

320110615P

DESIGN AND ACCESS STATEMENT
PROPOSAL FOR INSTALLATION OF PHOTOVOLTAIC PANELS
RIBCHESTER ST WILFRID'S CHURCH OF ENGLAND PRIMARY SCHOOL

For
The Governing Body
Ribchester St Wilfrid's Church of England Primary School
Church Street
Ribchester
Lancashire
PR3 3XP

jubb&jubb
CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

CONTENTS

Page Number

1.0 BACKGROUND 1

- 1.1 Introduction
- 1.2 Site and surroundings
- 1.3 Natural and local impact
- 1.4 Consultation

2.0 DESIGN CONSIDERATIONS 3

- 2.1 Design philosophy
- 2.2 Works requiring planning permission
- 2.3 Heritage impact assessment

3.0 ACCESS CONSIDERATIONS 5

- 3.1 Site Access
- 3.2 Building Access

4.0 SUMMARY 6

SUPPORTING DOCUMENTS - ATTACHED

- Statement of Significance (Heritage Statement) prepared by RICS Accredited Historic Buildings Surveyor in accordance with PPS5
- Protected Species Survey prepared by Denis Lambert of Wildlife Survey
- Pre-application advice
- Photographic Record
- Technical Data regarding the PV panel design

320110615P

1. BACKGROUND

1.1 Introduction

1.1.1 The property is occupied and managed by the applicant, The Governing Body, Ribchester St Wilfrid's Church of England Primary School (The School). The School wishes to install photovoltaic solar panels to the roof and associated plant internally to facilitate the generation of electricity.

1.1.2 This design and access statement has been prepared by Jubb and Jubb Ltd. on behalf of the applicant. This document aims to show how the design principles have been applied in accordance with the policies contained in the Ribble Valley Borough Council Local Development Plan Adopted June 1998. The particular policies referred to are:

POLICY ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species.

POLICY ENV16

Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials.

POLICY ENV24

In view of the general environmental benefits associated with harnessing renewable energy sources, the Borough Council will support the development of renewable energy schemes provided it can be shown that such developments would not cause unacceptable harm to interests of acknowledged importance in the local environment

1.1.3 The important national policy guidance the design responds to is:

PPS 5 Planning and the Historic Environment – 23 March 2010
PPS 9 Biodiversity and Geological Conservation – August 2005
PPS 22 Renewable Energy – 10 August 2004

320110615P

1.2 Site and surroundings

1.2.1 The site is located at the South end of Church Street - Location Plan (Document Ref: RSW – LP)

1.2.2 The site comprises a school building erected in three phases between 1870 and the present day set within approx. 0.25Ha of playgrounds bounded to the South by a public right of way, the Ribble Way riverside walk, and bounded to the West by Church Street. To the North the site is enclosed by terraced dwellings buffering the playgrounds with small rear gardens and to the East, the Ribble riverside walk descends into the wooded banks of the Strydd tributary.

1.2.3 The building is located in Ribchester Conservation Area, (designated 17th July 1973).

1.3 Natural and local impact

1.3.1 The site contains several trees but the proposals do not affect any trees on the site.

1.3.2 Investigations have been undertaken regarding protected fauna and there are no proposals to undertake work likely to adversely impact on wildlife on the site. The protected species report is provided with this statement.

1.4 Consultation

- 1.4.1 Pre-application consultation was been undertaken with Mr A Dowd, the Local Authority Conservation Officer on 6th July 2009 for a scheme which included panels to the more prominent roofs adjacent to Church Street. The key advice provided at that time was as follows, the full advice note is provided with this document:

The photo appears to show the intended installation of the solar panels on the prominent Church Street elevations. Mindful of this prominence and the school's Building of Townscape Merit status within the Ribchester Conservation Area Appraisal I believe the proposal would be harmful to the character and appearance of Ribchester Conservation Area.

- 1.4.2 The scheme was therefore amended to take account of this pre-application advice. A revised proposal to make use of the roofs on the parts of the building not considered to contribute to Townscape Merit has been drawn up and forms this application. Further pre-application advice was sought in April 2010. The consultee raised no objections to the amended design which is now submitted formally with this application.

2. DESIGN CONSIDERATIONS

2.1 Design philosophy

- 2.1.1 To protect and enhance the historic environment in accordance with PPS 5, ENV 16 by ensuring

- The building remains in viable use
- That historic and architecturally significant elements are identified and conserved as appropriate
- That the selected enhancements do not give rise to an unacceptable level of intervention into areas of townscape merit or affect significant views out of the Conservation Area

320110615P

2.1.2 To contribute to local and national strategies for renewable energy, PPS 22, ENV 22 by

- Exploring the potential for renewable energy generation
- Identifying technologies and sites where renewable energy generation might occur
- Conducting consultation within the community to encourage the adoption of sustainable energy strategies for the school
- Providing thought leadership to the community on climate change issues

2.1.3 To protect and enhance the natural environment in accordance with the policy PPS 9, ENV 7 by

- Investigating and recording the activity of protected species at the site
- Identifying solutions which are not likely to affect protected species or habitats

2.2 WORKS REQUIRING PLANNING PERMISSION

Roof

Installation of solar PV panels including essential access equipment, connections and fixings above roof level and shown on the Roof Plan and Elevation (Document Ref: RSVV -001 Scale 1:200 approx at A3), and in accordance with the Technical Data regarding the roof panel provided with this document.

320110615P

2.3 Heritage impact assessment

- 2.3.1 The significance of the building and the setting has been appraised – a Statement of Significance is appended
- 2.3.2 The proposals offer to make a significant contribution to the energy required to occupy, enjoy and use the building. The proposals also offer the opportunity to produce electricity for use elsewhere, providing a revenue stream to The School.
- 2.3.5 By developing proposals in partnership with conservation professionals and the community, the applicant has minimised the impact of the design on the character of the conservation area.

3. ACCESS CONSIDERATIONS

3.1 Site Access

The site is accessed from Church Street. Pedestrian access is good. No alterations to existing site access are proposed.

3.2 Building Access

None of the proposals has an adverse effect on access to the building.

4. SUMMARY

4.1 The proposals to install solar photovoltaic generation to the building have been developed in accordance with planning policy.

4.2 The proposals offer the following benefits

- improving the viability of an important building within the Conservation Area
- introducing measures to conserve fuel and power
- providing financial support for School activity for the wider social benefit

320110615P

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STATEMENT OF SIGNIFICANCE
St Wilfrid's Church of England Primary School
Ribchester
PR3 3XP

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CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

PREAMBLES

STATEMENT OF SIGNIFICANCE

1.0	GENERALLY	2
2.0	SETTING AND HISTORIC SIGNIFICANCE	2
2.1	Landscape	
2.2	Historic development and setting	
2.3	Use and interaction with setting	
3.0	ARCHITECTURAL SIGNIFICANCE	4
4.0	SUMMARY	5

APPENDICES

Elemental Analysis

PREAMBLES

a) Purpose of document

The governors of Ribchester St. Wilfrid's C of E Primary School, have commissioned Jubb and Jubb Ltd., Chartered Building Surveyors, Accredited by the RICS in Historic Building Conservation, to prepare a statement of significance in accordance with PPS5 HE6.1, and English Heritage Guidance (Understanding Historic Buildings, A Guide to Good Recording Practice – Part 1 Para 4.5.1 – Level 2 Recording) in contemplation of alterations to a building in a conservation area which require planning permission.

b) Client

This report is confidential to the client for use only for the purposes for which it has been commissioned.

320110615P

STATEMENT OF SIGNIFICANCE

1.0 Generally

320110615P

1.1 St Wilfrid's Primary Church of England Primary School is located on Church Street Ribchester, and located within the Ribchester Conservation Area.

1.2 The building is not listed but is described in the Ribchester Conservation Area Appraisal map as being a building of townscape merit. The building has been subject to three main phases of alteration as shown on the appended Roof Plan. The earlier construction phases contribute most to the townscape.

2.0 Setting and Historic Significance

2.1 Landscape

2.1.1 Ribchester lies on the north bank of the River Ribble, at c 27m above sea level among low hills which form foothills to the peat-covered uplands of the central Pennines. The Ribble flows between the Forest of Bowland in the north and the hill country of Pendle in the south.

2.1.2 To the north and south of Ribchester the land rises markedly, with Longridge Fell (5km to the north), an isolated Pennine outlier, rising to over 350m, and Anglezarke Moor, less than 16km to the south. To the west, the land drops gradually to the flat, former mosslands, of the Lancashire Fylde. Adjacent to the village, the Ribble is between 15m and 25m wide in summer, but in flood can overflow to as much as 250m at the meander opposite the end of Church Street. The landscape contributes fine views out of Conservation Area and these are most admired and significant on the riverside walk just South of St Wilfrid's Church of England Primary School.

2.2 Development of the area

2.2.1 Ribchester village was a significant Roman Settlement. The area includes the excavated areas of the Roman baths and granaries, now preserved in an open area of land for display to the public, and the Roman Museum, next to the church.

2.2.2 Ribchester's village centre is dominated by rows of handloom weavers' cottages, many of which were built in the late eighteenth century, but some of which were also adapted from existing houses. There is a scattering of older houses in the village, many of which have seventeenth or eighteenth century date stones. There is a small amount of late nineteenth or early twentieth century development on the north side of the village, around Blackburn Road.

320110615P

320110615P

2.3 Use and interaction with setting

2.3.1 The current use of the property is a primary school, serving the local community. The school has playgrounds to the front and rear; the playgrounds to the front have views over the river Ribble. The school is a vibrant gathering point in the village, and has strong social value for the life of the community.

2.3.2 The building contributes strongly to the character of Conservation Area, with walls and windows crafted from local sandstone, under steeply pitched slate roofs with striking chimneys articulating the roofline. Its scale and positioning completes the row of terrace houses in Church Street and neatly frames the much-admired view of the River beyond.

3.0 Architectural Significance

3.1 St Wilfrid's Church of England Primary School has some architectural merit as a traditional Victorian church school.

3.2 Most of the first construction phase (c 1870) and some of the mid c20th second phase is within the area identified in the Conservation Areas Appraisal for townscape merit. Phasing is shown on the roof plan and elevation drawing submitted with this application (RSV -001 Scale 1:200 approx at A3).

4.0 Summary

4.1 The building has the following significance

- The street and river-facing parts of the earlier build (phases 1 and 2) have townscape merit and therefore of some townscape merit
- The building has strong social significance
- Views out of the Conservation Area from the nearby riverside walk are significant

4.2 When analysed elementally, the proposed location for the PV panel array is classified as being of lesser significance.

320110615P

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Appendix to Statement of Significance
Elemental Appraisal
St Wilfrid's Church of England Primary School
Ribchester
PR3 3XP


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RIBCHESTER ST WILFRID'S PRIMARY SCHOOL
ELEMENTAL STATEMENT OF SIGNIFICANCE
PLANNING ISSUE OCTOBER 2011

320110615P

Significant Elements	Reasons for Significance	Code A-D	Vulnerability Risks to significant elements	Code 1-4	Response/ Recommendations
CODE KEY: A - VERY SIGNIFICANT B - SIGNIFICANT C - MARGINAL INTEREST D - LITTLE INTEREST 1 - EXTREME RISK 2 - GRAVE RISK 3 - MARGINAL RISK 4 - NO RISK					
Phase One					
Generally	The oldest phases offer the most architectural merit to the townscape	B	Costly to maintain, some craft skills shortages to make matching repairs.	3	Attention to detail in repairs, planning for maintenance
Architectural style	Victorian gothic	C	N/A	4	
Use	School rooms	B	Original use with adaptation to modern teaching practices	3	Attempt to adapt spaces in reversible ways
Structure - walls	Traditional coursed rubble sandstone construction	B	N/A	4	
Roof covering	Steeply pitched Welsh slate, roofline punctuated by chimneys	B	Pressure to harvest solar energy on South facing roofs	3	Adopt a sequential approach using less significance pitches first
Windows and Doors	Stone tracery to oldest phase	B	Stable	3	As above
Phases Two and Three					
Generally	Modern construction, scale and materials in keeping with phase one construction	D	N/A	4	
Architectural style	Passive - in keeping with Phase one	D	N/A	4	
Use	School rooms	D	N/A	4	
Structure - walls	Loadbearing stone construction	D	N/A	4	
Roof covering	Flat roof/Pitched	D	N/A	4	
Windows and Doors	Various	D	N/A	4	Consider contribution to energy management

WILDLIFE SURVEY FOR BATS

AT

Ribchester St Wilfrids
Church of England
Primary School

320110615P



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





320110615P

BAT SURVEY & REPORT

Commissioned By:

Mrs S Robinson

Address:

Ribchester St Wilfrids
Church of England
Primary School

Tel No:

Instruction Method:

Written

Bat Survey Address:

Ribchester St Wilfrids
Church of England
Primary School

Visit Date/Time:

29 September 2011 @ 17.30hrs

Weather Conditions:

Hot, fine, sunny afternoon with no cloud and no wind - temperature of 18°C

Document Reference:

1400



320110615P

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

320110615P

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 insect 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, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

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

320110615P

Property

External Survey Results

Property type

School Room:
Extension:
Other:

YES	NO
-----	----

☒	☐
☐	☒
☐	☒

Comments: The building is a single storey classroom in an 'L' shaped design.

Construction

Stone
Brick
Other:
Bat Access Places

☒	☐
☐	☒
☐	☒
☐	☒

Comments:

Roof

Slate
Tile:
Other: Stone
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments: The building was constructed in 1997 and is of a high quality with no bat access places.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☐
☒	☐
☐	☐

Comments: Two bat droppings were found adhering to the stonework. These would be left by bats feeding on insects beneath the half metre wide eaves.

External Conclusions:

No signs of bats using the building for roosting purposes could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

320110615P

Internal Survey Results

Is the building lived In? The building is used as a classroom

YES	NO
-----	----

Construction

Stone
Brick
Other/plaster:
Bat Access Places

☒	☐
☒	☐
☒	☐
☐	☒

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof:
Bat Access Places

☐	☒
☐	☒
☒	☐
☐	☒

Comments: The rooms have a suspended ceiling. This was considered unsafe to walk about on so an internal inspection was not possible.

Bat signs

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

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Comments:

Internal Conclusions:

The inside of the building could not be inspected.

Risk Assessment: Low

BAT SURVEY & REPORT

320110615P

Evening Survey

Date: 29 September 2011

Start Time: 18.30 hours

End Time: 19.45 hours

Weather: Warm fine evening with no wind or clouds. Temperature 18°C.

Bat Suitability Evening:

Many flying insects were seen during the evening making it perfect for flying and foraging bats.

Survey Details:

All children and parents were invited to a 'bat chat', followed by a 'bat watch' at bat emergence time. Over 30 people listened with great interest to the life story of a bat and the need to protect them for future years. The survey was conducted with two bat detectors set at 30 and 48KHz to pick up the noise of ultra-sound emitted by bats. The building was continually monitored throughout the survey, to the interest of all attending

Survey Findings:

The 'bat chat' was cut short by the appearance of a Serotine bat flying high over the site at 18.45hrs and created much interest with children and parents alike. The bat remained visible for over 5 minutes. A long wait ensued when a Pipistrelle flew over the playground to the rear of the building at 19.10hrs. To add to the interest, a noctule bat was detected and observed flying over the road at 19.20hrs. By 19.30hrs, several Pipistrelle bats could be heard on the detectors foraging around the school building and adjacent trees.

The survey could find no evidence of bats emerging from the classroom roof.

Evaluation of the Survey Results:

The survey found that bats do not use the building.

Risk Assessment:

Low

BAT SURVEY & REPORT

320110615P

SURVEY SUMMARY

Proposed Development

The proposal is to install solar panels on the classroom roof

Site Description

The school is located above the river bank of a small rural village. There are many residential properties nearby, with agricultural land across the river.

Survey Results

The survey could find no evidence of bats using the building as a roost site.

Importance of the Site

The site is not used by any European Protected Species and has no special wildlife importance.

Conclusions

Bats do not occupy the building.

Risk Assessment

Low

Mitigation and Enhancement

No bat mitigation or habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: 3rd October 2011

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 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. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

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