library has landed in my email.

Sadly I have no backgraound to the case so I am not in a position to make any offers of help.

If you could call me on 0207 456 0916 (Fridays 1100 to 1800) I would be happy to repair my ignorance and do whatever I can to help.

Bruce Induni, SPAB technical advice officer.

The Society for the Protection of Ancient Buildings Founded in 1877. A charitable company limited by guarantee.
We advise. We educate. We campaign.

Place of registration: England and Wales.

Registered office: 37 Spital Square London E1 6DY

Telephone: 020 7377 1644

Email: info@spab.org.uk Website: www.spab.org.uk Follow us on Twitter:

<http://twitter.com/SPAB1877> Company No. 5743962 Charity No. 111 3753 Scottish Charity No. SC 039244 VAT No. 577 4276 02

Adrian Dowd

From: Adrian Dowd
Sent: 11 November 2011 15:16
To: John Macholc
Subject: FW: Clitheroe library stone repairs

John,

SPAB are to undertake a site visit on 23 November and are very grateful that we are questioning LCC's proposals.

Adrian

-----Original Message-----

From: Adrian Dowd
Sent: 11 November 2011 14:56
To: 'Bruce Induni'
Subject: RE: Clitheroe library stone repairs

Dear Bruce,

Thank you for your help. The listed building consent application can be found at:

<http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2011%2F0456&submit=Go>

Regards,

Adrian Dowd

Principal Planning Officer (Design & Conservation) Ribble Valley BC

-----Original Message-----

From: Bruce Induni [mailto:bruce@spab.org.uk]
Sent: 04 November 2011 14:31
To: Adrian Dowd
Subject: Clitheroe library stone repairs

Dear Adrian,

Your message dated 27.10.11, lamenting the the 'impasse' over the Clitheroe library has landed in my email.

Sadly I have no background to the case so I am not in a position to make any offers of help.

If you could call me on 0207 456 0916 (Fridays 1100 to 1800) I would be happy to repair my ignorance and do whatever I can to help.

Bruce Induni, SPAB technical advice officer.

The Society for the Protection of Ancient Buildings Founded in 1877. A charitable company limited by guarantee.
We advise. We educate. We campaign.

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Adrian Dowd
Principal Planning Officer (Design & Conservation) Ribble Valley BC

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Application No

320110456 P

Development Control Managers comments

Officer appraisal

Pre application advice given

☒ Y / ☐ N

Site details

Date of visit

11/8/11

History

Surrounding land uses and materials

Masonry survey -

proposed use of consolidants to preserve detail in plagues

Visual impact of proposal

- Notwithstanding cond²? - see Ribblesdale Arms, Garsham (steel protective bracket used).

Amenity considerations

cleaning - need full details (cond²)

Local plan & policy considerations

Masonry work - cement mortar (cond²)

Any additional consultees?

Stone samples for analysis etc (cond²)

Comments

Assemble/rebuilding - drawings good (arch cond² as Crossdale Budget).

Site - 1820's - obvious, indicating to parapet, & plinth.

- previous patching unsightly - like a cement wash!

- cement pointing throughout - but ashlar, fine joints - is it worth pointing?

- Raques - the mould above should be protecting them? Renew?

Bruce Inchum 23/11/11 - comments via SPAB
in next few days. Send back if
unhelpful - doesn't want to create a dispute with LCC.
hardness of clearing (high press water)
already further high press $\rightarrow$ further
damage. Not dirty (wooden spigots remove most)
calcareous sandstone (binder) acid
- washing will remove this. Don't like idea of
'de-sealing' when unnecessary.
Porting - cement where possible take off.
(will be drier)

Corroding mortar - ^{Queddy} quite right (not just high level)
 $\rightarrow$ corrosion $\rightarrow$ displacement of stone. Due to washing
Haley got v. wet (acid water)!

Consolidation - doesn't like. May result in
holes in stone - water got to go somewhere.
Plinths - just let what will happen, happen
(don't even make a record of). When gone
- local competition for replacement?

Leaves - old leaflet out of date - new website
in month's time? Believes after not a lot
of difference between Portland cement &
NHL 3.5 - due to lack of temperature control
in kiln.

Adrian Dowd

From: Adrian Dowd
Sent: 29 November 2011 14:52
To: 'Christopher Middleton'
Subject: RE: clitheroe library

Len,

Apologies for my tardy response. Dr B Induni of SPAB visited site last Wednesday - unfortunately this visit and its exact timing was not confirmed until an hour and a half beforehand. I have not yet received SPAB's comments but can forward you a copy on receipt.

Regards,
Adrian Dowd

From: Christopher Middleton [mailto:lenmid2000@btinternet.com]
Sent: 18 November 2011 14:02
To: Adrian Dowd
Subject: clitheroe library

Adrian

If the SPAB make a visit to Clitheroe Library, could I be cheeky and attend (I am a member), I suspect the caseworker would be Naomi Hatton, please say no if you think otherwise, I won't be offended!

Len Middleton
07866192432

Adrian Dowd

From: Adrian Dowd
Sent: 02 December 2011 12:21
To: 'Burns, Andrew'
Cc: John Macholc
Subject: RE: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

Dear Andrew,

Thank you for your e-mail. I met representatives from the Society for the Protection of Ancient Buildings (SPAB) in respect to Clitheroe Library on 23 November. On receipt of their comments I will be able to advise you further in this regard

Yours sincerely,
Adrian Dowd
Principal Planning Officer (Design & Conservation)
Ribble Valley BC

From: Burns, Andrew [mailto:Andrew.Burns@lancashire.gov.uk]
Sent: 02 December 2011 12:09
To: Adrian Dowd
Cc: John Macholc
Subject: FW: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

Hi Adrian,

Have you considered our latest response (27/10)? Are you in a position to reply?

Regards, Andrew

From: Burns, Andrew
Sent: 27 October 2011 15:34
To: 'Adrian Dowd'
Subject: APPLICATION 3/2011/0456/P - CLITHEROE LIBRARY EXTERNAL REPAIRS AND RENOVATION TO STONework

Hello Adrian,

Please find attached the response to your queries as provided by our consultant, Quadriga. I have read this document thoroughly, and am prepared to endorse it as a considered and informed response to your questions.

I would therefore be grateful if you could accept it as such and duly consider its content. If you have any further queries, please do not hesitate to communicate them and I will do my best to provide coherent answers.

Thank you,

Regards Andrew

Andrew F Burns BSc (Hons) MCIOB RMaPS

02/12/2011

**Building Surveyor
Building Surveying Projects Team - North and East
Lancashire County Council Property Group
Room E1
4th Floor
County Hall
Preston
PR1 8RE
e-mail andrew.burns@lancashire.gov.uk**

**Tel 01772 535462
Mob 07500 786234
Fax 01772533184**

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Lancashire, a place where everyone matters

Acc 4994
6-12-11
JT. AD



Clitheroe Civic Society

5th December, 2011

Adrian Dowd

Planning and Conservation Officer

Ribble Valley Borough Council

Church Walk

Clitheroe

BB7 2RA

Observations on planning application 3/2011/0456 Proposed external repairs and restoration of stonework and windows. Minor internal alterations at Clitheroe Library

Clitheroe Civic Society would like to make the following observations regarding these repairs to the library.

1. The repairs to the windows are correct and conservation minded. However, traditional mastic to windows is always preferred over polysulphides. To say that this would incur additional cost is not credible. This building needs to be repaired in keeping with the best traditions.
2. Resin repairs to the stonework are not conservationally sound. No historical evidence of stone selection is mentioned. The presence of lamination within the stone is worrying. A full analysis of and selection of replacement stone is essential. The replacement stone needs to be more suitable and less prone to delamination. It should be correctly bedded. Resin repairs would not be in keeping with the building.
3. We agree that the corrosion of steel in the pinnacle should be repaired, not temporarily protected.
4. The use of "consolidants" is still highly contentious within the field of conservation. Advice from an independent stone sculpture conservation consultant/contractor should be sought.
5. We agree that cleaning of the stonework requires but this must be carried out by specialists.
6. No mention is made whether cement pointing is actively damaging to the stonework. Most conservators would leave well alone considering the how likely damage would occur using diamond blades. With diamond blades and the age of the building, one would expect "dental precision" work. Damage is very easy to cause and very difficult to repair if diamond blades are not used exclusively by experts.
7. It is not clear from the report what the bedding mortar is, Quote "1:3 lime sand cement. What does this actually mean for the mix?

Clitheroe Library is an iconic building in Clitheroe. The fine architecture, the prominent site and the extraordinary use of a corner site on a slope all make this building a focal point in Clitheroe. It is a building which needs the greatest care taking so that the repairs will last and not cause further damage.

Pauline Wood

Pauline Wood (Chairman)

For and on behalf of Clitheroe civic Society

Adrian Dowd

From: Adrian Dowd
Sent: 09 January 2012 10:36
To: 'casework@spab.org.uk'
Subject: Application 3/2011/0456 - Clitheroe Library External Repairs and Renovation to Stonework

Dear Sir,

Thank you for the site visit of your Dr B Induni on 23 November 2011. I would be grateful for the confirmation of SPAB's opinions on the proposed works in order to respond to the applicant

Thank you,
Adrian Dowd
Principal Planning Officer (Design & Conservation)
Ribble Valley BC

09/01/2012

Adrian Dowd

From: Adrian Dowd
Sent: 26 January 2012 11:22
To: 'Christopher Middleton'
Subject: Clitheroe Library
Attachments: Clitheroe library 111212 odt

Dear Len,

SPAB's comments attached for your information.

Regards,
Adrian Dowd
Principal Planning Officer
Ribble Valley BC

26/01/2012

SPAB Technical advice

Clitheroe Library repairs

Planning application 3/2011/0456

Comments on specification for repairs by Quadriga Ltd.

1. Introduction

This report was based on a ground level survey conducted in good conditions on 23.11.11. Upper levels of the building were not examined in detail, and no samples were taken or analysed.

2. Comments on the Quadriga report

The Quadriga report sections, paragraphs and pages are not numbered, so comments in this report refer to the section heading followed by the paragraph number.

3. General comments

The Quadriga report is obviously the result of a diligent and skilled site survey.

However, five areas give rise to concern:

3.1. "General report" para. 3

The general comments here on scaling and redressing are hard to assess since the conservation-culture of the contractors is unknown. If carried out in the spirit of minimum repair, the proposals are reasonable, but it is not clear that the actual on-site approach will be based on a minimum repair philosophy. This doubt is fuelled by the inclusion of provisional sums equal to almost a quarter of the entire masonry budget.

3.2. "Methods of Repairs" para. 4. and "Masonry Consolidation"

The recommendation of "consolidant" and "stone strengtheners" is worrying. Even when applied by the most skilled hands, there is considerable doubt as to the long term performance of silane consolidants. Comments in this report ("Masonry Consolidation" para. 1.) suggest that the writer does not have a detailed knowledge of the issues surrounding stone consolidation, and the skill base of Quadriga's site staff is not explained.

3.3. "Cleaning" para 1

The use of an 'Algacide' is not specific enough to comment upon. What chemistry is being suggested? What overall aim is to be satisfied? Where will the run-off go? In short, such a controversial and potentially dangerous operation cannot be assumed to be standard practice and needs a detailed statement of need.

3.4. *"Restoration" para 6.*

Specification of patent 'restoration mortar' is not reassuring. In my experience most of these are OPC based and designed to produce colour matches rather than good permeability.

3.5. *"Masonry indenting" and "Fracture, Stopping and Injection"*

Specification of 'polyester cement grout' is too vague to be informative or reassuring

4. *Summary*

The document is a competent mainstream masonry repair tender. It is typical of the documents produced by large and medium sized non-conservation-specialist contractors. It is slightly unusual in that appears to have had little or no input from an independent specifier such as an architect or surveyor.

The main problem from the SPAB's point of view is that there is no explicitly stated aim for the work. It follows naturally from this that there is a real risk of a non-conservation approach to the work being adopted. Specifically there would appear to be a real risk of large scale masonry replacement and substantial "re-dressing".

A more detailed specification, that embodied a clear conservation philosophy, together with careful choice of contractor would largely address the above concerns.

Dr. Bruce Induni. 12.11.11

Adrian Dowd

From: Bruce Induni [induni_conservation@yahoo.co.uk]

Sent: 24 January 2012 10:34

To: Adrian Dowd

Cc: matthew@spab.org.uk

Subject: Clithero Library

Attachments: Clitheroe library 111212.odt

Dear Adrian

Many apologies for the delay.

Do contact me if you would like to discuss any of my comments.

Best number is 07917 680771

Bruce