



RIBBLE VALLEY
BOROUGH COUNCIL

19 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No. 320110674P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	R	Surname:	Gifford		
Company name:							
Street address:	Rakefoot Farm				Country Code	National Number	Extension Number
	Thornley Road				Telephone number:		
	Chaigley				Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancs				Email address:		
Country:							
Postcode:	BB7 3LY						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas		
Company name:	Janet Dixon Town Planners Ltd						
Street address:	10A Whalley Road				Country Code	National Number	Extension Number
					Telephone number:	01200 425051	
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancs				Email address:		
Country:							
Postcode:	BB7 1AW				judith@dixonplanners.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Revised details for conversion of barn to dwelling erection of garage, plant room and creation of driveway and garden

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

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

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Coursed and random stone together with red brick and timber panels

Description of *proposed* materials and finishes:

Coursed and random stone together with red brick and timber panels

Roof - description:

Description of *existing* materials and finishes:

Stone slate

Description of *proposed* materials and finishes:

Natural blue slate

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone wall

Description of *proposed* materials and finishes:

Dry stone wall with hedge of native species

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac

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

☒ Yes ☐ No

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

Addendum to Design and access Statement 2011
Design and Access Statement Janet Dixon Town Planners 2010
Structural Survey Romala Design October 2010
Plans:
TRI-0654-01 Location plan 1:50.000
TRI-0654-02 Existing site plan 1:200
TRI-0654-03 Existing plan and elevation
TRI-0701-04 Proposed Site Plan
TRI-0654-07 Proposed plans and elevation of garage
TRI-654-08 Location plan
Protect Species Survey Denis Lambert Wildlife Survey
Heritage Statement Janet Dixon Town Planners Ltd
Klagester BioDisc

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Barn

Is the site currently vacant? ☒ Yes ☐ No

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

Agricultural and storage

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

7. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

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Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	148.0	148.0	0.0	-148.0
	Total	148.0	148.0	0.0	-148.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

20. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.10

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

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



Yes



No

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



The agent



The applicant



Other person

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title:

Mrs

First name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

18/08/2011



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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

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

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient				Date notice served
Name:	Sole tenant not applicable			
Number:		Suffix:		
Street:				
Locality:				
Town:				
Postcode:				

Title:

Mrs

First Name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

18/08/2011



Declaration Made

26. Declaration

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

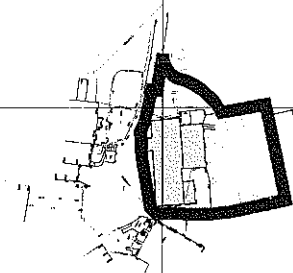


Date

18/08/2011

14-25-
This drawing is for the proposed site only. It is not to be used for any other purpose without the written consent of the author.

320110674P
North



Rev. 0 Issue: Issued



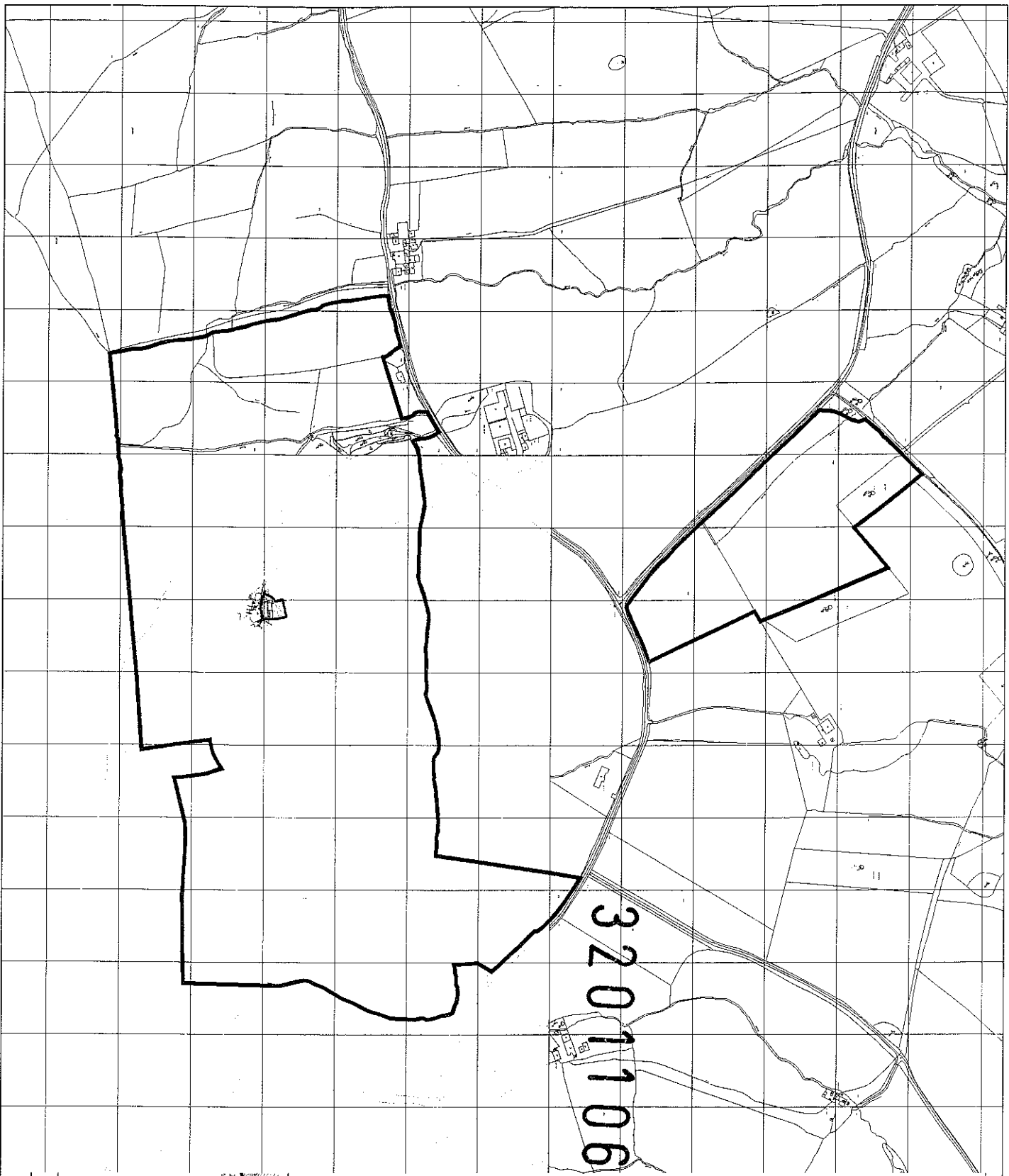
21 Bickley Close, Weymouth, Dorset, DT9 8JL
Tel: 01328 80031, 01328 208754 Email: info@t10cad.co.uk
Web: www.t10cad.co.uk

Mrs Pat Gifford
Rakeroot Farm
Chalgley BB7 3LY
Project Location
Barn Conversion

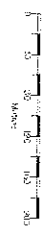
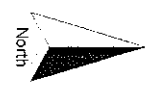
Drawing Title
Location Plan

Scale	Date	Drawn By
1:1250@A3	17/12/2010	MD
Drawn By		

TR1-0654-08



320110674P



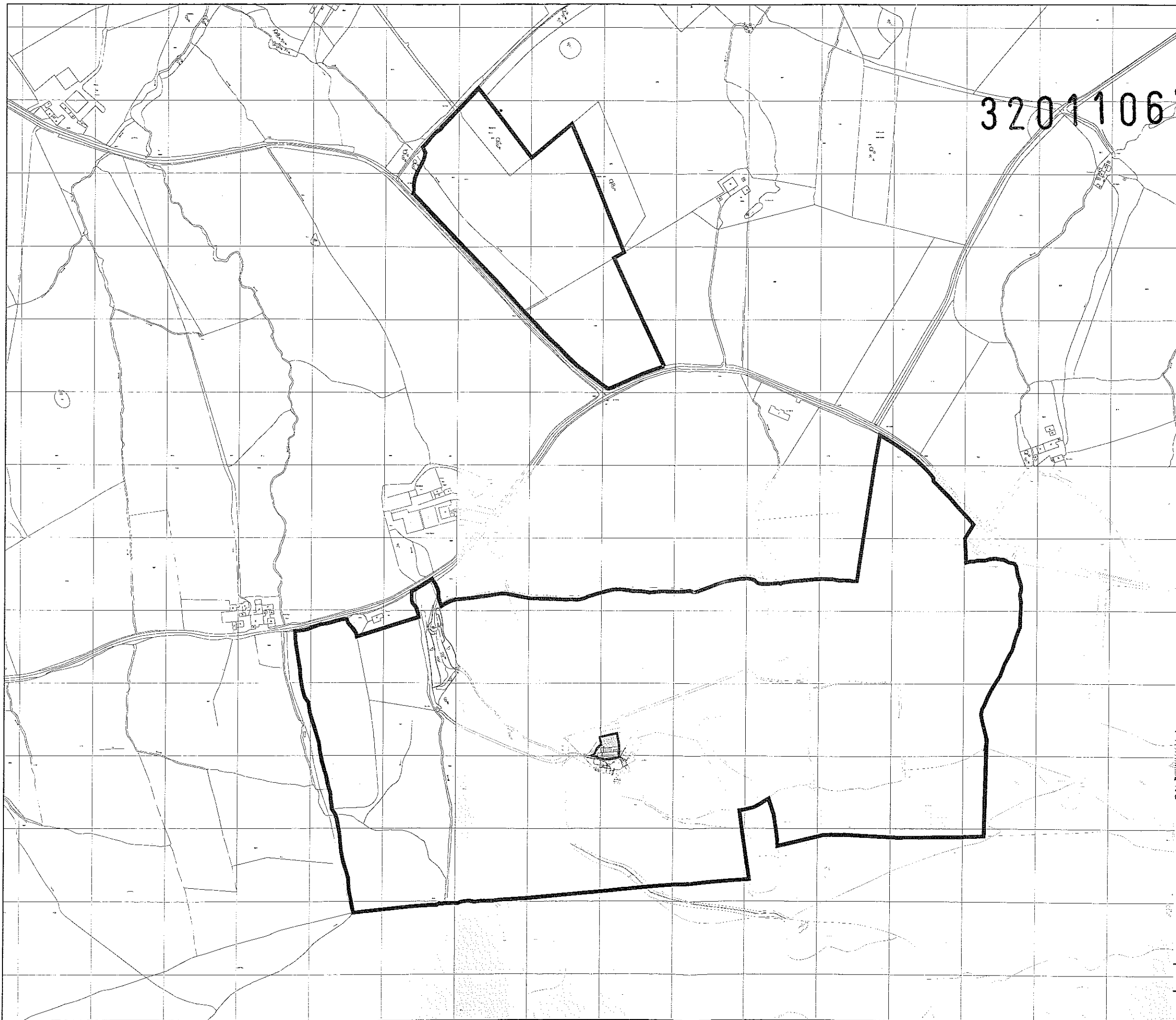
Scale: 1:5000
 All measurements are given in meters. All dimensions are given in meters. All dimensions are given in meters. All dimensions are given in meters.



TPI CAD Solutions Ltd.
 15, 16 & 17, The Quadrant, Bournemouth, Dorset, BH1 1AB
 Tel: 01202 300 300 Fax: 01202 300 301 Email: info@tpicad.co.uk
 www.tpicasolutions.co.uk

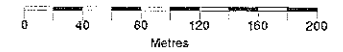
Location Plan

Site No: 1500000003
 Date: 03/11/2010
 Drawing Number: M/D
 TPI-0654-01

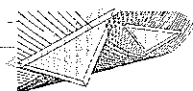


Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability

320110674P



Rev. 0 Description, Issued



TrioCAD
Solutions Ltd.
BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@triacadsolutions.co.uk

Site Address
Mrs Pat Gifford
Rakefoot Farm
Chaigley BB7 3LY
Project Description
Barn Conversion

Drawing Title
Location Plan

Scale 1:5000@A3	Date 03/11/2010	Drawn By MD
Drawing Number TRI-0654-01		

Mr. Greenbaum, the chief economist, would have been playing with fire by the argument he brought forward, the chances of the American economy being the only one to survive.

[illegible]

References

Mrs Pat Gifford

Bakefoot Farm

Chandler, D.D.

Caraghiery, D.C., et al.

Project Description

Barn Conversion

20

W
W
W

Existing
RE

Site Plan 125

Week	Profit
1	100
2	150
3	200
4	250
5	300
6	350
7	400
8	450
9	500
10	550
11	600
12	650
13	700
14	750
15	800
16	850
17	900
18	950
19	1000
20	1050
21	1100
22	1150
23	1200
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93	4700
94	4750
95	4800
96	4850
97	4900
98	4950
99	5000
100	5050

4-201066A3 034510

[illegible]

CHANGING ASPECTS

TR-0654-02

1000

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2
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3

HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO
CONVERT A BARN TO A DWELLING**

AT

**RAKEFOOT FARM, THORNLEY ROAD,
CHAIGLEY, LANCs, BB7 3LY**

**Janet Dixon Town Planners Ltd.
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Clitheroe
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HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A BARN TO A DWELLING AT RAKEFOOT FARM, THORNLEY ROAD, CHAIGLEY, LANCS, BB7 3LY

Planning Policy Statement 5: Planning for the Historic Environment.

Planning Policy Statement 5: Planning for the Historic Environment (PPS5, 2010) has amended the national approach to considering the impact of development proposals on the historic environment. PPS5 and the companion practice guide, require applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment is that a '*heritage asset holds meaning for society over and above its functional utility.*' It is this heritage significance that justifies a degree of protection in planning decisions.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

Policy HE6 of PPS5 requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. The heritage interest may be archaeological, architectural, artistic or historic. It may include a building or feature and its setting. This information is to be accompanied by an assessment of the impact of the proposal and should be set out in the application as part of the explanation of the design concept

Policy HE7 of PPS5 gives guidance to local planning authorities on decision making in relation to heritage assets. It requires them to assess the significance of the heritage asset and the effect of the proposal on the heritage asset. In doing so, they are to take account of the particular nature of the significance of the heritage asset and the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

Identifying the Heritage Asset.

Rakefoot Farm comprises a farmhouse, two large detached stone barns, various small stone outbuildings and large modern agricultural buildings. The older buildings are grouped around a yard area which is in between the farmhouse and the stone barns. The principle wagon entrance to each of the stone barns face the yard as does the principle elevation of the farmhouse.

The modern agricultural buildings are positioned behind the stone barns on the northern side of the site and at a lower level. These buildings open onto a second yard area/ circulation space also behind the stone barns.

This group of buildings is set on the hillside and is surrounded by open grazing land, the land slopes downhill from south to north so that the farmhouse has the dominant position in the landscape being situated at the highest point on the site.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

The site is within the Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditional built stone barn as a heritage asset in making this statement. It also distinguishes between

traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone farmhouse, barns and outbuildings can be considered as a heritage assets, whereas the modern agricultural buildings or modern unsympathetic additions to the stone buildings are not. The landscape setting of the group of buildings is also a heritage asset.

We have consulted the historic maps available on the Lancashire County Council mapping service Mario. The 1:10,000 map surveyed between 1844 and 1850 indicates three buildings in the position of the farmhouse, and the two stone barns. They appear to be of a similar size to the current buildings except for the farmhouse which appears to be smaller than it is today and without the lean-to extension on the rear of the larger barn. The same buildings appear on the 1:2500 map surveyed between 1884 and 1892. On both maps the access track to the site and field boundaries appear to be similar to what we see today. The 1960's aerial photograph shows the stone farmhouse and barns in their present position and the lean-to structures on the rear of the larger barn are obvious. The photograph appears to show none of the modern farm buildings on the northern side of the site.

We have also consulted the Community History Section of Clitheroe Library who have provided the maps attached in the appendix. The Yates map of Lancashire 1786 shows a building annotated as Rake Foot, but is too small scale to identify specific buildings. However it appears that there was a building on the site at that date although it cannot be certain that it is the buildings we see today. The Greenwood map of Lancashire 1818 also appears to show a Rake Foot in the right location although the spelling is different; again the map is too small scale to identify buildings. The 6" to 1 mile map of 1847 clearly shows three buildings on the site and are named Rakefoot. This confirms the evidence on the Mario system described above. The 25" to 1 mile 1891 map clearly shows the farmhouse, although smaller than today, the large barn with a wagon entrance and the small barn possibly with two wagon entrances on the north side of the barn.

The map has been manually amended to show an addition on the northern side of the large barn. On the source map it is hatched red. The Community History Manager

explained that the map was originally from the Rural District Council and was used by the Council until 1932. There were other examples on the same sheet where additions to buildings had been added to the map. We can assume from this that the red brick lean to on the northern side of the building was erected some time between 1891 and 1932.

We can conclude that the heritage assets of this site are the farmhouse, the two stone barns and stone outbuildings, the layout of these buildings, and the setting of the buildings in the landscape. The dates for the construction of buildings are highly likely to be before 1891 and possibly before 1847. It is likely that there have been buildings on the site since 1786 but these may not be the same buildings as we see today.

Assessment of the Significance of the Heritage Assets

The ordnance survey maps suggest that the three main stone buildings on the site the farmhouse and the two stone barns may have been situated on the site in roughly their present form since before 1847. The farmhouse may have been altered since the footprint of this building has increased in size as compared with the 1847 and 1891 maps. The smaller barn on the eastern side of the site was converted into holiday accommodation in the twentieth century and retains its historic character in particular the main wagon entrance on the southern elevation. The larger barn on the western side of the group which is the subject of this application appears to be the same structure identified on the 1850 and 1890 maps with the addition of a red brick lean-to sometime between 1891 and 1932. In addition the projecting wagon entrance which is visible on the historic maps is intact on the building.

The block-work lean-to on the rear of the large barn and the modern farm buildings on the northern part of the site have no significance and presently detract from the setting of the identified heritage assets that is the three main stone buildings and the landscape.

Assessment of the Impact of the Development on the Heritage Assets.

The planning application is for the conversion of the larger barn to one dwelling, the demolition of the block-work lean-to on the rear elevation and the demolition of one of the modern agricultural buildings on the northern part of the site to create a domestic curtilage for a garden parking area and garaging. In addition a new vehicle access is to be created

on the western side of the barn to give access to the new curtilage. There is no physical alteration proposed to the farmhouse or the barn now used as holiday cottages.

The large barn has recently suffered damage as a result of a fire. It is no longer suitable for modern farming practices. The proposed conversion offers the opportunity to restore the building following the fire damage and to secure the future of the building by finding a suitable alternative use.

The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn using these openings for windows and doors where possible and keeping the introduction of new window openings to a minimum. In additional alterations by the inclusion of new openings has been restricted to the least sensitive elevations of the building. We identified the southern elevation with the wagon entrance and the western gable as being the most significant elevations because the southern elevation is the least altered and faces the original farm yard, and the western gable is the most visible in the landscape. We have avoided alterations to these elevations.

There are no proposals to alter the farm yard area in the centre of the group. This aspect of the heritage asset has been protected. This has been achieved by locating the new domestic curtilage on the northern side of the building within an area which has already been 'spoiled'. The slight incursion of the proposed driveway onto land which is not presently developed is justified in enabling the curtilage to be created on the northern side. The overall effect of the creation of the curtilage will be to enhance the heritage assets by removing a large and unsightly modern agricultural building which presently obscures views of the large stone barn. The setting and appearance of the group of heritage assets within the landscape will also be enhanced by the removal of the unsightly modern structures and their replacement with more low key features.

The proposed single storey garage has a significantly lower impact on the landscape than the modern agricultural buildings around it and the modern agricultural building it partly replaces. It is in scale with the older stone outbuildings of the original farmstead, and it is grouped with the other buildings on the site and is to be constructed in material sympathetic to the heritage asset.

Appendix

- 1 The Yates map of Lancashire 1786
- 2 The Greenwood map of Lancashire 1818
- 3 The 6" to 1 mile map of 1847
- 4 The 25" to 1 mile map of 1891

Judith Douglas BSc (Hons) Dip TIP, MRTPI

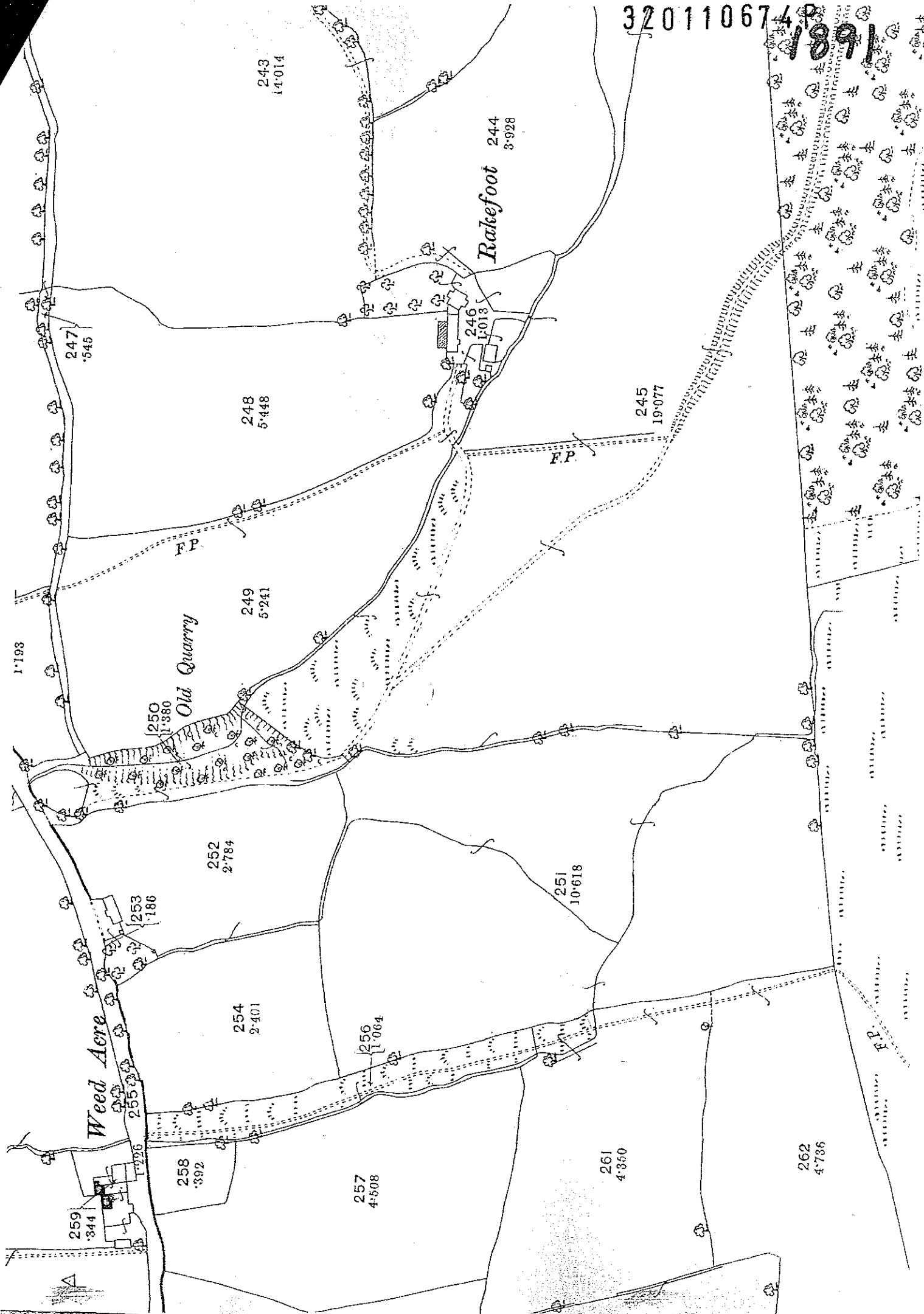
**Janet Dixon Town Planners Ltd
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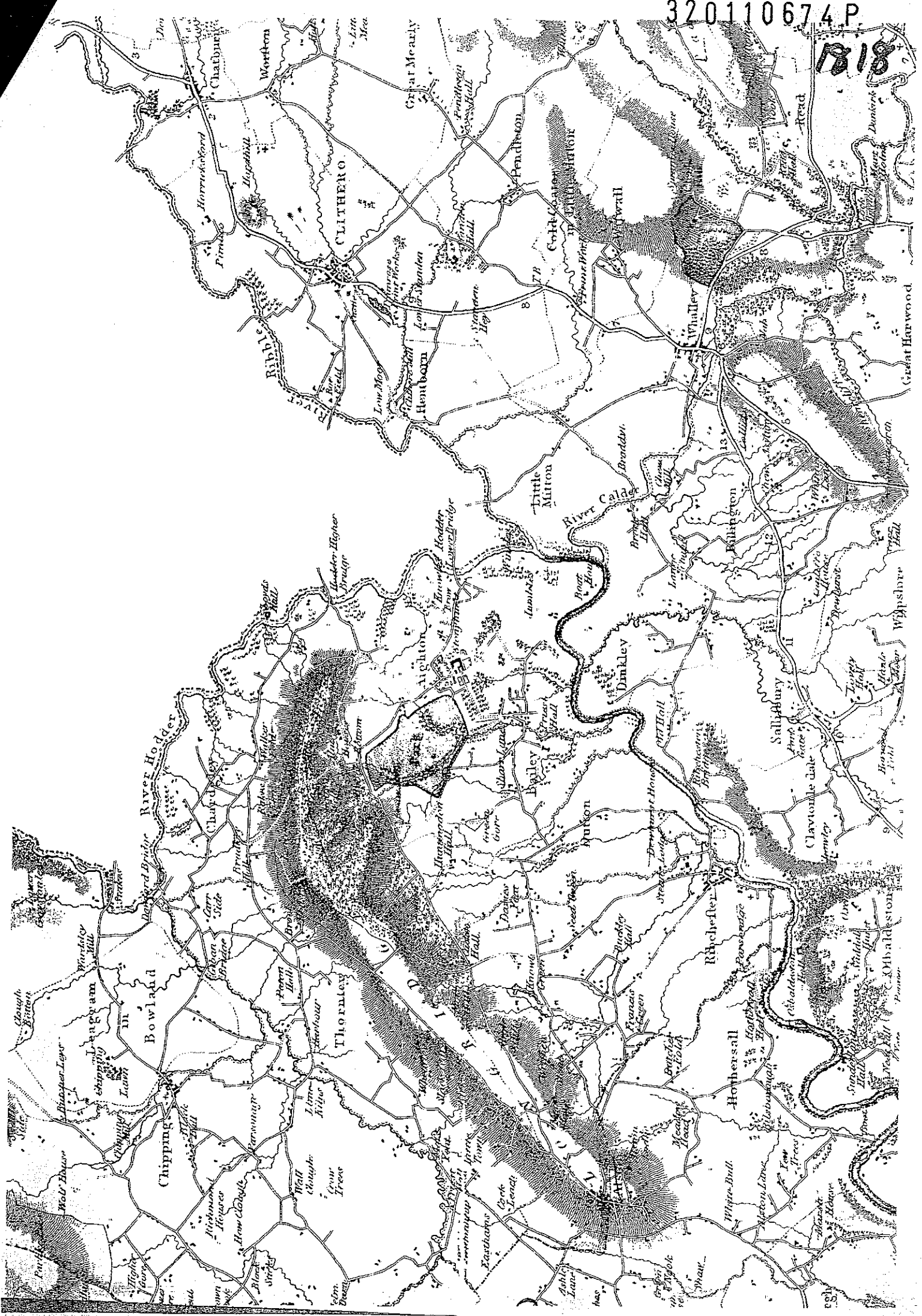
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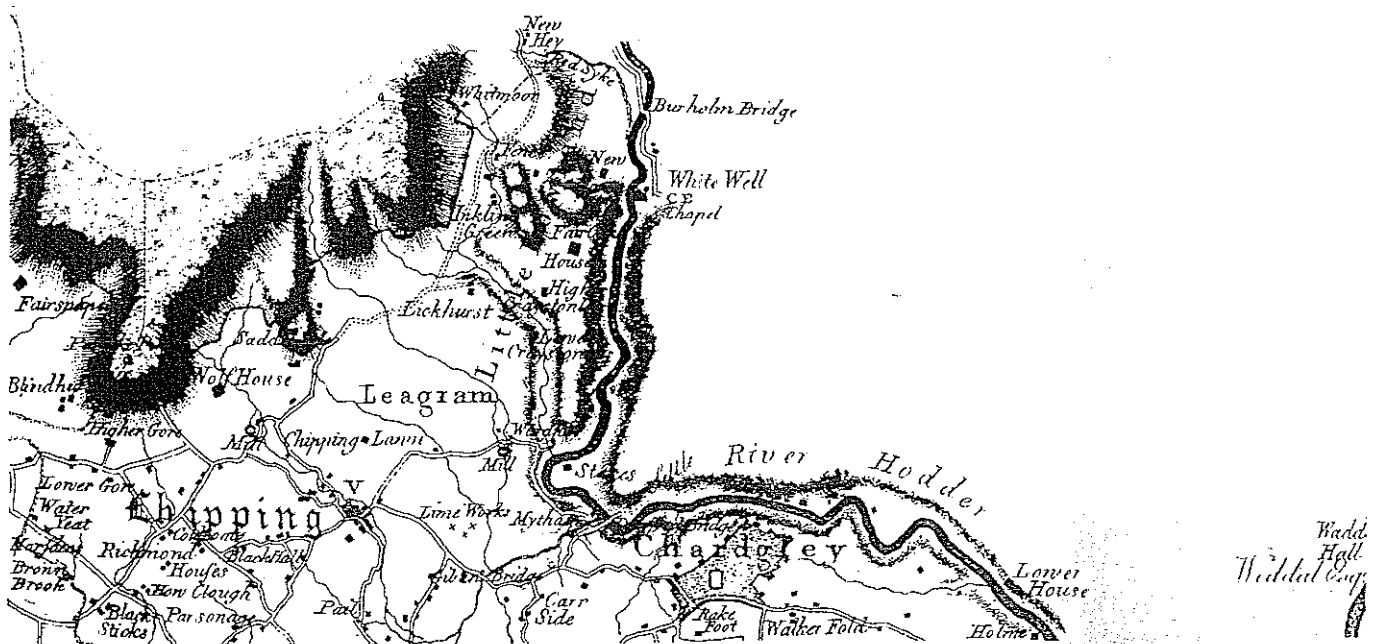
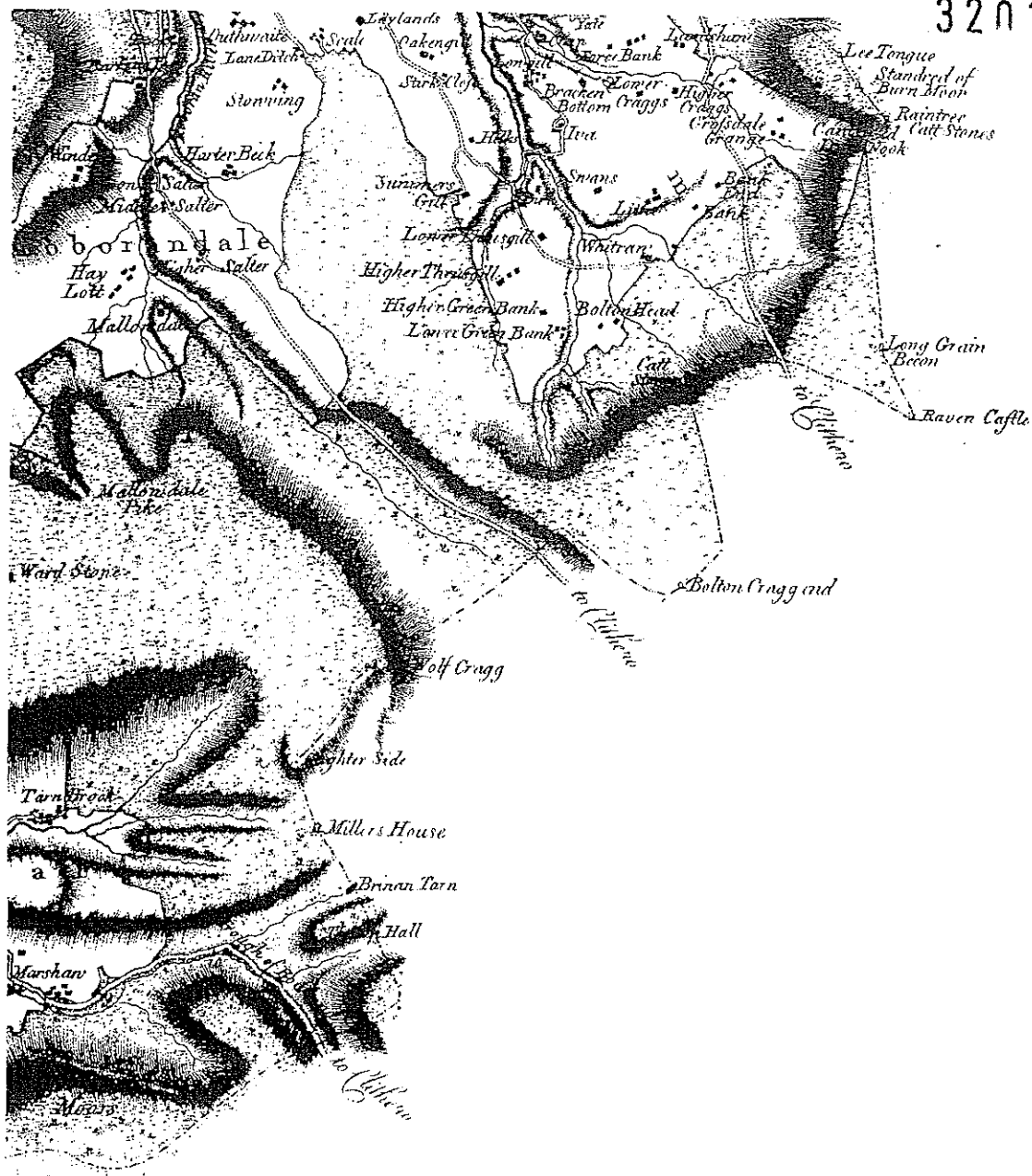
December 2010

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DESIGN AND ACCESS STATEMENT**SITE: RAKEFOOT FARM, CHAIGLEY, CLITHEROE. BB7 3LY****PROPOSAL: CONVERSION OF BARN TO DWELLING, ERECTION OF GARAGE, CREATION OF DRIVEWAY AND GARDEN****SITE DESCRIPTION**

Rakefoot Farm is located approximately four kilometres south west of the village of Chipping. It comprises a stone farmhouse, two stone barns, (one now converted to holiday cottage accommodation the other the subject of this application), agricultural buildings and yard with vehicle access from the main road along a metalled track with passing places. The surrounding land is in agricultural use and the landscape is fairly open in character. The farm is within an area designated as an area of natural outstanding beauty in the adopted Ribble Valley District Wide Local Plan.

The barn the subject of this application was recently damaged by fire. The proposal is to convert the whole of this barn to one dwelling, with integral annex accommodation. A detached garage and store is also proposed. In addition modern agricultural buildings in the northern side of the barn are to be demolished to create a garden area.

ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy G5 – outside main settlements/village boundaries planning permission will only be granted for small-scale developments.

Policy ENV1 – development in the area of outstanding natural beauty will be required to conserve and contribute to the natural beauty of the area.

Policy ENV7 – development having an adverse effect on protected wildlife species will not be granted planning permission.

Policy H2 – outside settlement boundaries residential development will be limited, but allows for the appropriate conversion of buildings to dwellings.

Policy H15 – allows for the conversion of buildings to dwellings subject to various criteria relating to external impacts.

Policy H16 – allows for the conversion of buildings to dwellings subject to various criteria relating to the building.

Policy H17 – allows for the conversion of buildings to dwellings subject to various criteria relating to the scheme design.

Policy T1 – regard to be given to various transport criteria in assessing development proposals.

The following elements of national policy are also relevant to the proposal.

Planning Policy Statement 3: Housing, where there is less than a 5 year supply of deliverable sites, councils should consider favourably planning applications for housing having regard to the Planning Policy Statement (in particular paragraph 69).

Planning Policy Statement 4: Planning for Sustainable Economic Growth, recognises that re-use of buildings in the countryside for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations and for some types of building.

Planning Policy Statement 5: Planning for the Historic Environment, requires the significance of heritage assets to be considered in the planning process. A separate Heritage Statement is submitted with this application.

PLANNING HISTORY

Reference 91/0546P conversion of barn to holiday cottages approved planning permission 24 September 1992 subject to a 106 agreement requiring the buildings not to be used as a permanent residence and used only as holiday accommodation for not more than 28 days in any one year by any one person or group.

Reference 3/2010/0314 conversion of barn to dwelling refused planning permission 19/04/2010 on the grounds that the design was unsympathetic to the original form and character of the building in terms of the alterations comprising new window openings on the north, south and west elevations and the creation of an extensive garden area. This application is a resubmission of 3/2010/0314

INVOLVEMENT

Following the refusal of Planning Permission extensive discussions have taken place with Senior Planning Officer Sarah Westwood. She suggested that we concentrate on using as many of the original opening in the barn as possible and keeping the introduction of new openings to a minimum. This principle has been incorporated into the scheme. It was also agreed that the red brick lean to on the northern side of the barn could be incorporated into the scheme. We have incorporated her suggestions to keep the agricultural character of this part of the building by retaining the large area of timber boarding on the upper part of the wall and by glazing the doors opening to form windows. The extent of the garden area has been reduced.

EVALUATION

The main planning issues relating to this proposal are:

- the principle of the development;
- the suitability of the building for conversion;
- the landscape impact;
- the design of the scheme;
- neighbour amenity
- highway safety; and
- nature conservation interest.

Each of these issues is assessed in turn below.

Principle

Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an

existing building within an established group of buildings. It does not introduce new built development into an area of open countryside. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference to other policies that specifically refer to residential development and conversion of buildings in the countryside.

Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is not an isolated building in the landscape where problems of 'urbanisation', with which policy is primarily concerned, might arise. Rather, it is a building which sits within a substantial farm group of both traditional and modern agricultural buildings. If anything the development will result in a reduced amount of built form in the environment because the development requires some modern buildings to be removed in order to create a garden curtilage for the proposed dwelling.

Building Suitability

The building is regarded as one suitable for conversion with regards to criteria in Policies H15 and H16. In particular:

- the property is within a group of residential properties where services and utilities are already provided so that no additional expenditure by public authorities on the provision of infrastructure would be required;
- a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion without the need for extensive building or major alterations;
- the building is of sufficient size to provide suitable living accommodation without extension; and
- being of traditional form and materials, the character of the building and its materials are appropriate to its surroundings. The building is worthy of retention because of its historic grouping/association with the farmhouse and other stone barns and outbuildings.

An important factor that adds weight to the case for granting planning permission is the lack of a 5 year supply of housing land within the Borough. This is recognised in a report

to the Council's Planning Committee dated 5 November 2009. As at 1 October 2009 only a 1.6 year supply of housing land could be demonstrated. For this reason the Council should consider this planning application favourably having regard to the criteria in PPS3, in particular paragraph 69. Having regard to the listed criteria:

- the proposal will result in the provision of high quality housing;
- the site is suitable for development making use of a presently under-used building and is in a sustainable location;
- the proposal uses the building effectively and efficiently; and
- the proposal is in line with housing objectives for the Borough.

Landscape Impact

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies ENV1, H15 and H17. The proposed garden curtilage for barn conversion is mainly within an area presently occupied by modern agricultural buildings. Only the new vehicle access on the western side of the barn intrudes into the surrounding agricultural land and only then by a small extent. The advantage to the visual appearance of the landscape of removing the modern agricultural building outweighs the very small visual impact of creating the new vehicle access.

Design

The proposed design of conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The existing barn is built in coursed stone and random stone with a stone slate roof, with a single storey red brick lean to on the northern side of the barn. A significant part of the main barn roof has been lost due to the fire damage, see structural survey. It is proposed to repair the stonework where necessary to match the existing and cover the roof in natural blue slate. Due to the poor condition of the red brick lean to it is proposed to rebuild this element of the building.

The layout of the rooms within the barn has been informed by the position of the existing door and window openings to take best advantage of these and to ensure that the number

of new openings is kept to a minimum. Any new openings have stone heads and sills and are placed to give the appearance of possible original opening and to avoid an overly domestic appearance. This proposal differs from the previously refused scheme in that the red brick lean to will be retained. This part of the building has large openings within it, some of which are covered by timber boarding to provide shelter and ventilation. The treatment of these openings has been to partly glaze them and also to replicate the timber boarding by cladding the upper part of the wall with similar timber boarding. Thereby, the design respects the character of this former agricultural building.

The internal layout of the rooms within the building incorporates an area which can be used as annex accommodation. Mr Gifford suffers from Alzheimer's disease. The disease is progressive, annex accommodation is required so that a respite carer can help Mrs Gifford care for Mr Gifford and 24 hour live-in care can be provided if needed.

A detached single storey garage is proposed on the northern side of the barn. This provides garaging for two cars, garden equipment storage, and an area to house water filtration and storage tanks. Rakefoot Farm relies on its own spring water supply and is not connected to a mains water supply. It is essential that provision to house this equipment to serve the new dwelling is made. A shower room is also proposed. This is provided as the farm is still operational. The shower is needed so that agricultural workers who are employed on site can have access to a shower in the event of a chemical spillage or accident when removal of materials from a person is essential to avoid injury.

The proposed garden is situated on the northern side of the barn. The yard area on the southern side of the barn and in front of the farmhouse provides vehicular and pedestrian access to the holiday cottages and the other farm buildings. To avoid congestion the vehicle access to the proposed conversion is from the western side of the barn and parking and garaging is provided on the northern side of the barn.

Neighbour Amenity

There will be no direct impact on the neighbouring residential properties in term of amenity. There is approximately 13m between the main elevation of the farmhouse and the western end of the barn which contained no principle windows.

Access

Vehicle access to the site is along a private track from the main road. The track has passing places along it and visibility for drivers at the junction of the track with Thornley Road is reasonable. The proposal complies with Policy T1.

Nature Conservation

A Bat and Owl Survey and Report are submitted with this application. This confirms that no signs could be found of bats or owls using the former barn. As such, the development should have no adverse effects on protected wildlife species and complies with Policy ENV7.

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December 2010

CHANGE OF HOUSE TYPE TO INCLUDE PLANT ROOM**ADDEDUM TO****DESIGN AND ACCESS STATEMENT****SITE: RAKEFOOT FARM, CHAIGLEY, CLITHEROE. BB7 3LY****PROPOSAL: CONVERSION OF BARN TO DWELLING, ERECTION OF GARAGE, CREATION OF DRIVEWAY AND GARDEN.****INTRODUCTION**

This document has been prepared as an addendum to the Design and Access Statement that was approved as part of the submission for the above development approved under 3/2010/1022. We have been advised that the provision of a plant room on the rear of the building would require planning permission and could not be treated as a minor amendment to the permission. For clarity, rather than re-writing the design and access statement which is still relevant we have described the amendment as an addendum.

THE PROPOSED AMENDMENT

In order to comply with regulations regarding renewable energy and reducing carbon emissions we need additional space external to the main dwelling to provide heating equipment and a storage vessel for hot water. It would be impractical to site these within the garage which would involve pumping the hot water to the dwelling because the garage is lower than the ground floor of the barn conversion. In addition there is the potential for heat loss if the hot water has to be piped for the garage to the dwelling outside. The proposed plant room is the smallest that the Architect has advised is necessary to accommodate the equipment.

The plant room has a footprint of 1450mm by 3750mm, a height to the eaves of 2000mm and meets the wall of the barn at 2875mm. It is modest in size when compared to the overall size of the building. It is positioned on the barn where there is a concrete block lean to at the present time and it will not cover any historic features on the barn. It is proposed that the plant room would be constructed in materials to match the existing barn.

The plant room is positioned on a part of the barn which is not prominent in the landscape and is not likely to be easily seen from outside the site. It is screened by the second stone barn within the group and by the modern agricultural buildings that will remain on the site after the conversion is completed to the north of the barn.

Judith Douglas BSc (Hons) Dip TIP, MRTPI**Janet Dixon Town Planners Ltd****10A Whalley Road, Clitheroe, Lancashire BB7 1AW****Tel: 01200 425051****August 2011**

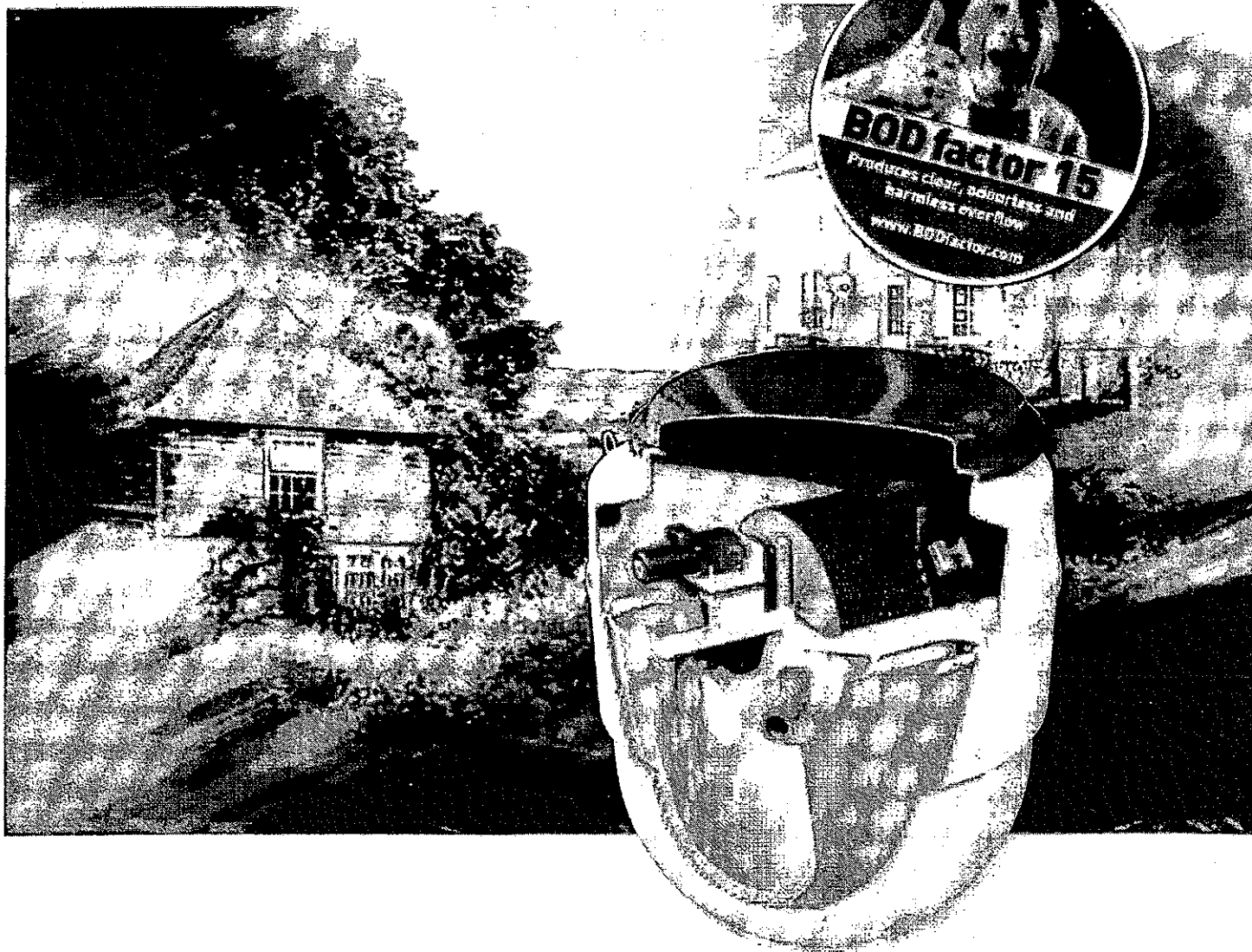
Environmental

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Certified up to 95%
efficient to European
Performance Standards

Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable


Kingspan®

Klargester BioDisc® BA-BD from Kingspan Environmental

For domestic dwellings without access to mains drainage, the Klargester BioDisc® provides a reliable, efficient and environmentally safe solution to your sewage disposal needs.

It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards.

Certified to European Standard EN 12566 - Part 3 - Annexe B Performance Tests

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency as part of Kingspan Environmental's commitment to meet the new European Standard for small treatment plants.

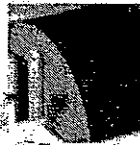
After delivering exceptionally high levels of pollution removal (95%) under varying loads and conditions, the Klargester BioDisc® was awarded its Performance Certificate. The test report also highlighted:

- The Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Kingspan Environmental has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN 12566-3 and has been awarded British and Irish Board of Agrément Certification (for BA, BA-X and BB sizes only).

Kingspan Environmental is an accredited company under ISO 9001:2000 quality management systems. Kingspan Environmental offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN 12566-3.



Unique Design

The Klargester BioDisc® is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications.

This process offers inherent cost and performance benefits with a low carbon footprint.

Assured Performance

Klargester BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 15mg/l BOD, 25mg/l SS and 15mg/l ammonia.



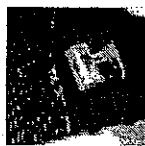
Low Running Costs

Klargester BioDisc® has the lowest running and maintenance costs of any packaged treatment plant in its class.

The single home unit requires an annual de-sludge only, the motor rating is 50 watts and routine mechanical maintenance is minimal.

Low Lifetime Costs

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for the Klargester BioDisc®.



Process Stability

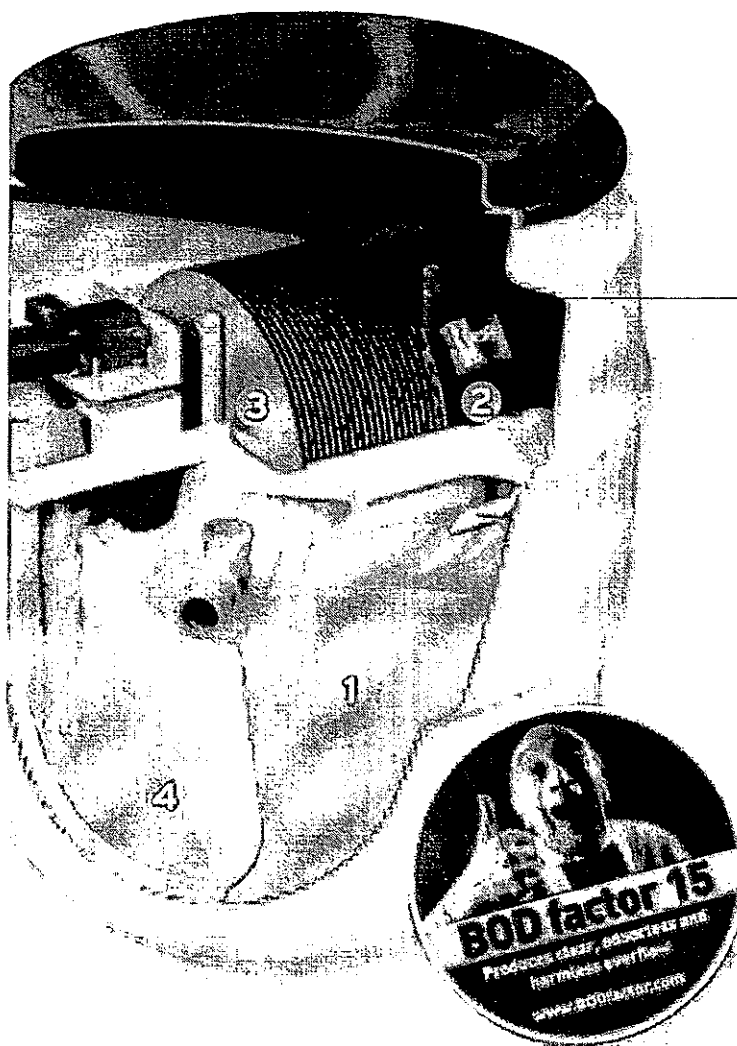
The Klargester BioDisc® is recognised for its process performance. This is further enhanced by Kingspan Environmental's unique Managed Flow System, which ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.



Low Profile Covers

Access for service and maintenance is provided via a durable, unobtrusive cover at ground level.

* BA model BioDisc® - prices subject to local supplier.



How the Klargester BioDisc® Works

Central to the operation of each Klargester BioDisc® is the Rotating Biological Contactor (RBC), which supports a biologically active film or biomass on to which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below.

The Breakdown Process

Wastewater and sewage flows into the primary settlement zone ① where solids are settled out and retained. This accumulated sludge should be drawn out periodically.

Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone ② for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone ③ for further treatment.

Any solids remaining are settled out in the final settlement tank ④. The very high effluent quality is discharged to a watercourse.

Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

Note: The Klargester BioDisc® is designed to deal with normal domestic sewage. If the sewage is likely to contain unusual substances, please consult Kingspan.

Dispersal

Subject to relevant authorities consent and site conditions, the plant discharge can be a watercourse or to a drainage field.

Standard Invert Options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The Klargester BA, BA-X and BB BioDisc® are available with an integral pump to move effluent from point of treatment if site level demands.

Nationwide Availability

Kingspan Environmental products can be sourced from your local builders merchant or through local pollution control specialists.

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

Unit Size	Single House *		Multiple Houses		
	BA	BA-X	BB	BC	BD
Population Equivalent	1 house, up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	2450
Overall Length (B) mm	-	-	-	-	3340
Standard Drain Invert Inlet (C) mm	750*	750*	750*	600†	600†
Standard Outlet (D) mm	835	835	835	685	685
Depth from Invert to Base (E) mm	1400	1400	1400	1820	1820
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.650	1.100

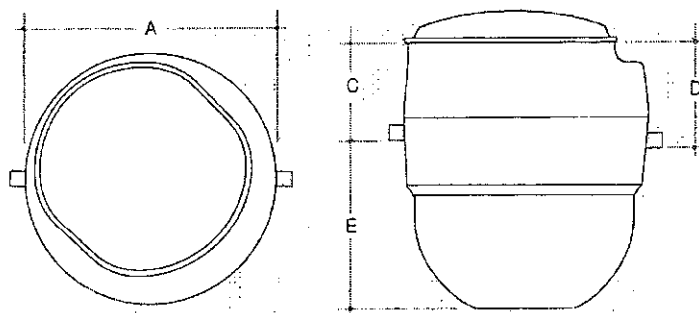
Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

* Optional invert depths of 450mm and 1250mm are available

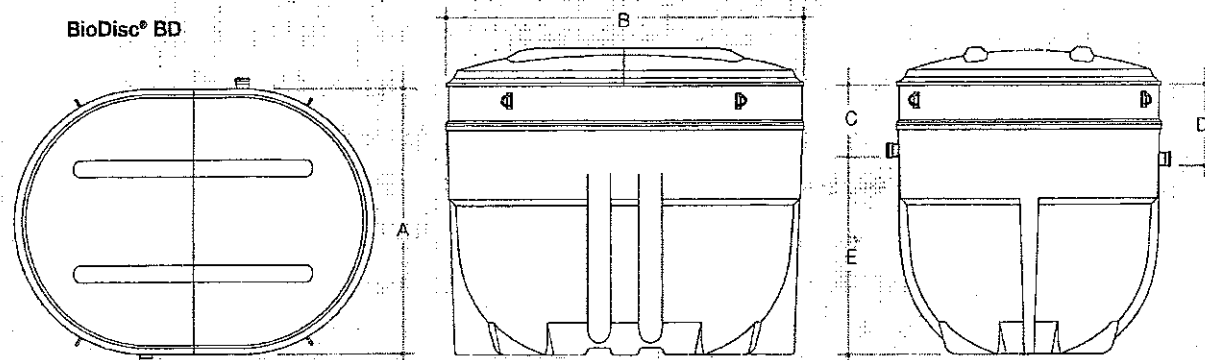
† Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models

BioDisc® BA, BA-X, BB and BC



BioDisc® BD



Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'.

By following this best-practice, Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs

Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargestar BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Approved Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargestar BioDisc® process, siting, installation, effluent disposal and other specific topics.

Please contact Kingspan Environmental for further information.

Hiab Off-loading

Kingspan Environmental can provide on-site mechanical off-loading, if required (subject to location, please enquire).

Complete Monitoring and Control

Kingspan Environmental's high-tech control panel features an alarm and digital read-out display, providing the homeowner with an immediate alert should any problem occur.

The control panel ① is able to communicate the nature of any fault, including loss of disc rotation*, pump failure*, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code.

The system also features a highly visible external beacon ② (optional) as a primary warning.

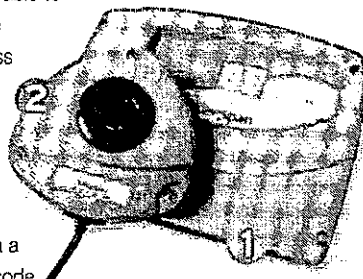
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

Alarms are now required for sewage treatment plants in the event of a power failure.

EN 12566-3 Section 6.0 para 6.1.1 states:

"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

* Optional sensor fittings.



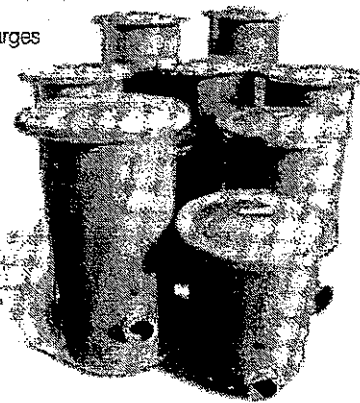
The new control and alarm panels offer a range of features and benefits including:

- Digital display with fault code to speed up fault diagnosis
- Rapid wiring installation
- Facility for optional telemetry to be fitted
- Flasher beacon available if required (optional)

Sample Chambers

When a treatment plant discharges into a watercourse, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Kingspan Environmental sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.



Solutions for All Your Off-mains Needs

Kingspan Environmental has a sewage treatment solution to meet a wide range of requirements, from single house treatment plants to larger industrial/commercial and community developments:

- Individual houses (of all sizes)
- Off-mains developments of various sizes (housing commercial, industrial)
- Offices and commercial properties
- Upgrading existing septic tank systems

If you already have a septic tank and would like to upgrade to a sewage treatment plant, we can meet your requests.

The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

If you must pump sewage to the mains, we can supply you with a pump station to meet your requirements. Please contact Kingspan Environmental for further details.

Klargester Reed Beds from Kingspan Environmental

What is a Reed Bed?

A reed bed is a filtration process used in conjunction with a Klargester BioDisc® treatment plant to further enhance the quality of the effluent migrating into a drainage field or surrounding watercourse.

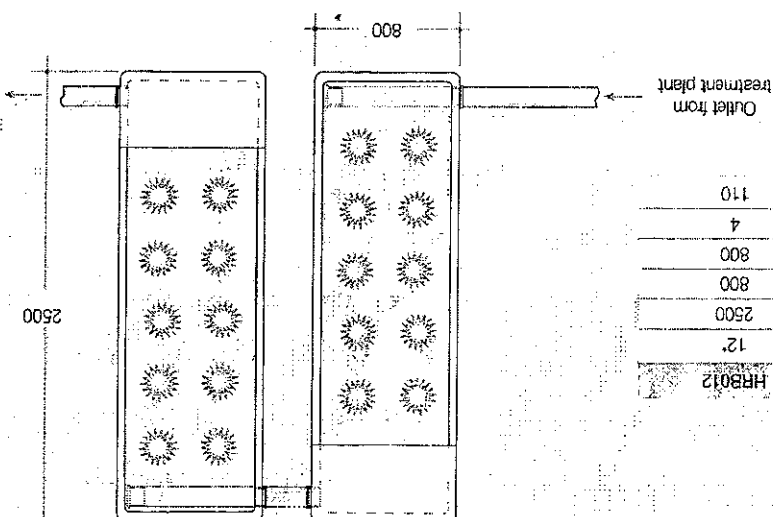
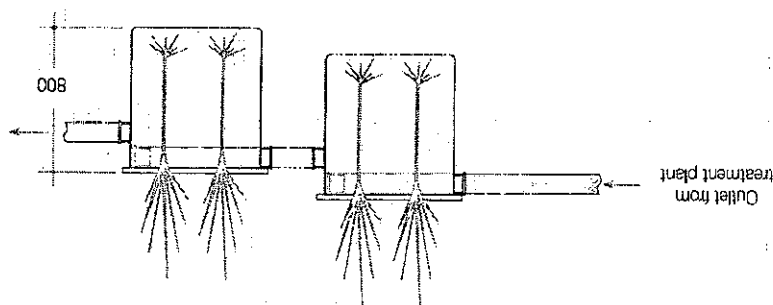
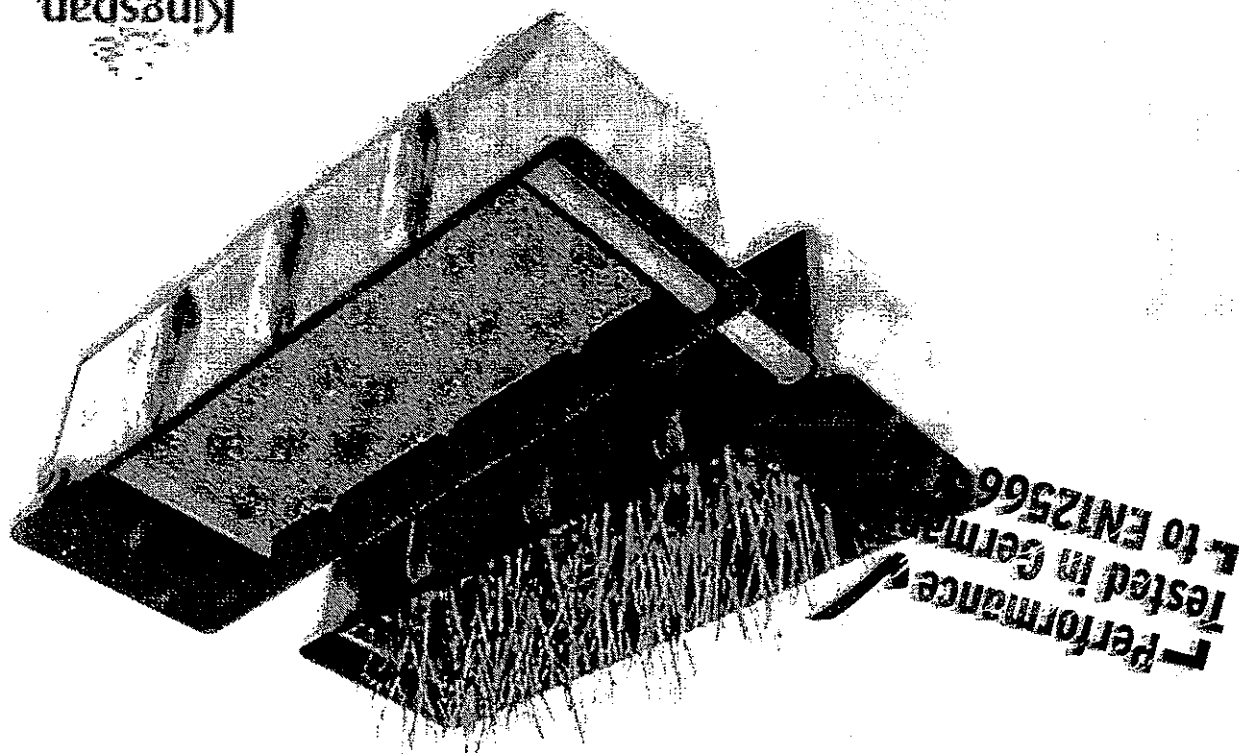
Benefits

- Tertiary treatment for new applications with tight discharge consents
- Satisfies new building regulations
- Improved effluent quality for existing works
- Very low maintenance
- Aesthetically pleasing and environmentally friendly
- Easy to install and maintain
- Significantly improves discharge after a treatment plant

Design

- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- Modular system comprising of:
 - 2 individual reed beds = Single house application**
 - 4 individual reed beds = Two house application**
- One piece GRP moulding installed flush to the ground
- Reeds and GRP beds supplied. Washed pea gravel, 'growing' media by others (not included)
- Effluent discharge is typically improved by at least 50%, providing reduced BOD and suspended solids
- Provides rooting zone depth of 600mm (required by Phragmites Austrails)





Specification		Reed Bed		Population Equivalent		Length (mm)		Width (mm)		Depth (mm)		No. Required		Outlet Size (mm)		12 population equivalent maximum	
HRB012		HRB006		6		2500		800		800		2		110		110	
				12								4					

Kingspan Environmental Solutions



Commercial Sewage Treatment Plants



Large Capacity Pumping Stations



Stormwater Attenuation Systems



Residential & Commercial Rainwater Harvesting



Oil/Water Separators



Domestic Sewage Treatment Plants



Packaged Pump Systems



Reed Beds



Domestic Rainwater Harvesting



Garden Watering Systems



Septic Tanks



Below Ground Storage Tanks



Grease & Silt Traps



Packaged Drainage Systems

Kingspan Environmental Approved Installers

Strategically located throughout the UK and Ireland, Kingspan Environmental Approved Installers are appointed following a selection process which assesses their installation expertise reputation and financial status.

These performance criteria, together with their design skills and knowledge of Kingspan Environmental products are also reviewed to ensure that the highest levels of professionalism are maintained.



Larger Applications

Kingspan Environmental also manufactures a range of Klargester BioDisc® plant to cater for larger applications such as residential developments, caravan sites and hotels.

As specialists in wastewater treatment we are able to provide solutions for many different applications. Please contact us for further information.

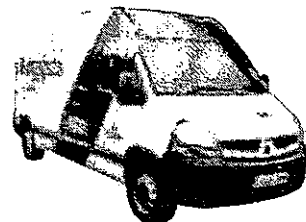
Kingspan Environmental Service

Who better to look after your treatment plant than the people who designed and built it?

Kingspan Environmental have a dedicated service division providing maintenance for wastewater treatment products.

Factory trained engineers are available for site visits as part of a planned maintenance contract or on a one-off call out basis.

To find out more about protecting your investment and ensuring peace of mind, contact us on **0845 355 0555** or visit us online at **www.kingspanenvservice.com**



Issue No. 13: November 2009



Kingspan Environmental

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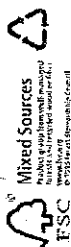
Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co. Down BT35 6QH

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Visit our website www.kingspanenv.com or our group website www.kingspan.com

In keeping with Company policy of continuing research and development and in order to offer our clients the most advanced products, Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.



Romala Design Ltd

320110674P

CONSULTING CIVIL & STRUCTURAL ENGINEERS

27 Beaumont Road, Chorlton, Manchester, M21 8BG

tel: 0161 8816196 & 01282 852561 & 01424 213923

Email: jfd@romaladesign.co.uk

Website: www.romaladesign.co.uk

Other offices in Barnoldswick, Lancashire & Bexhill on Sea, East Sussex

Date: 11 January 2011

Our Ref: JFD/07/0335

Your Ref:

FAO Mrs Pat Gifford
CO Janet Dixon
Janet Dixon Town Planners
10a Whalley Road
Clitheroe
BB7 1AW

Dear Janet

Structural Conversion Assessment To Rakefoot Farm, Chaigley, BB7 3LY

Please find enclosed an updated structural report for the above property.

Please do not hesitate to contact myself if you have any queries.

Yours sincerely



Jason Day
Director
Romala Design Ltd

Romala Design Ltd

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Your Ref:

FAO Mrs Pat Gifford
CO Janet Dixon
Janet Dixon Town Planners
10a Whalley Road
Clitheroe
BB7 1AW

STRUCTURAL CONVERSION ASSESMENT AND METHOD STATEMENT BARN AT RAKEFOOT FARM CHAIGLEY, BB7 3LY

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 13 January and 07 October, 2010, to examine and report on the current state and safety of an existing barn for conversion purposes.

The survey comprised a visual inspection of the elements and fabric of the barn in question, but did not include the following:

1. An under floor inspection.
2. A full roof space inspection
3. A moisture or timber survey.
4. An inspection of roof coverings, rainwater goods or flashings.
5. An inspection of drainage provisions on site.
6. An inspection of areas covered, unexposed or inaccessible.
7. An inspection of the main farm building, any outbuildings and external areas, including gardens, paving, walls and fencing, except where stated.

The recommendations given in this report relate to matters defined by the Terms of Reference and do not address other possible defects, which may exist outside the scope of this report.

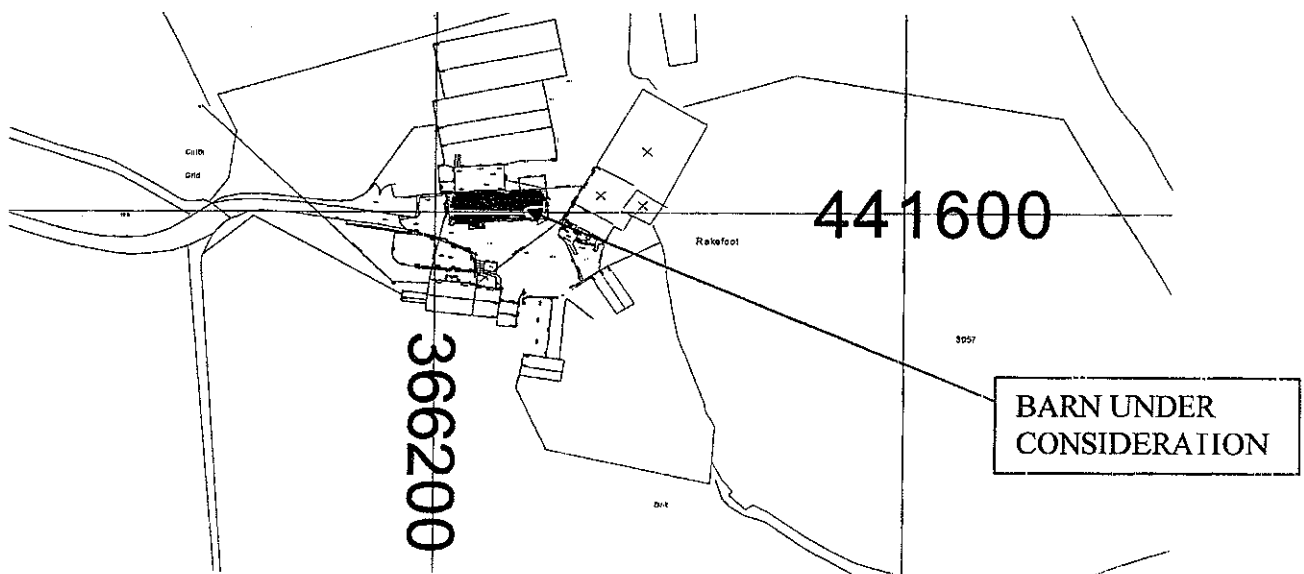
INTRODUCTION

Works should always be carried out following good practice and following an identified sequence, incorporating adequate precautions so as not to prejudice or weaken any part or whole of the existing structure.

Those responsible for carrying out conversion operations should take the responsibility to consult with the local authority where there is any doubt with regard to any part of demolition or part of the repair process or indeed when an unknown defect presents itself.

CONVERSION ASSESSMENT

Site/Location Address: Barn at Rakefoot Farm, Chaigley, BB7 3LY. (Grid Reference: 441600:366200)



CONDITION OF EXISTING ROOF ELEMENTS

- **Conditions of Existing Barn Roof**

The roof coverings are traditional stone slate constructed over rafter construction which is supported by timber purlin and truss construction.

The main timber purlin construction showed numerous areas of rot due to ingress of water at various points.

A recent fire has also caused extensive structural damage and failure to a number of the existing timber purlins.

Areas of wood worm attack could be seen to various places and therefore a timber survey should be carried out to assess if any of the wood requires treatment or replacement due to residual strengths of the remaining timber being adequate or not; this is only required if the timbers are to remain.

One area of the roof was inaccessible due to the unsafe nature of the building and therefore the actual condition of the roof could not be assessed but due to the poor state in all other areas it is assumed to be of similar standard.

The stone slates in places are cracked and missing and therefore require attention.

The roof construction to both of the single storey extensions to the north side are generally in a poor state of repair that require urgent attention.

The purlin construction within the smaller extension was showing sign of deterioration and water ingress, whilst the roof covering was insufficient and requires urgent attention.

The large red brick single storey extension had three number timber trusses with standard purlin construction over. The timber trusses were generally in good condition and therefore should be sufficient to be re-used dependent on the roof finishes chosen.

- **Alteration/repair/removal of existing barn roof.**

Requires a full re-roof for conversion as no insulation is present and areas of ingress of water can also be seen in numerous areas.

Due to areas of heavy rot it is suggested that the purlins are removed and replaced with new due to their poor condition to both the main barn and the small rear extension.

The larger of the two single storey extensions requires a full roof replacement; calculations will be required to determine if strengthening is required for the timber trusses, dependent on the roof finishes chosen.

The smaller single storey extension has a tin profile sheet finish and therefore the roof construction would require a full roof replacement if to be utilised.

CONDITION OF EXISTING WALL ELEMENTS

- **Conditions of Existing South Walls**

The construction of the walls to all elevations is random solid stone with rubble infill.

The main barn wall which is shown as position number 3 of the photographs showed the existing timber lintel over the main doorway to be defective. Another timber lintel positioned slightly inboard of this which gives support to the existing first floor construction is also defective.

The additional large opening as shown in photograph number 2 has a defective stone lintel along with the door in the vicinity of the fire as shown in photograph number 4.

Cracking to the wall externally and internally could also be seen in numerous areas. Large cracking was also evident above the door as shown in photograph number 4.

The external walls shown on the plans as position 1-3 are reasonably plumb and in generally good condition showing no real signs of excessive movement or large cracking, except in the vicinity of the fire damaged part of the barn. All the pointing however is in poor condition.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Lintels to all openings are defective and no damp proof course could be seen.

- **Alteration/repair/removal to the South Walls**

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All lintels to openings to be replaced with new stone lintels to external face and Catnic lintels to internal masonry as per manufacturers' details and specifications.

All areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall.

- **Conditions of Existing East Walls**

The original barn wall as seen in photograph number 7 is reasonably plumb and in good condition externally showing no real signs of excessive movement or large cracking. The internal finish of the existing barn wall as seen in photograph number 10 can be seen to have large areas of render missing.

The two modern rendered and red brick lean too constructions that can be seen in photographs 8 & 9 respectfully show numerous areas of settlement and cracking and are generally in a very poor state.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Lintels to all openings are defective.

No damp proof course could be seen

- **Alteration/repair/removal to the East Walls**

It is suggested that the two modern single storey extensions that are to the north side are demolished as they are in a poor state and also detract from the construction of the existing barn construction.

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All lintels to openings to be replaced with new stone lintels to external face and Catnic lintels to internal masonry as per manufacturer's details and specifications.

All areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall.

- **Conditions of Existing West Walls**

The original barn wall as seen in photograph number 5 is reasonably plumb and in good condition externally showing no real signs of excessive movement or large cracking. The internal finish of the existing barn wall as seen in photograph number 11 can be seen to have large areas of render missing.

The modern red brick lean too construction that can be seen in photograph number 6 show numerous areas of settlement and cracking and is generally in a very poor state.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Lintels to all openings are defective.

No damp proof course could be seen.

- **Alteration/repair/removal to the West Walls**

It is suggested that the modern single storey extensions that are to the north side are demolished as they are in a poor state and also detract from the construction of the existing barn construction.

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All lintels to openings to be replaced with new stone lintels to external face and Catnic lintels to internal masonry as per manufacturer's details and specifications.

All areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall

- **Conditions of the small single storey to the North Elevation**

The wall construction is solid concrete brick construction which is generally plumb with a rendered finish to the outside.

The modern rendered lean too construction can be seen in photographs 8 & 9 respectfully.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Lintels to all openings are defective.

No damp proof course could be seen.

- **Alteration/repair/removal to the small single storey to the North Elevation**

The external walls will require an additional inner leaf to be built to comply with building regulations, otherwise it is suggested that it is demolished and rebuilt in cavity wall construction off new strip foundations.

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All lintels to openings to be replaced with new stone lintels to external face and Catnic lintels to internal masonry as per manufacturer's details and specifications.

All areas require the existing render to be removed and replaced. Any loose brickwork must also be replaced as necessary once the pointing and render has been removed with brickwork to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required.

- **Conditions of the large single storey to the North Elevation**

The wall construction is solid red brick construction which shows large areas of settlement and cracking, the North face wall is also predominately timber clad with no masonry behind. This wall has internal steel posts that also gave support to the existing timber trusses. These were generally in a poor state of repair and showed excessive rust formation.

The side wall of the lean too on the East side has extensive cracking and settlement issues and is dangerous in its present state.

Cracking to the wall externally and internally could also be seen in numerous areas. Large cracking was also evident in numerous areas.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Lintels to all openings are defective and no damp proof course could be seen.

- **Alteration/repair/removal of the large single storey to the North Elevation**

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All lintels to openings to be replaced with new stone lintels to external face and Catnic lintels to internal masonry as per manufacturers' details and specifications.

The large single storey needs to be fully demolished and rebuilt in new cavity wall construction as large areas are unsafe in its present state; this new wall construction is to be built in accordance with the Architects details and specifications.

DETAILS OF DEMOLITION WORK:

None of the existing external barn external walls are to be demolished; the only external wall construction to be demolished are the modern single storey extensions to the north elevation.

Total wall area, measured externally (including the original external barn wall that is encompassed by the modern lean too constructions

$$= 316.07\text{m}^2 + 115.75\text{m}^2 = 431.82\text{m}^2$$

Total wall area to be demolished

$$= 115.75\text{m}^2$$

% of walls to be demolished externally = 26.81%

PROPOSED NEW OPENINGS WITH EXTERNAL WALLS

- **East Walls**

One new window opening at the first floor level will be created but this is a standard window opening and will cause no detriment to the existing structure.

One number existing door opening will be utilised to create a new window opening of similar width and will cause no detriment to the existing structure.

One number existing door opening will be utilised to create a new door opening of similar width.

- **West Walls**

No additional openings are to be made; only the existing openings are to be utilised.

Two existing doors openings at ground floor level will be used to create two new window openings.

- **North Walls**

Two new window openings will be created at ground floor level; they are of a standard window opening and will cause no detriment to the existing structure.

Three new window openings will be created at first floor level; they are of a standard window opening and will cause no detriment to the existing structure.

Two number existing door openings will be utilised to create a new door opening and a full height window of similar width.

- **South Walls**

No additional openings are to be made; only the existing openings are to be utilised.

FORMATION OF INTERNAL LINING WALLS

All the existing external walls are to be lined with 140mm thick concrete block walls to provide both additional lateral support to the walls and give support to the new first floor construction. This proposed first floor construction will also provide additional support to the existing walls.

These walls will be constructed off the new internal ground floor slab that will be thickened at the edges to provide adequate bearing pressures to the underlying strata.

EXISTING FLOOR CONSTRUCTIONS

The existing timber floor construction as shown on the attached plans is in poor condition showing extensive areas of rot and woodworm attack. The structural sizes of the structural members are also inadequate to provide resistance to imposed live loads to meet Building Regulations approval.

Additional benefit to the existing external walls will also be created by installing new floors as this will give additional lateral restraint at mid height.

All new first floor construction will be of suspended timber construction supported off steel beam and column arrangements.

There is no real existing ground floor construction apart from compacted earth to most areas. This will require upgrading to consist of a 150mm thick hardcore base with a 150mm thick concrete slab over with 1 layer of A252 mesh to the top face. All details for damp proofing will be provided by the Architect at a later date.

Existing internal floor levels are similar to external floor levels and hence no retaining walls are required in the upgrading of the ground floor construction as this can be built directly off the existing floor level to provide a 150mm min level difference to the external levels.

GROUND WORKS REQUIRED

- **Existing Walls**

All existing external and internal walls require inspection to determine if any foundations exist. This should be carried out by the provision of trial holes at various positions as agreed with the Structural Engineer to determine the ground conditions and the depth of the existing foundations.

Once the assessment of the existing foundation has been carried out it will be then possible to determine the extent of any under pinning that is required. All method statements for this work if required must be supplied to the local Building Inspector before any works commence on the upgrading of the foundation if required.

- **Services**

No services are provided to the existing barn in its present state.

All new services will be required, the details of which will be provided by the Architect. All new services are to be kept away from the existing structure in order to alleviate any affect of the existing structure.

METHOD STATEMENT FOR THE DEMOLITION OF THE EXTERNAL WALL AREAS TO THE NORTH ELEVATION AS SHOWN ON THE ATTACHED PLANS AND ANY INTERNAL LOAD BEARING WALLS

- **Initial Procedures**

The areas to be demolished are listed on the attached drawings.

As shown on the plan two areas of the external wall construction are to be demolished.

- **Initial Precautions**

Only one wall should be demolished at a time and be re-built before any other demolition work is carried out. As mentioned elsewhere before any wall is demolished adequate lateral restraint should be provided for the adjoining walls to the proposed demolished wall area.

Adequate support by means of scaffolding must also be provided to any existing load bearing structures on the wall to be demolished. This will include any roof purlins, roof trusses and first floor construction.

Barn at Rakefoot Farm, Chaigley BB7 3LY

All the above procedures must be carried out by the contractor and must be approved by the local building inspector before the demolition is started.

- **Sequence of Works**

All scaffolding should be placed first to provide support to the existing purlins that sit on the wall to be demolished.

Additional scaffolding must also be provided to support to any existing floor constructions.

Additional scaffolding should also be placed externally and tied to existing flank walls to provide lateral restraint to the full height of the adjoining walls.

The demolition of the walls should start from the roof level and work down accordingly.

HEALTH AND SAFETY CONSTRUCTION

All work is to be carried out in accordance with the above Regulations. The Client shall appoint a competent person as Planning Supervisor and a Health and Safety Plan prepared before a Contractor is appointed. Designer's Risk Assessment analysis shall be supplied to the Planning Supervisor. The project must be notified to HSE. The Contractor shall develop the Health and Safety Plan and ensure all works on site comply with Health and Safety Law.

All materials and construction works are to comply with current BSI Standards and Code of Practice, Building Regulations and Schedules and Specifications. All materials and proprietary goods shall be stored, mixed and fixed in accordance with their suppliers/manufacturers instructions or specifications. The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the specified drawings.

Any variations from the drawing carried out without the Designer's written agreement shall be the responsibility of the Contractor.



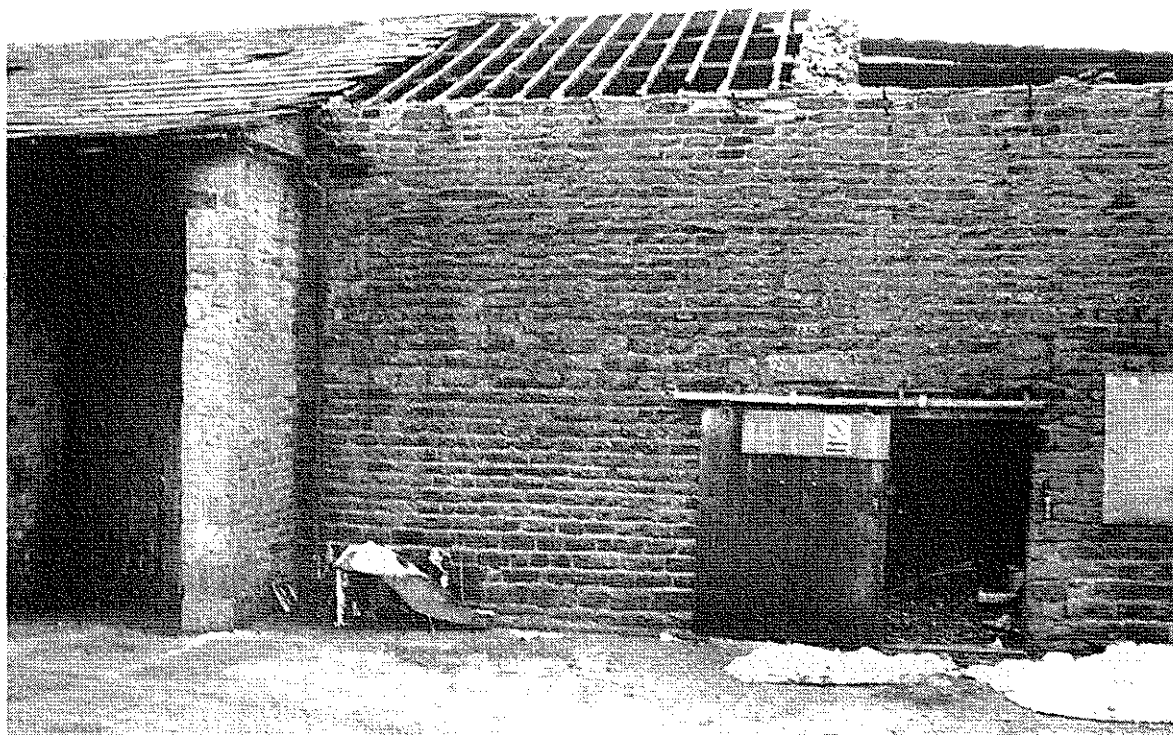
Jason Day
Director
Romala Design Ltd

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APPENDIX

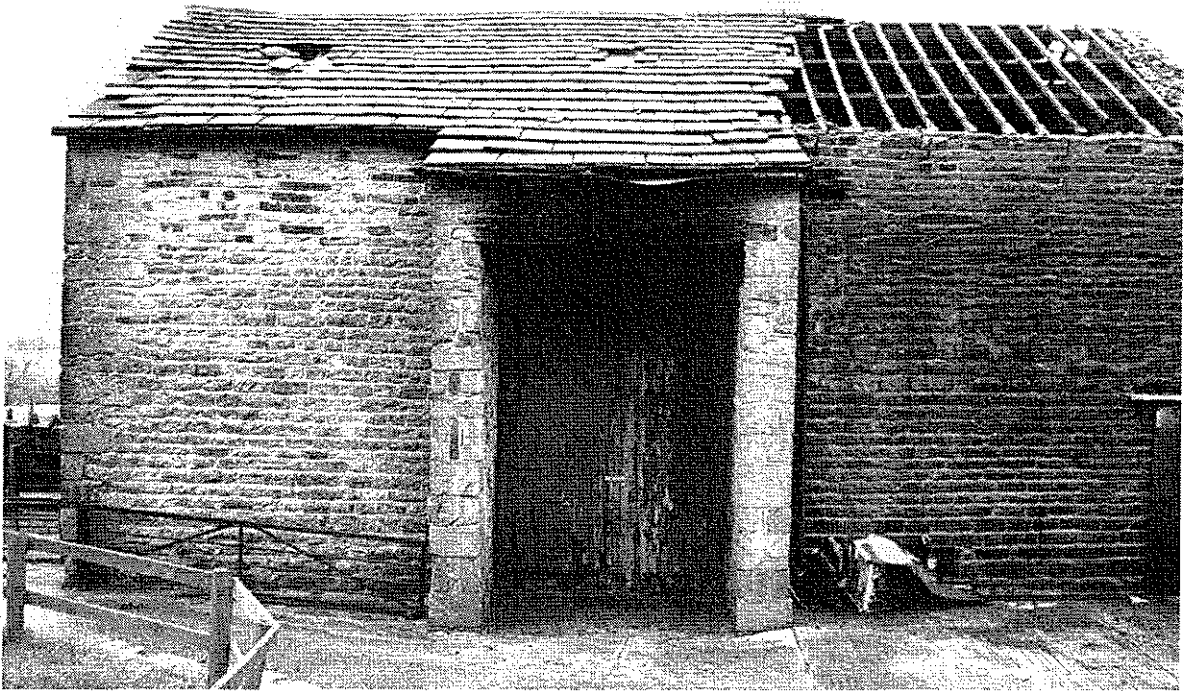


Photograph No. 1



Photograph No. 2

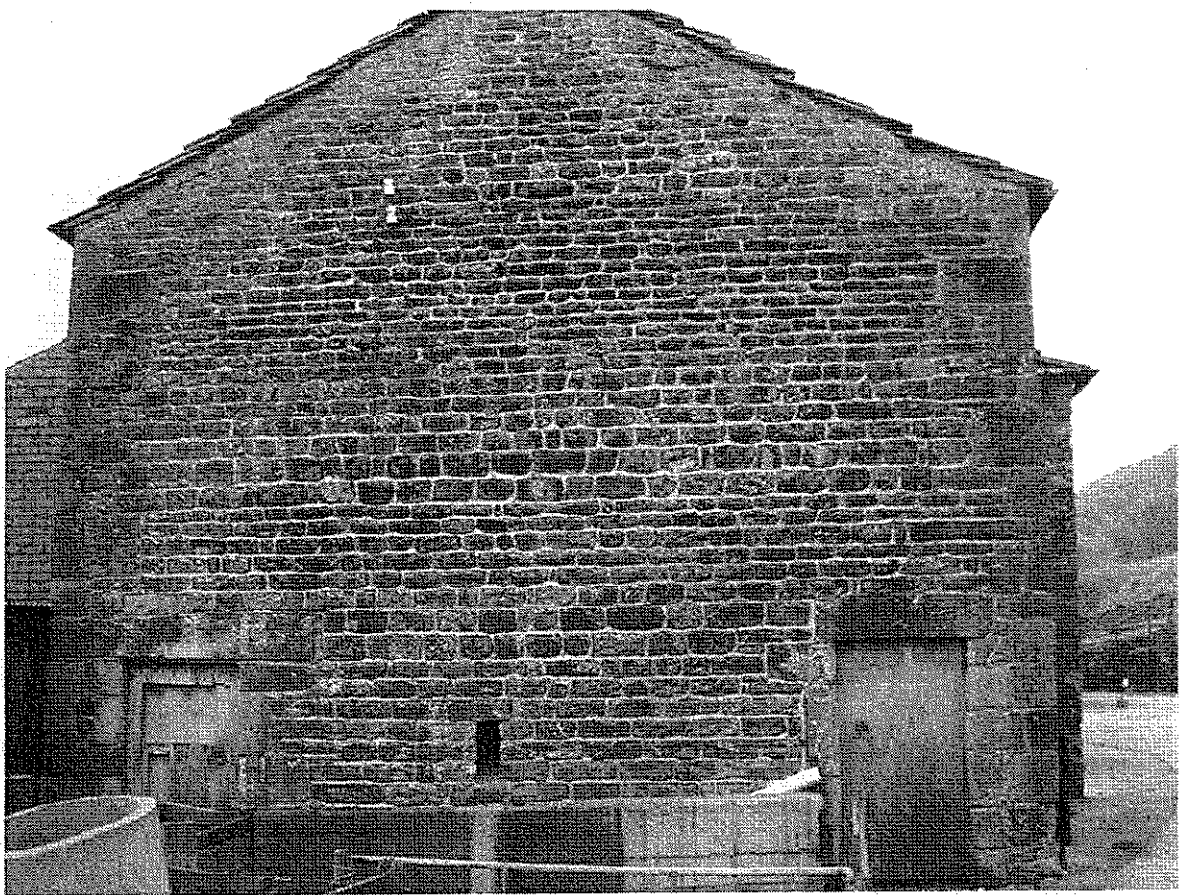
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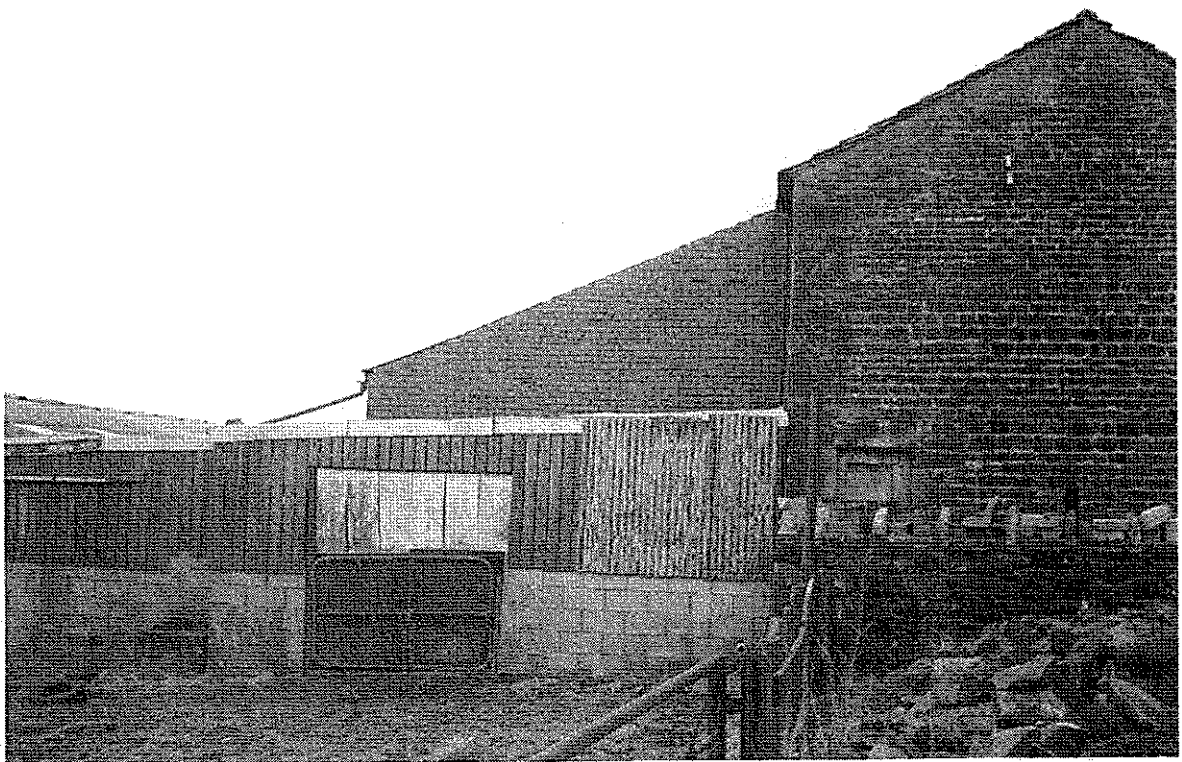
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Photograph No. 4



Photograph No. 5

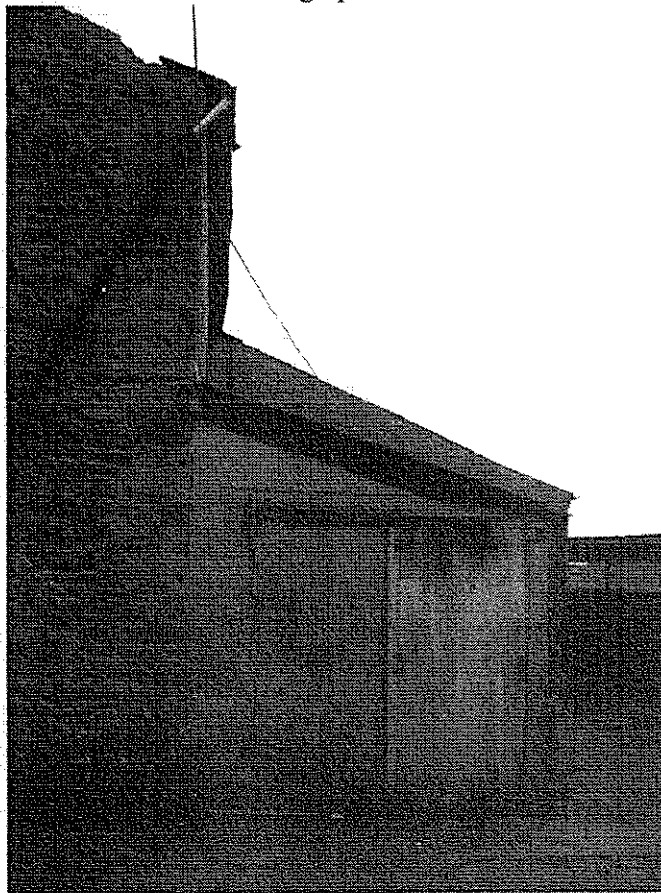


Photograph No. 6

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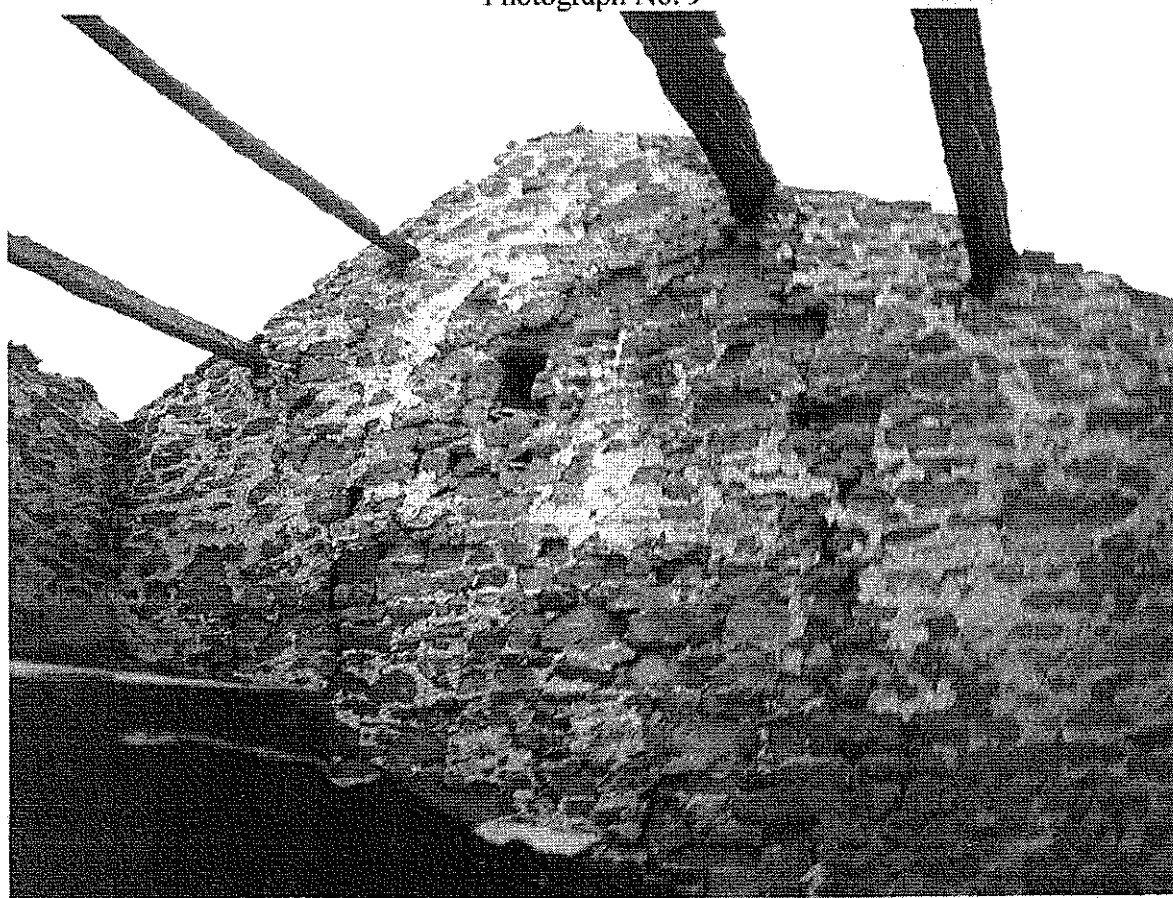
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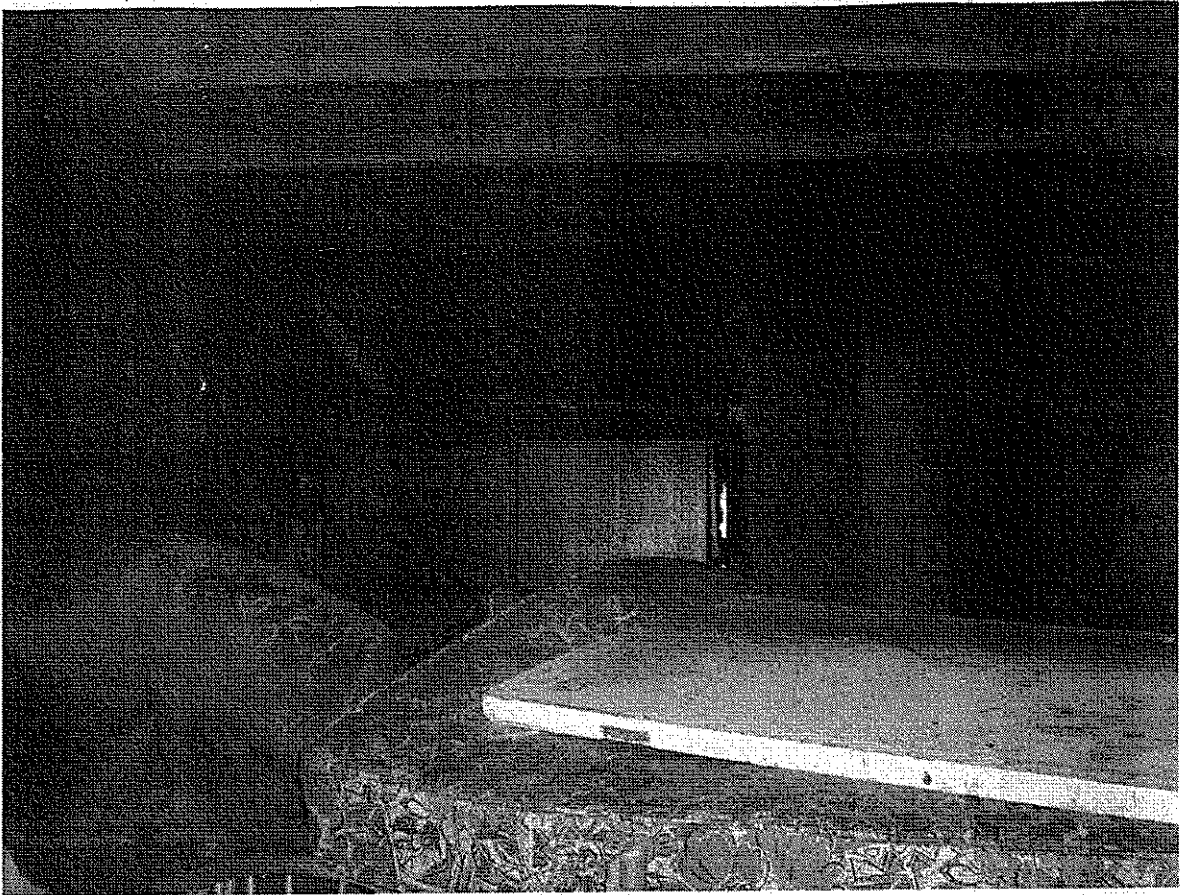
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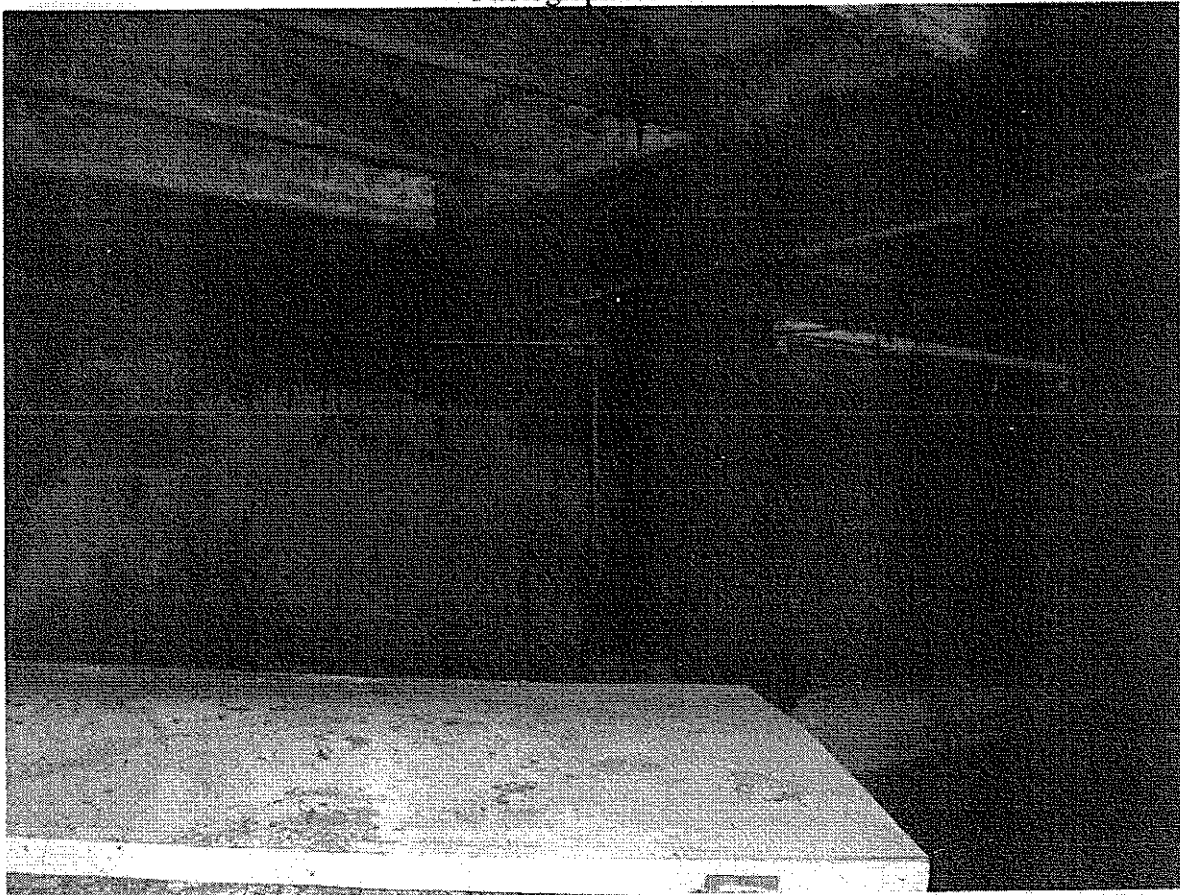
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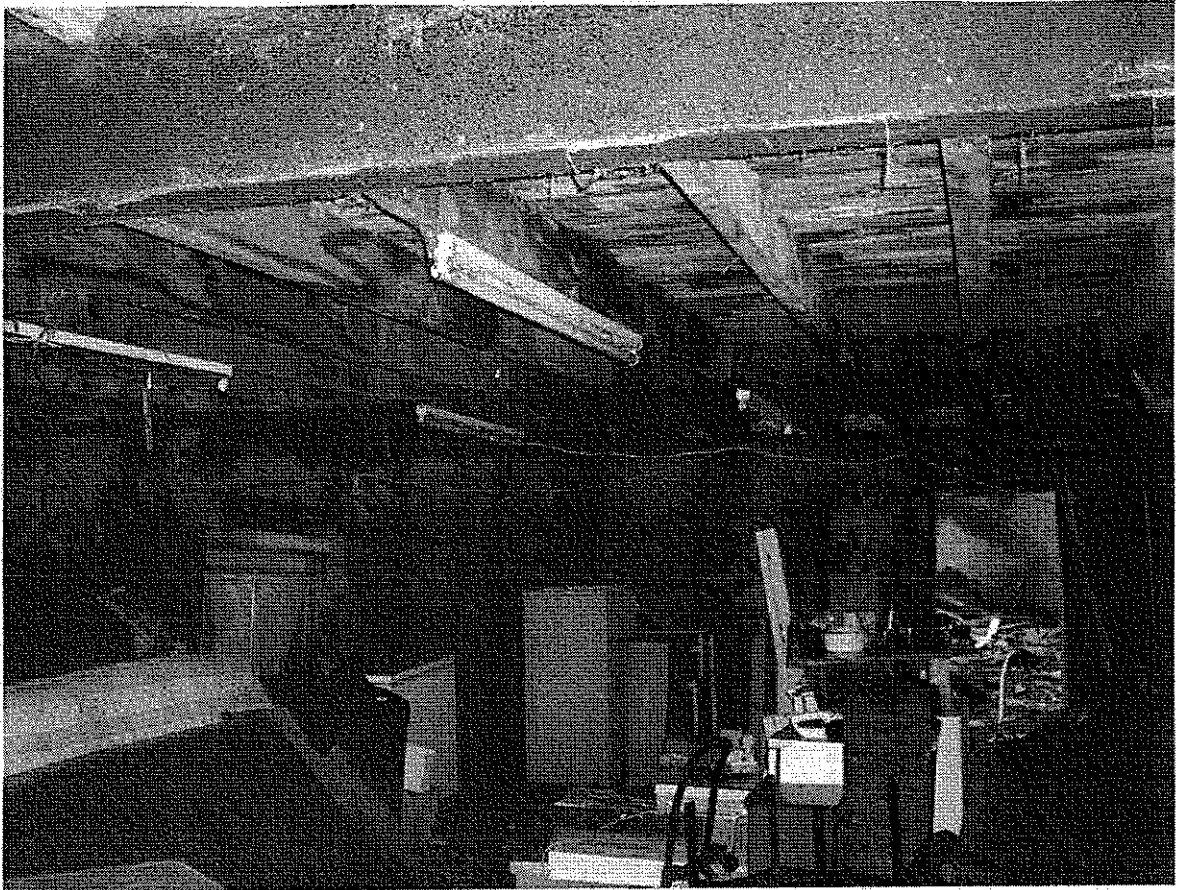
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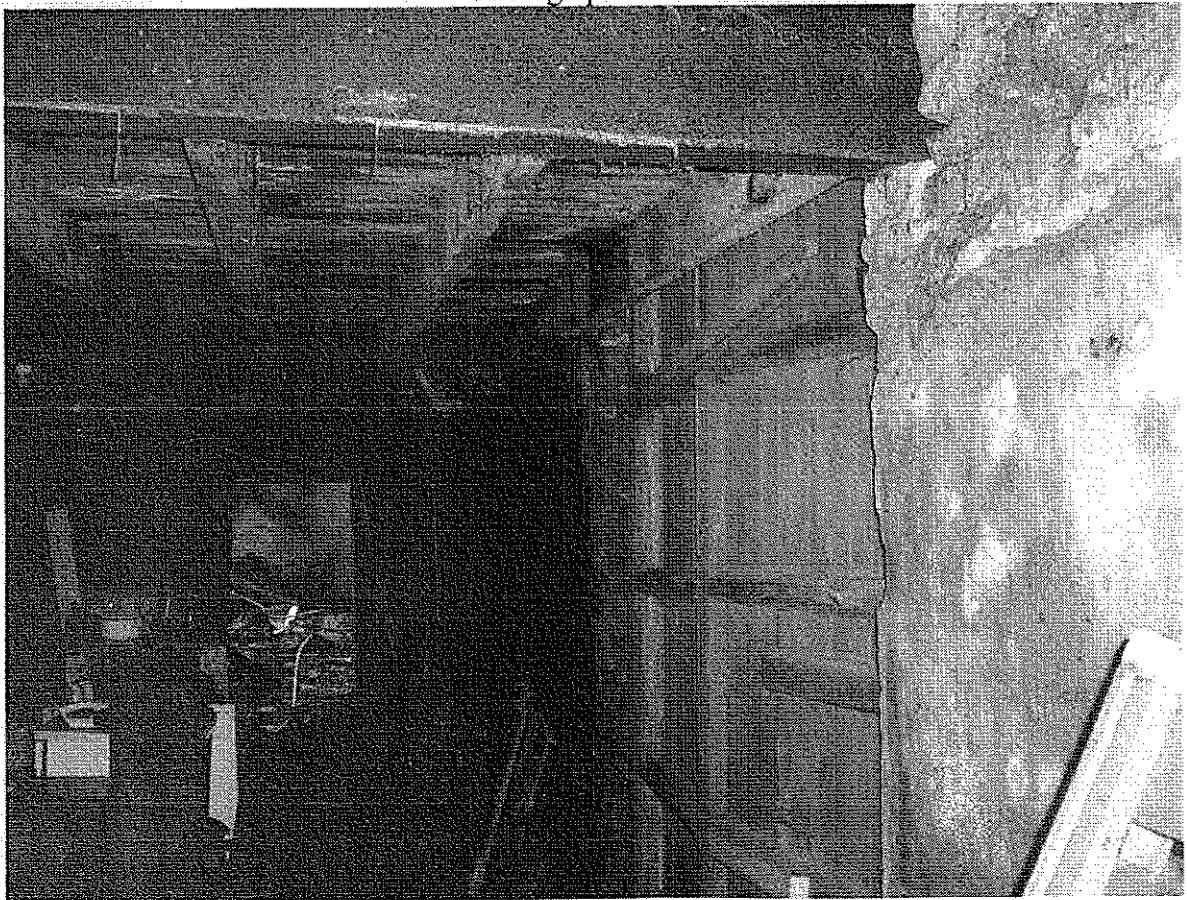
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Photograph No. 12



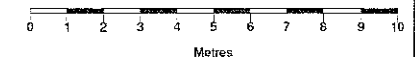
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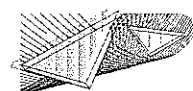
Photograph No. 14

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All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



Rev.	Description	Issued
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Mrs Pat Gifford
Rakefoot Farm
Chaigley BB7 3LY
Project Description
Barn Conversion

Drawing Title
Existing
Site Plan

Scale	Date	Drawn By
1:200@A3	03/11/2010	MD

Drawing Number
TRI-0654-02

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Site Address

Drawing Title
Proposed
Site Plan

Scale	Date	Drawn By
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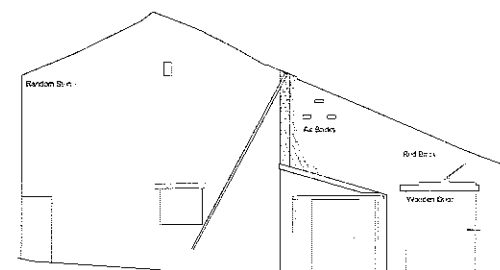
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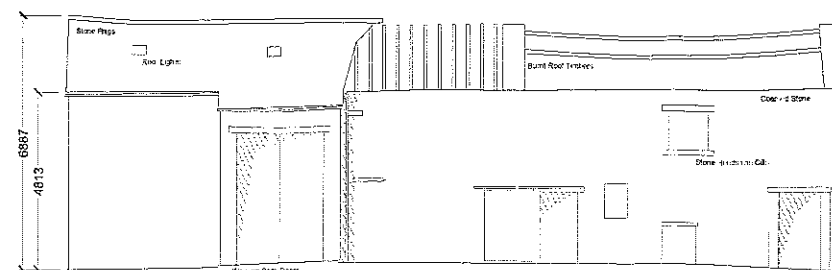
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All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.

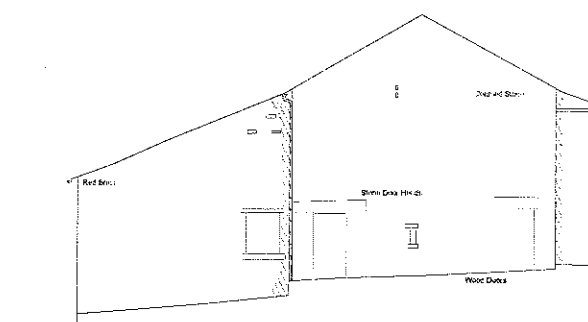
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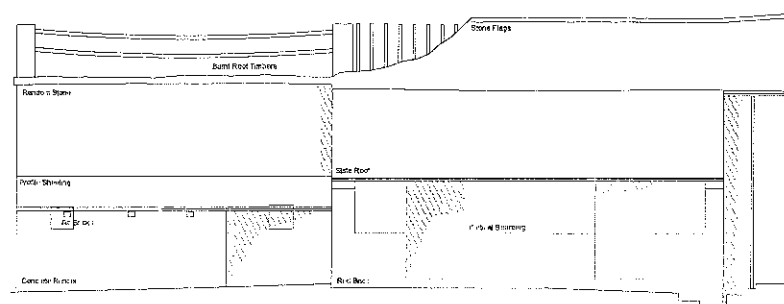
East Facing Gable



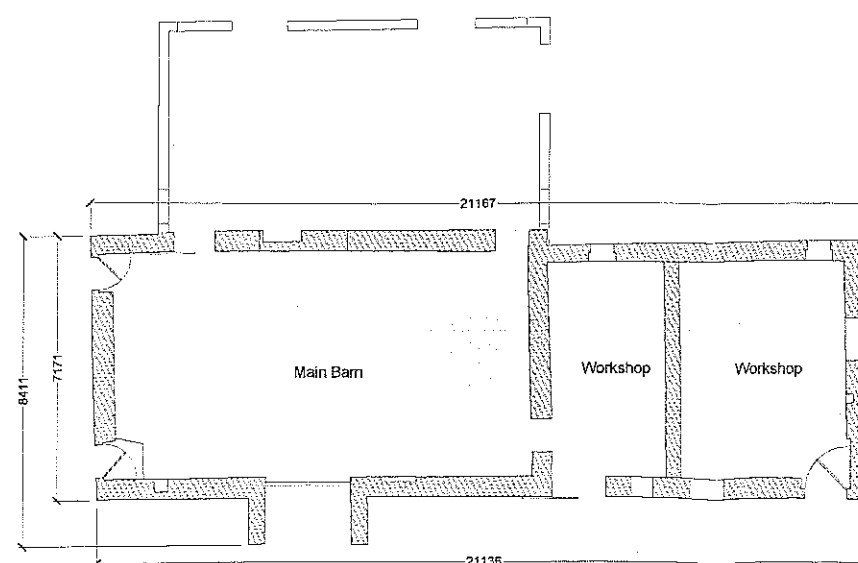
South Facing Front Elevation



West Facing Gable



North Facing Rear Elevation



Floor Plan

Rev. 0 Description. Issued



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Site Address

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Rakefoot Farm
Chaigley BB7 3LY

Project Description

Barn Conversion

Drawing Title

Existing
Plan & Elevations

Scale Date Drawn By

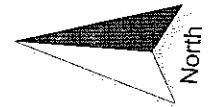
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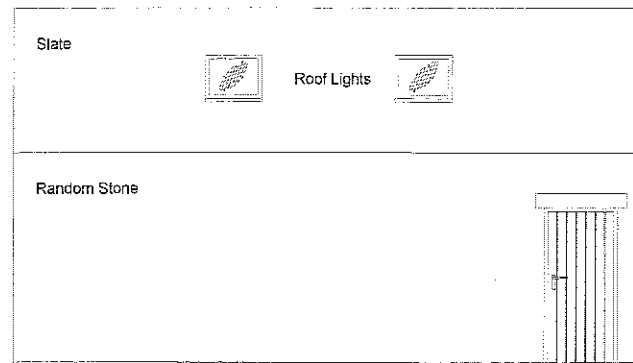
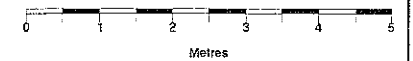
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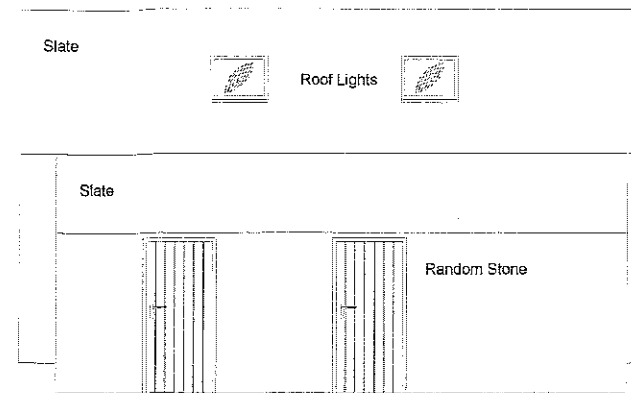
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction load bearing capacity & stability



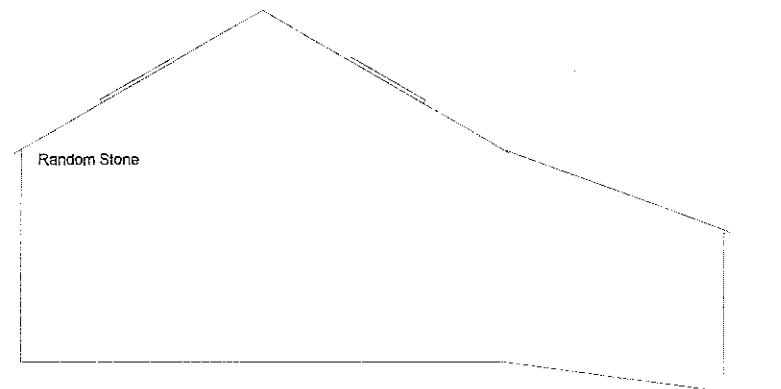
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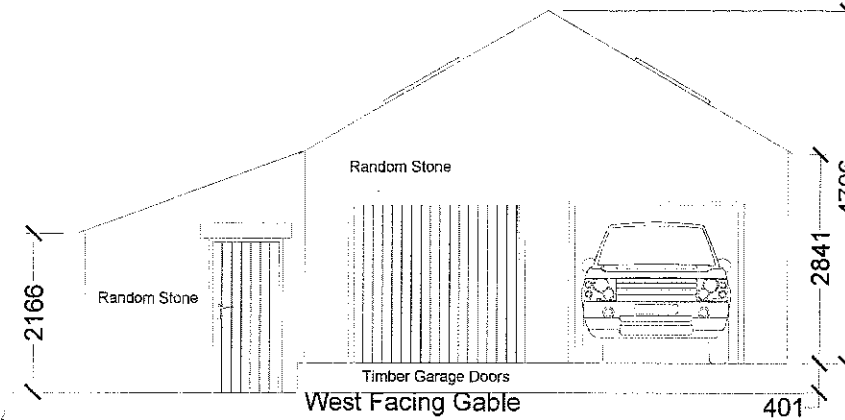
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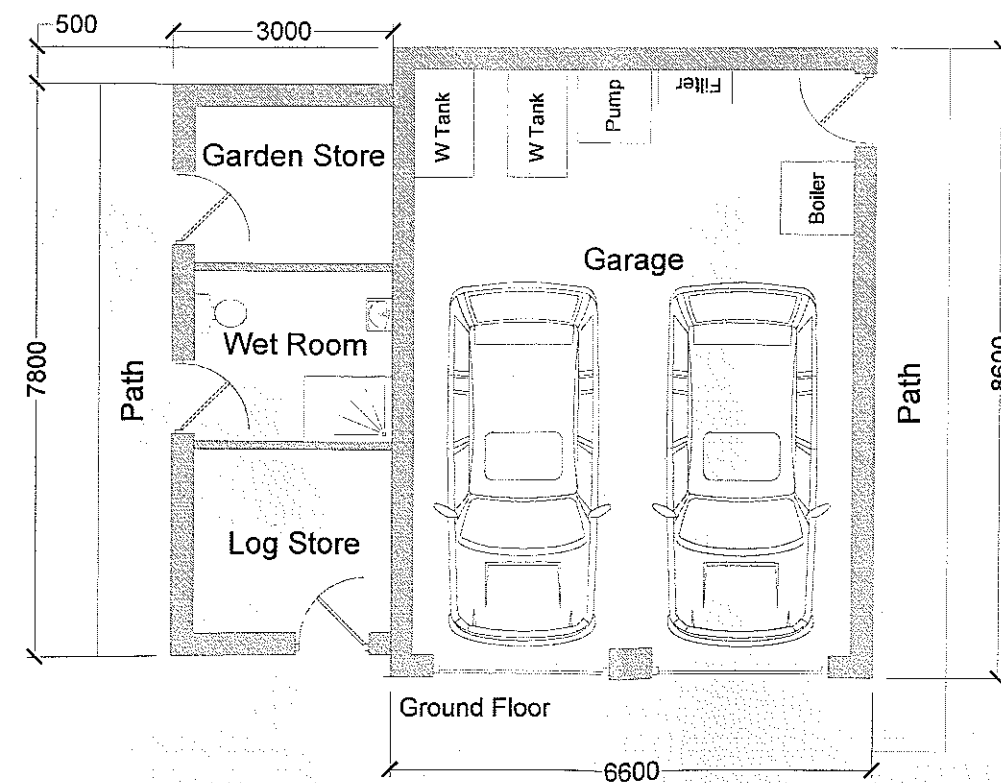
North Facing Rear Elevation



East Facing Gable



West Facing Gable



Ground Floor

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Project Description
New Garage
& Utility

Drawing Title

Proposed
Plans & Elevations

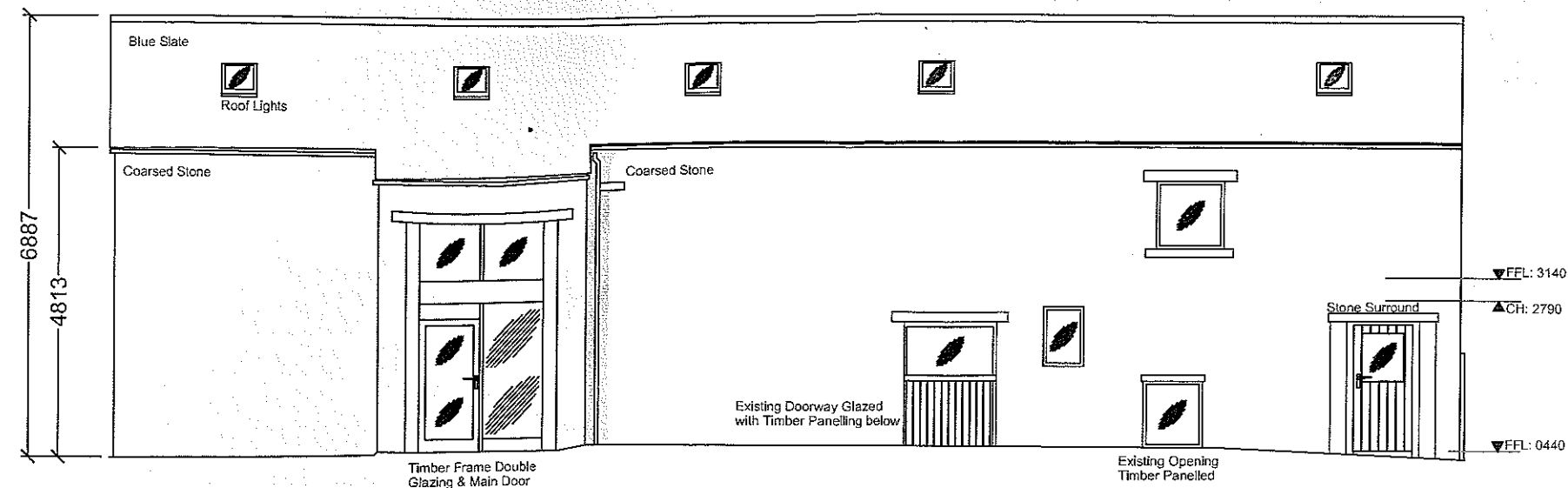
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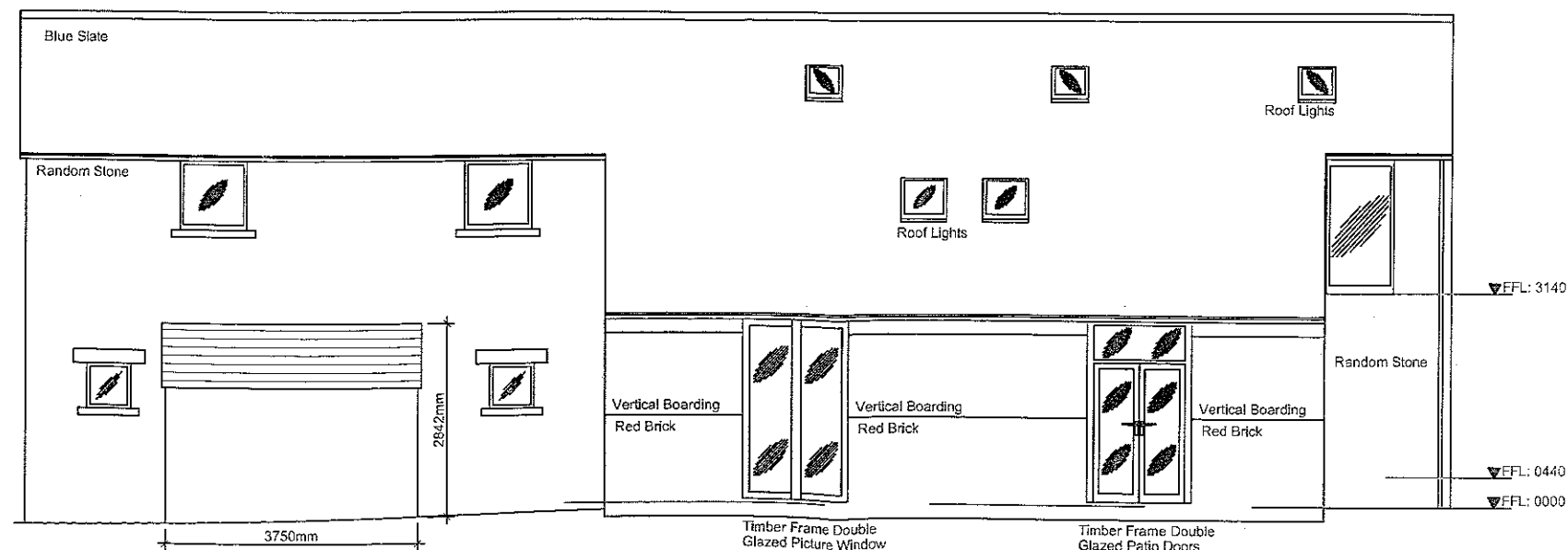
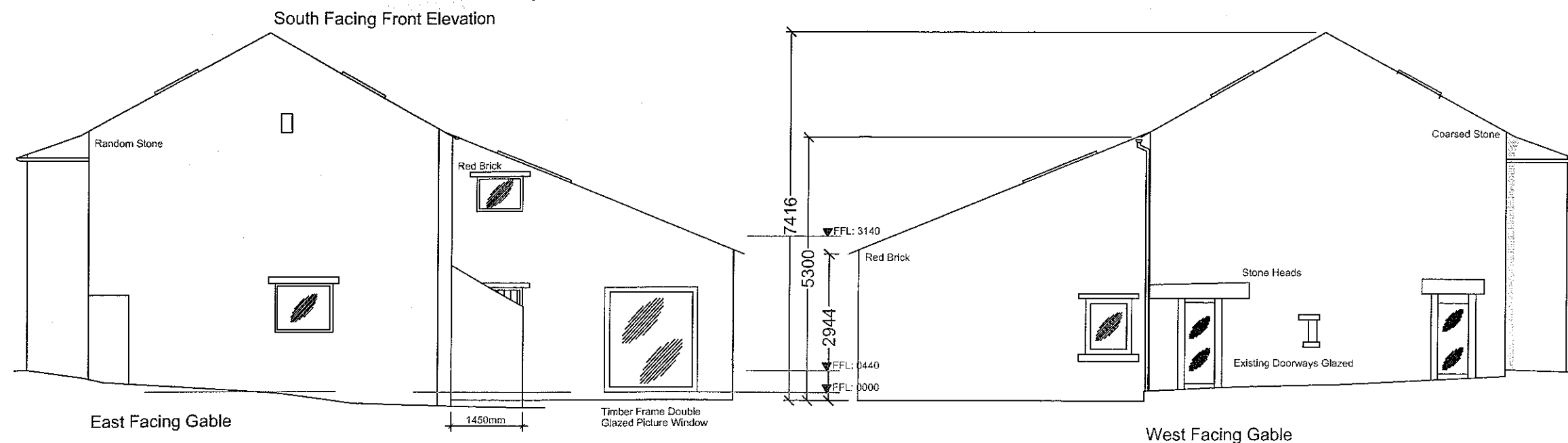
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Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction, load bearing capacity & stability



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North Facing Rear Elevation

Rev A - Plant Room Added - 18/08/11
Sunderland Peacock Architects
Rev.0 Description. Issued

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Mrs Pat Gifford
Rakefoot Farm
Chaigley BB7 3LY
Project Description
Barn Conversion

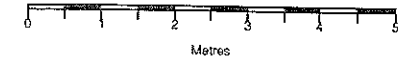
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Proposed
Elevations

Scale	Date	Drawn By
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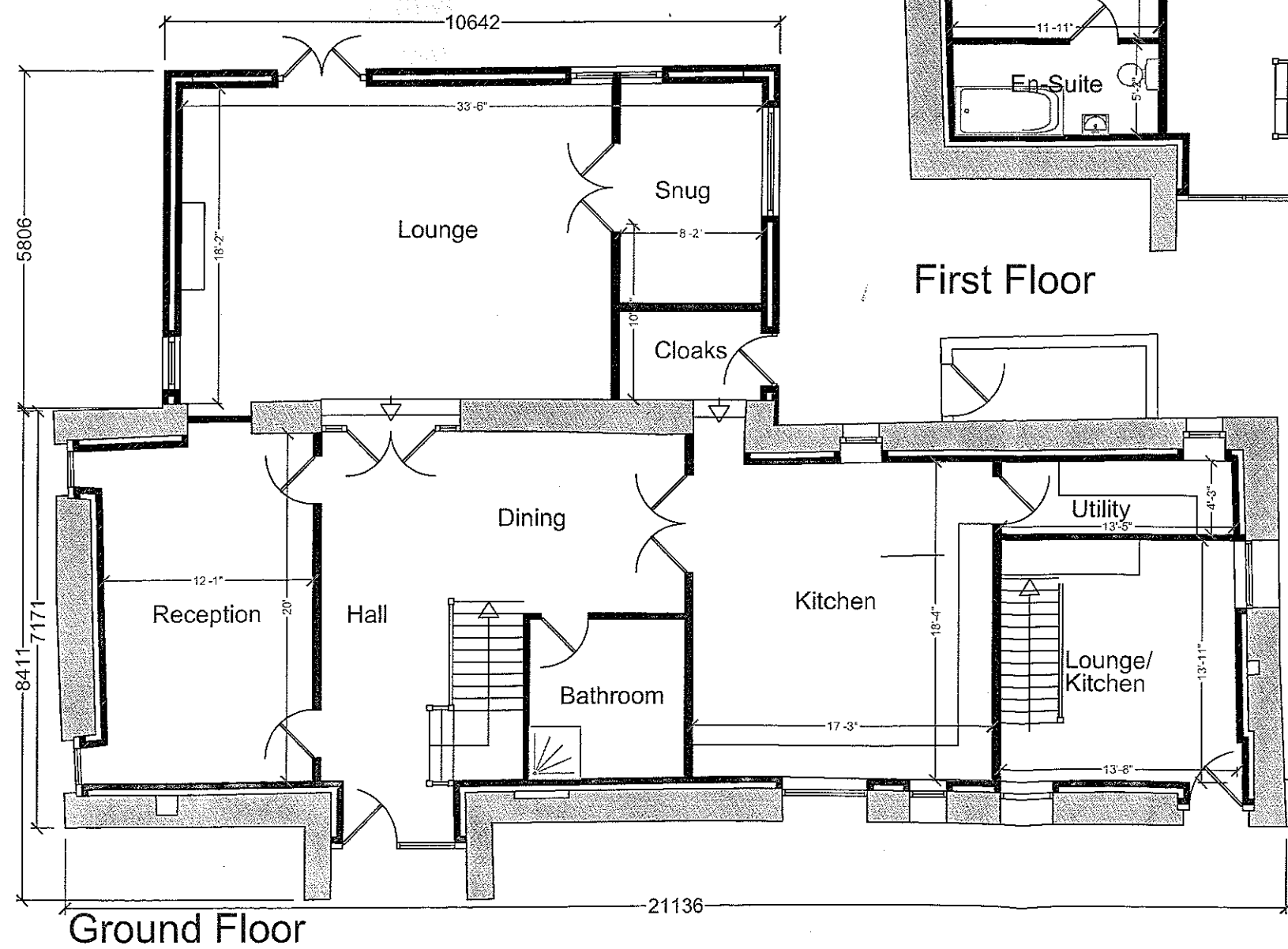
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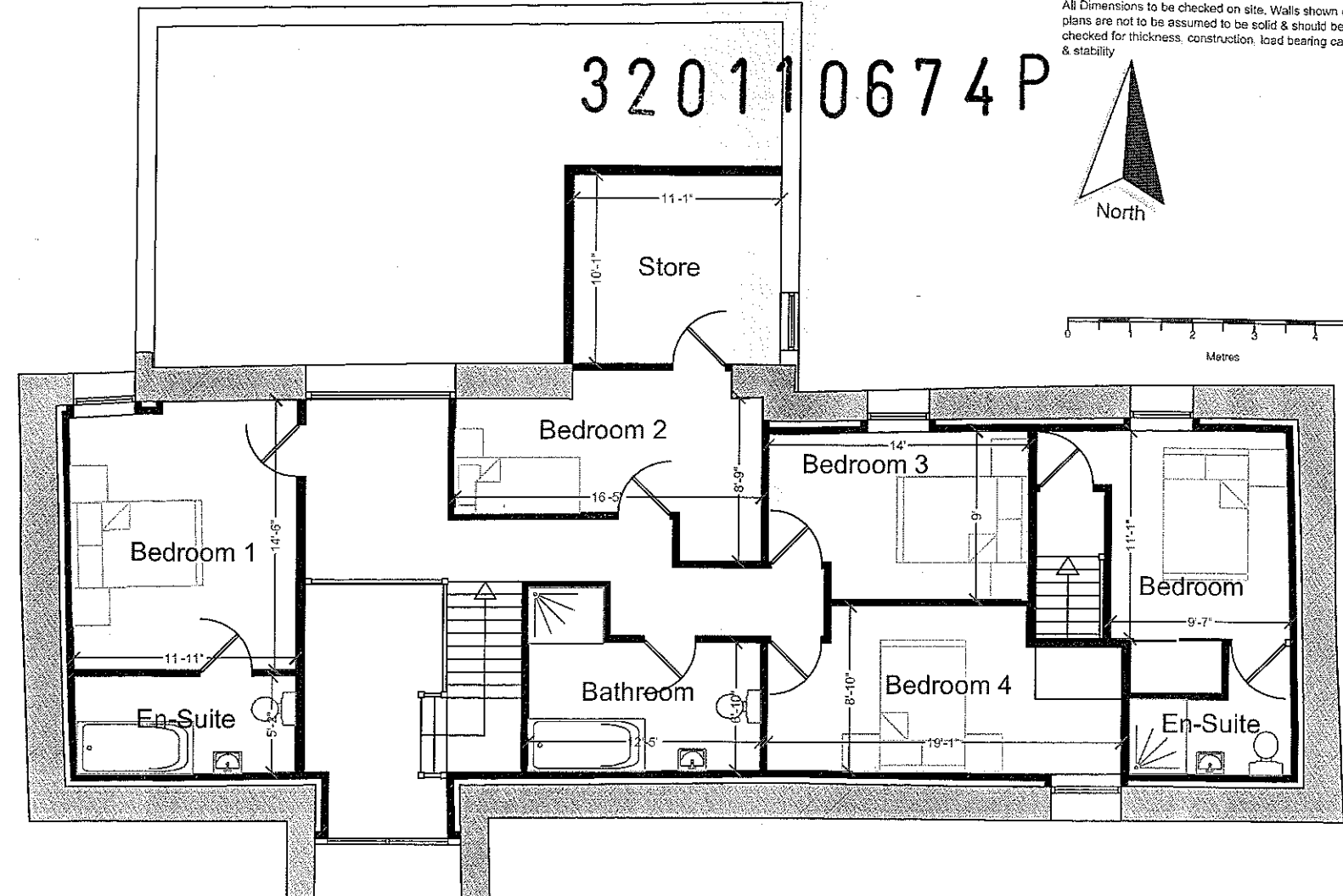
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



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First Floor



Rev A - Plant Room Added - 18/08/11
Sunderland Peacock Architects

Rev.0 Description Issued



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Project Description
Barn Conversion

Drawing Title
Proposed
Plans

Scale 1:100@A3	Date 03/11/2010	Drawn By SPA
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Drawing Number
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