



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

31 AUG 2011

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110677P

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

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
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	First name:	Gerry	Surname:	Lowe	
Company name:						
Street address:	Palewood House			Country Code	National Number	Extension Number
	Whitewell Road			Telephone number:		
	Cow Ark			Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 3DG					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson	
Company name:	IWA Architects Ltd.					
Street address:	Waterloo Mill			Country Code	National Number	Extension Number
	Waterloo Road			Telephone number:	01200 423487	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB7 1LR			ivan@iwarchitects.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extension to listed farmhouse. Alterations to existing ancillary store building to create kitchen. Internal alterations including upgrading existing attic space to create habitable rooms with insertion of velux windows to south facing roof slope.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Higher Lickhurst Farmhouse		
Street address:	Leagram		
Town/City:	Chipping		
County:	Lancashire		
Postcode:	PR3 2QT		

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

Easting:	363704
Northing:	445912

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: Mr First name: Adrian Surname: Dowd

Reference: Previous planning application

Date (DD/MM/YYYY): 27/07/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application advice for this submitted scheme has not been sought. However, the Client has previously submitted an application for a much larger extension to the property (Ref 3/2009/1037 & 1038). This application was refused. The Planning Officer's pre-application enquiry response dated 27 July 2009 and the 'Delegated Item File Report - Refusal' attached to the planning decision notice have been used to inform the design of this proposal.

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of existing materials and finishes:

Main house generally of squared watershot sandstone with natural stone quoins, surrounds and decorative pediment;
Ancillary single storey building of coursed random sandstone with stone window surround and rough timber door heads;
Main house West gable hung with natural slate.

Description of proposed materials and finishes:

Extension plinth in coursed natural sandstone and natural stone cill to match existing. Vertical Cedar (or similar) cladding with stain finish above plinth.

Roof covering - add description

Description of existing materials and finishes:

Generally natural 'grey' slate with exception of natural 'blue' slate to South roof slope of main farmhouse.

Description of proposed materials and finishes:

Extension roof partially finished with single-ply membrane with standing seam detail and incorporating double glazed aluminium framed roofing system.

Chimney - add description

Description of existing materials and finishes:

East gable: Brick chimney stack;
West gable: Stone chimney stack;

Description of proposed materials and finishes:

As existing

8. Materials (continued)

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Windows - add description

Description of *existing* materials and finishes:

Single glazed in timber frames painted white.

Description of *proposed* materials and finishes:

Main farmhouse: As existing except for installation of new double glazed conservation rooflights to South roof slope;
Attached ancillary building and new extension: Double glazed timber framed windows.

External doors - add description

Description of *existing* materials and finishes:

Timber doors in timber frames.

Description of *proposed* materials and finishes:

Main farmhouse: As existing;
Attached ancillary building: New timber boarded door in timber frame;
Extension: Timber and double glazed doors in timber frame;

Ceilings - add description

Description of *existing* materials and finishes:

Plastered

Description of *proposed* materials and finishes:

Plaster to match existing

Internal walls - add description

Description of *existing* materials and finishes:

Plaster finish.

Description of *proposed* materials and finishes:

New internal walls in timber studwork with plasterboard and skim finish.

Floors - add description

Description of *existing* materials and finishes:

Timber floors.

Description of *proposed* materials and finishes:

Main farmhouse: as existing;
Attached ancillary building and proposed extension: New ground bearing slab floors.

Internal doors - add description

Description of *existing* materials and finishes:

Timber doors.

Description of *proposed* materials and finishes:

Timber to match.

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron gutters and downpipes in black.

Description of *proposed* materials and finishes:

Main farmhouse: as existing;
Attached ancillary building: New cast iron gutters and downpipes to match existing;
Profiled metal gutters and square/circular downpipes finished black.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

1735.E.01; 1735.E.02; 1735.E.03;
1735.P.01; 1735.P.02; 1735.P.03
Design and access statement
Heritage statement
Location plan

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, will there be works to the interior of the building? ☒ Yes ☐ No

Will there be works to the exterior of the building? ☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1735.E.01, 1735.E.02, 1735.E.03
1735.P.01, 1735.P.02, 1735.P.03

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

13. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

14. 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

15. 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

16. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Mr First name: Ivan Surname: Wilson

Person role: Agent Declaration date: 23/08/2011 ☒ Declaration made

16. 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

16. Certificates (Agricultural Land Declaration - continued)

320110677P

Title: Mr First Name: Ivan Surname: Wilson
Person role: Agent Declaration date: 23/08/2011 ☒ Declaration Made

17. Declaration

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



Date 23/08/2011

Topographic map of the Lickhust Farm area in County Wick, Ireland. The map shows the Lickhust River flowing through the center, with several buildings and structures marked. Key features include the Rathera Clough, the Lickhust Farm, and the Lickhust River. Elevation points are marked at 164m, 174.0m, and 177.7m. The map is oriented with North at the top.

Watnifco Mill, Watnifco Road, Clitheroe, Lancs,
BB7 1LR. Tel 01200 423487. Fax 01200 458278

Email address :
info@watnifco.co.uk
Web site address :
www.watnifco.co.uk

HIGHER LICKHURST FARMHOUSE, BOWLAND-WITH-LEAGRAM, LANCASHIRE, PR3 2QT:

HERITAGE STATEMENT

1 Introduction

- 1.1 Higher Lickhurst Farmhouse is a listed building (grade II) dating from the late 18th century. It is one of two farmhouses situated within Lickhurst Farm, an outlying group of buildings in an upland rural location standing above the Hodder valley, 3km north-east of Chipping, at NGR SD 63686 45917.
- 1.2 This document provides a brief summary of the historical significance of the farmhouse, to support a forthcoming planning application for alterations, by the applicant's agent IWA Architects Ltd.¹ It has been produced by Stephen Haigh (a buildings archaeologist with over 15 years professional experience in the north of England), using readily available sources and following a site visit.²

2 Statement of significance

- 2.1 As a grade II listed building since 1983, Higher Lickhurst Farmhouse is nationally important and is a well preserved example of a small, late 18th century farmhouse whose elevations and plan form survive very little altered, together with a number of original external and internal features, including stone masonry (such as the surrounds to the front doorway and stairs window) and joinery (such as internal doors – the window frames all appear to have been replaced).

3 Designated heritage assets

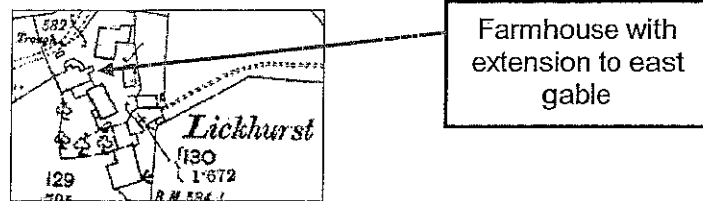
- 3.1 The farmhouse is the only designated heritage asset at the site (National Heritage List no 1072312). Its identifying description is as follows:
House, late C18th. Squared watershot sandstone with slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows of 3 lights with square mullions. Door surround has Tuscan pilasters, a narrow pulvinated frieze, and a moulded pediment. The right-hand (east) chimney now has a brick cap, and the left-hand gable is slate hung. At the rear is a stair window with plain stone surround and segmental head.
- 3.2 The house has a direct entry into the living room or housebody, with a heated parlour in the west side, and a central rear dog-leg staircase between scullery and pantry at the rear. The first floor has four bedrooms, the front two heated,

¹ In accordance with Policy HE6 of PPS5

² An enquiry to the Lancashire Historic Environment Record made on 18 August 2011 shows that it holds no information other than the listed building entries.

and the stairs continue to an attic floor, not underdrawn, but with a fully boarded floor and clearly originally intended for regular use, although the staircase is now sealed off on the first floor, with only a small access hatch for occasional use.

- 3.3 Attached to the house's east gable is a small (approximately 6.7m by 4.0m), plainly built, single storey addition of early to mid 19th century date: maps show that it was present by the 1890s, albeit perhaps with a slightly different outline. This is subject to the same statutory designation as the house itself, although not noted in the description above. It has walls of random sandstone rubble which are ribbon-pointed, and a stone slate roof. There is a blocked doorway to the south elevation, a similar double-width opening in the east gable, now reduced to a narrower doorway, and to the rear, a third such doorway and a window with boldly tooled sandstone surround. The interior forms a single space open to the roof (borne on softwood purlins) and has no features of interest (see photographs below). It seems to have been intended as a domestic rather than agricultural outbuilding although its original function is not known.



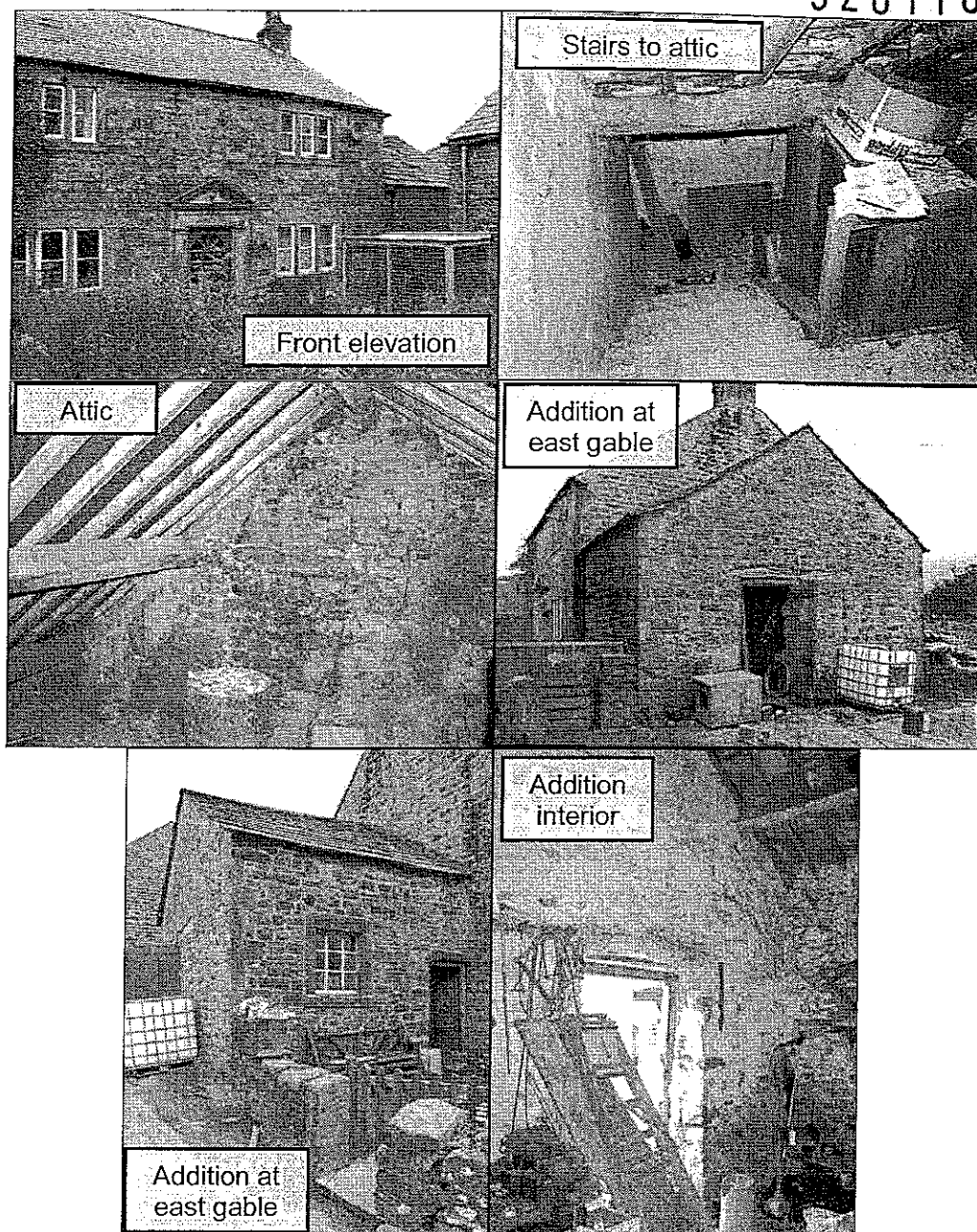
Ordnance Survey 1:2500 map, c.1895

4 Proposed development

- 4.1 In summary, the proposed development comprises:

- the limited external refurbishment of the farmhouse, specifically repointing and re-laying of the slates
- the creation of a new WC on the ground floor, within the present pantry
- the extension of the existing accommodation into the attic, presently disused and sealed off by a modern partition, together with the formation of a new staircase and roof lights
- the conversion of the addition at the east gable to form additional domestic accommodation, to be accompanied by a small extension, and the creation of two new doorways

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5 Impact on the historic building

- 5.1 The repointing and re-slating of the farmhouse, replacing cement ribbon pointing and using the existing coverings (blue slate to the front pitch, local grey slate to the rear), would have a positive impact on the building.
- 5.2 The creation of a WC on the ground floor within the present pantry would not lead to the loss of any historic fixtures or fittings, and would be essentially reversible.

- 5.3 The re-use of the attic would have only a minor impact, and for the most part would involve only the construction of stud partitions within the existing structure, a largely reversible process. The insertion of a new staircase to serve it would have only a minor impact on historic fabric and the existing staircase would not be removed. The new roof-lights serving the attic are all positioned in the front roof pitch, which has in any case previously been re-covered in blue slate and so is not a primary historic component of the farmhouse.
- 5.4 The conversion of the addition at the east gable to form part of the domestic accommodation would have a minor impact on what is a relatively late and architecturally undistinguished part of the building, although the construction of the small extension to the south would introduce a modern component. This is of a high quality design and relatively small size, in an inconspicuous location (partly concealed by the adjacent barn) which would not challenge the farmhouse's front elevation. The creation of a new doorway in the south wall to serve this extension, and of a new doorway from the existing kitchen, do not affect areas of particular interest, or historic fixtures.

Stephen Haigh, Buildings Archaeologist
9 August 2011

11 Browcliff

Silsden

Keighley

BD20 9PN

01535 658925

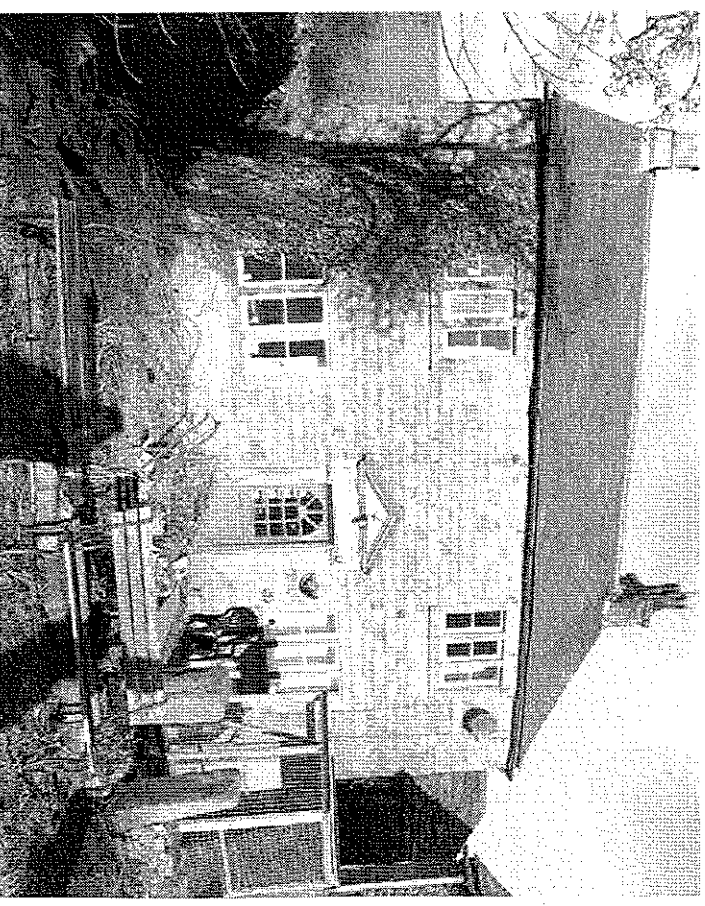
enquiries@stephenhaigh.co.uk

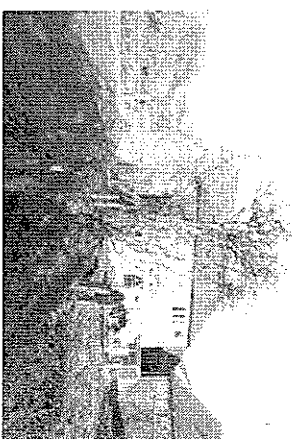
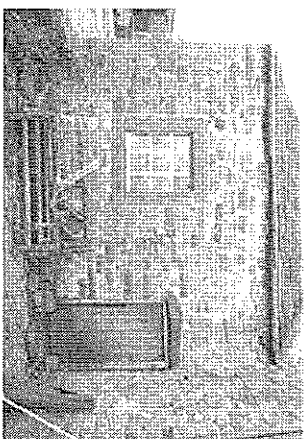
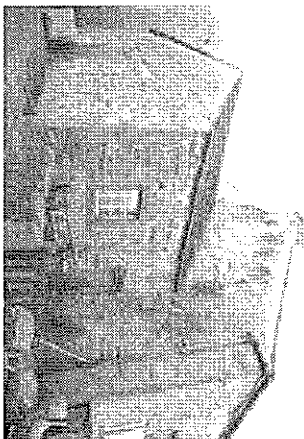
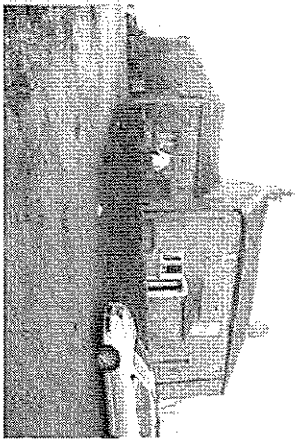
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DESIGN AND ACCESS STATEMENT

Higher Lickhurst Farmhouse, Leagram, Chipping
July 2011

Single storey extension and alterations to the Grade II Listed Farmhouse





SITE ANALYSIS

Higher Lickhurst Farmhouse is a Grade II Listed dwelling situated in the Forest of Bowland Area of Outstanding Natural Beauty (AONB), between Chipping and Whitewell.

Access to the site is from a lane to the East.

The site is elevated above the bottom of a valley containing a tributary of the River Hodder, which flows to the East. Land in the vicinity is predominantly of agricultural use and interspersed with woodland.

To the South of the site is Lower Lickhurst Farm, which has its own independent access.

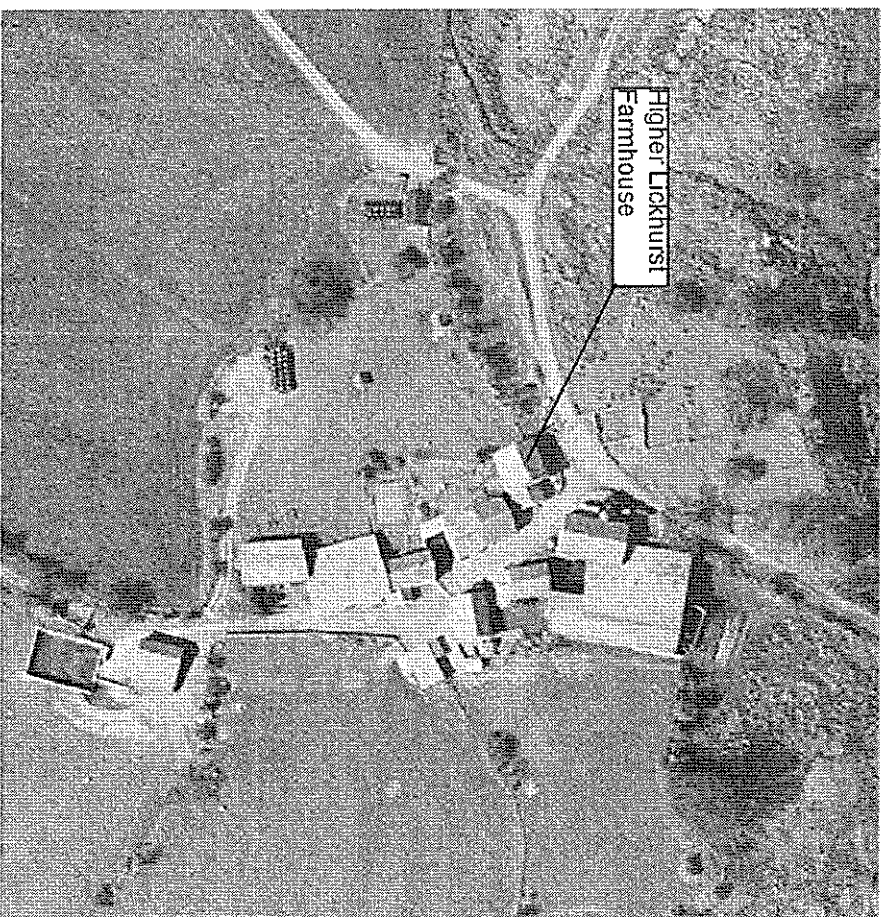
The site at Higher Lickhurst Farm is occupied by a number of different buildings. As well as the farmhouse, there are three traditional barns and other small ancillary buildings.

The listing description of the farmhouse is described as follows:

House, late C.18th. Squared water-shot sandstone with slate roof. Double - pile plan with central entry end stacks. 2 storeys, 2 bays. Windows of 3 lights with square mullions. Door surround has Tuscan pilasters, a narrow pulvinated frieze, and a moulded pediment. The right-hand (East) chimney now has a brick cap, and the left-hand gable is slate hung. At the rear is a stair window with plain stone surround and segmental head.

Main access to the farmhouse is via a porch on the North elevation of the building, although historically the South elevation would have been the 'front' of the house.

There is a single storey stone built building attached to the East side of the building which currently has no direct access to the main house. It is believed that this would have served the main farmhouse as a dairy, and is currently used for domestic storage.



PROCESS & POLICIES

PROCESS

In deciding upon the design proposals within this scheme, due regard has been made to a previous refused planning application Ref:3/2009/1037 & 1038, which proposed a much larger extension and interventions to the existing farmhouse.

Reference to the Delegated Item File Report, as well as the Refusal Notice and written pre-application advice (pre-application to the previously refused planning application), have all been made, and used to inform the design of the proposals within this scheme.

POLICIES

Planning policies believed to be of specific significance to this scheme have been consulted and used to inform design decisions on this scheme. Those policies stated in the previous applications Delegated Item File Report have been especially taken into account within the design.

The following policies are noted as being especially relevant to this proposal:

Policy ENV1 - AONB
 Policy ENV19 - Listed buildings;
 Policy ENV20 - Proposals involving partial demolition of listed buildings;
 Policy G1 - Development control;
 Policy ENV3 - Development in open countryside;
 Policy H10 - Residential extensions;
 Policy HE6, HE7, HE9 and HE10 -
 Planning Policy Statement 5: Planning for the historic environment;

USE

Higher Lickhurst Farmhouse is a residential dwelling which has reached a stage in the life of the building where significant repair and modernisation work is required, to ensure the farmhouse continues to function as a habitable building for the foreseeable future.

The building owner would like to take the opportunity offered during the repairs to build a small extension, convert the attached ancillary building currently used for storage and upgrade the existing attic space to a habitable standard with bedroom and bathroom space.

The proposals have been designed to ensure there is minimal affect on the existing building fabric, and that any interventions are reversible, should a return to the original designed form of the farmhouse be required in future.

AMOUNT

The gross extension plan area is 9.5M² and the proposed single storey structure will provide breakfast / dining space attached to the newly converted kitchen, as well as allowing additional daylight into the kitchen area, and providing access to the rear garden.

The conversion of the existing single storey attached ancillary structure will enable this part of the building to be put to a more useful and sustainable use. By enabling its conversion to an integral part of the dwelling, it will not only provide a spacious kitchen area, but is likely to ensure future maintenance of this section of the building is upkept.

Alterations elsewhere within the property involve inserting new rooms and staircase within the existing plan form of the building, with minimum loss historic fabric.

LAYOUT

The proposed scheme has been designed to ensure that the double pile plan referred to within the listing description is maintained as well as the existing staircase from first to second floors. New internal walls form rooms within the existing historic plan of the building. These stud walls will allow their linings to be scribed round existing elements such as coverings and skirtings, and the nature of the construction will enable reversibility back to the existing layout in future if required.

The existing staircase from first to second floors has very limited headroom, making it almost unuseable as access to a converted attic area. However, the historic nature of this star is recognised, hence it's retention. A new staircase will enable a building regulations compliant access / egress to the attic, with only limited altering of the historic fabric of the building.

SCALE

The small scale of the proposed extension and its inconspicuous location ensure that the setting of the listed building and its surroundings are preserved.

The extension is subservient to the farmhouse and the adjacent barn to which it attaches. Its overall height is lower than the eaves level to the single storey element of the farmhouse ensuring the new extension does not dominate any part of the elevation.

By setting the extension back slightly from the corners of the building, this helps to visually separate the extension from the original buildings, making it easier to 'read' the distinction between the different eras of construction.

LANDSCAPING

Any landscaping works in conjunction with the proposed extension will be minimal. Where required, disturbed areas will be reinstated to match existing and adjacent materials.

APPEARANCE

The design and materials of the proposed extension do not try to imitate the existing farmhouse, but ensure that the extension can be easily 'read' as a later addition to a historic structure.

The following materials are proposed for the extension:

Walls: Vertical Cedar (or similar) cladding with stain finish; plinth in coursed natural stonework and natural stone cill to match existing;

Roof glazing: Double glazed aluminium framed roofing system;

Roof covering: Single-ply membrane with standing seam detail, in dark grey colour;

Windows: double glazed timber framed windows with stain finish;

Doors: double glazed timber framed doors and frame with stain finish;

Rainwater: profiled metal gutters and square or circular downpipes finished black;

Alterations elsewhere to the external fabric of the farmhouse are minimal.

No new openings through external walls are proposed, except from the kitchen to the extension.

4no. new flush fitting conservation type rooflights (in black metal frames) are proposed to the South ('back') roof slope of the farmhouse. These are required to make the new rooms to the attic area habitable and conform to building regulations requirements for light and ventilation. Gable wall window openings were considered as an alternative to rooflights, but it was felt that rooflights would provide a much more inconspicuous and sympathetic method of meeting the same objectives of light and ventilation provision.

ACCESS

Access into the farmhouse will be improved by providing new doorway access into the converted kitchen from the North elevation, as well as the external doors to the new extension.

Movement through the property will be improved by installing a new staircase from first to second floors, which will avoid the current issues with headroom presented by the existing staircase.

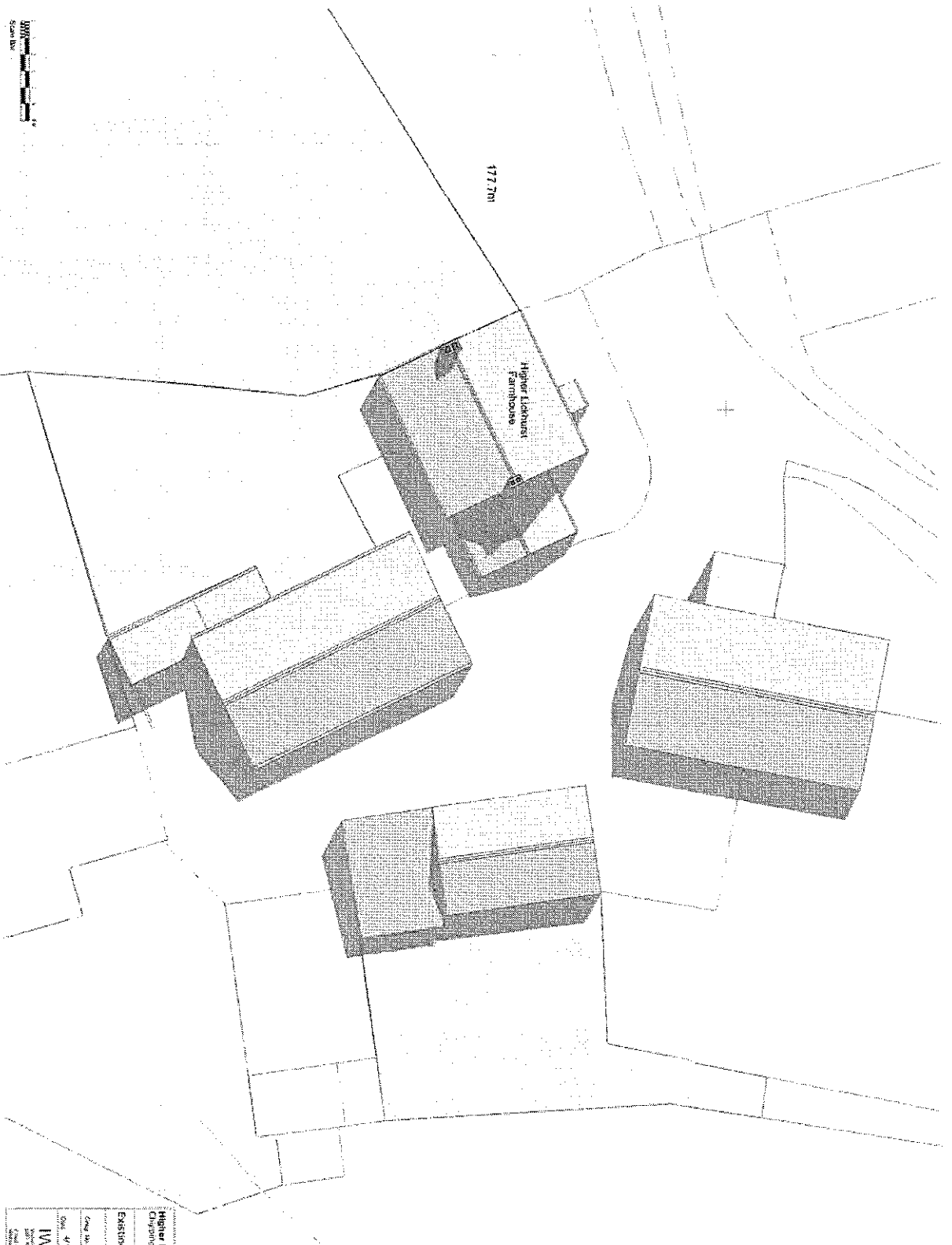
Vehicular access to the site is unaffected by the proposals.

APPENDICES

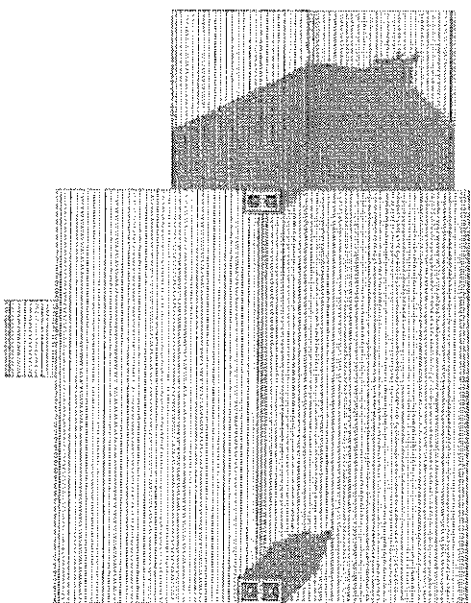
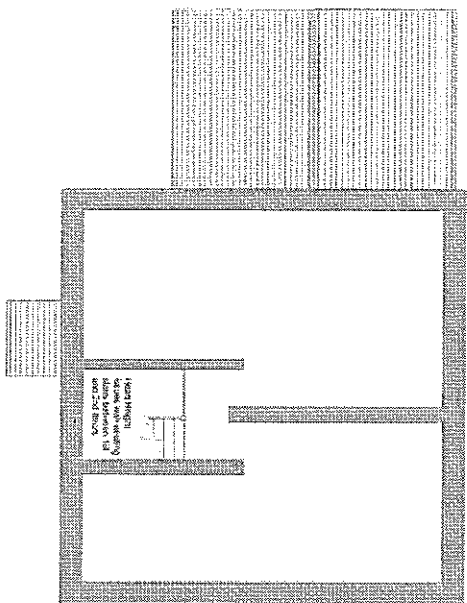
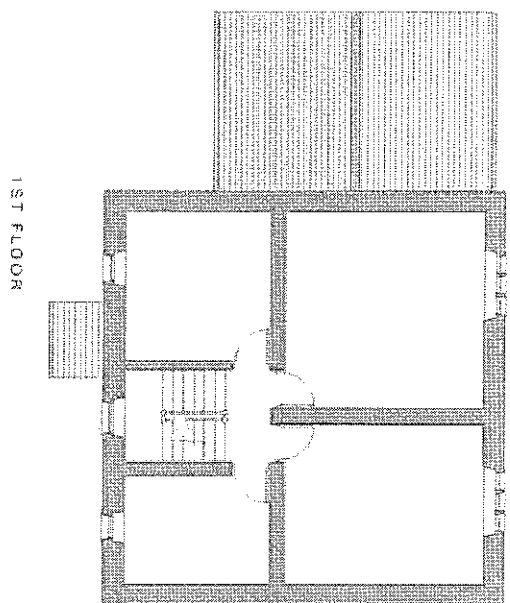
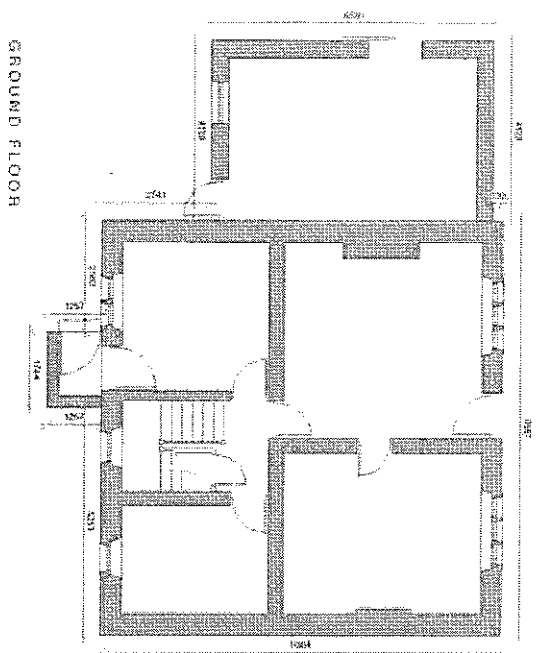
Higher Lickhurst Farmhouse, Leagram, Chipping
July 2011

Single storey extension and alterations to the Grade II Listed Farmhouse

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Higher Lickhurst Farmhouse	
Chipping	
Existing Site Plan	
Drawn by: 1735.E.01	Scale: 1:1000
Date: 4/11	Sheet: 1 of 1
IWA Architects	
100 The Quadrant, Chipping, Dorset DT11 2JH	
Tel: 01300 831111 Fax: 01300 831112	
Email: info@iwa.co.uk Website: www.iwa.co.uk	

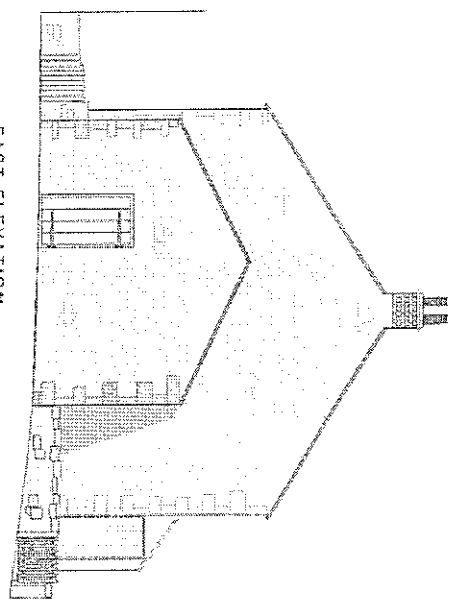


Highgate Lockhart Farmhouse Cottage	
Existing Plans	
Drawing No. 1735.E.02	Date:
Date: 4-11	Scale: 1/4"=8'-0"
IWA Architects 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 Tel: (310) 276-1100 Fax: (310) 276-1101 E-mail: info@iwa.com Web: www.iwa.com	

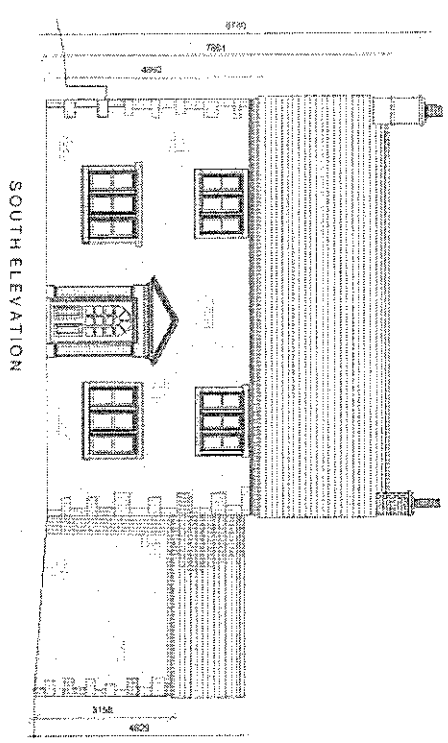
IWA Architects

Higher Lickhurst Farmhouse, Leagram, Chipping
July 2011

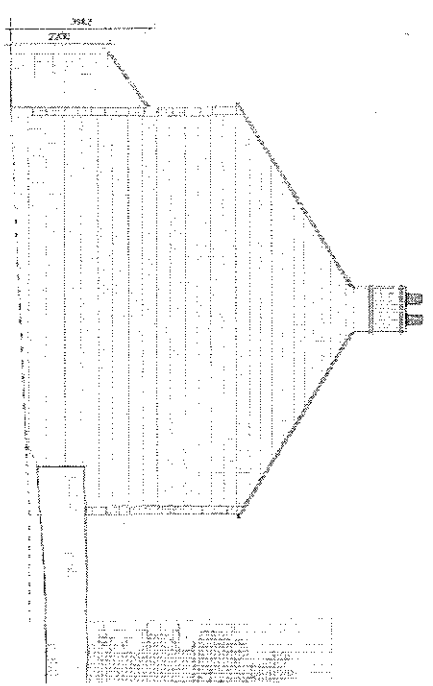
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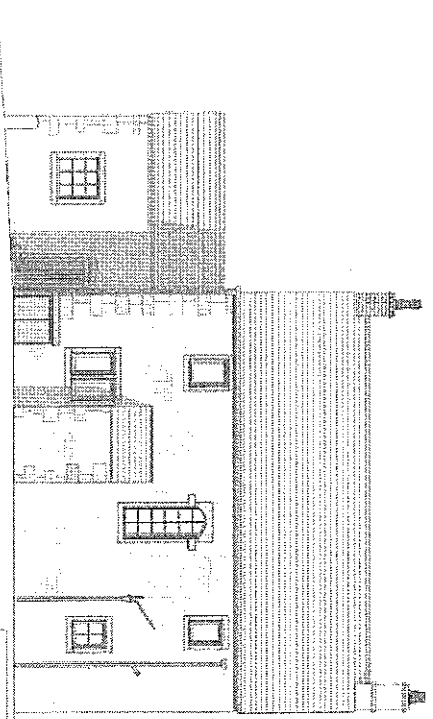
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



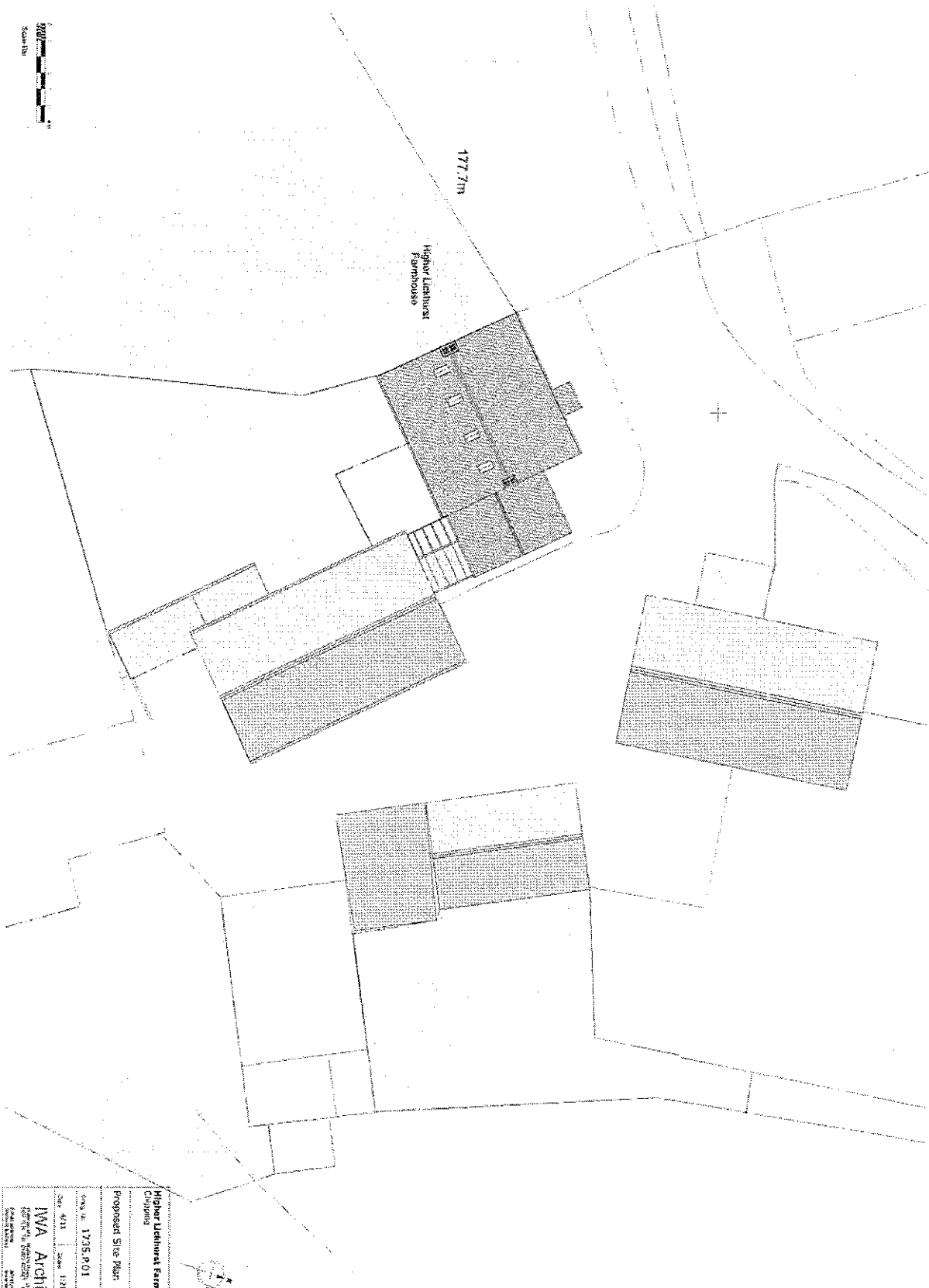
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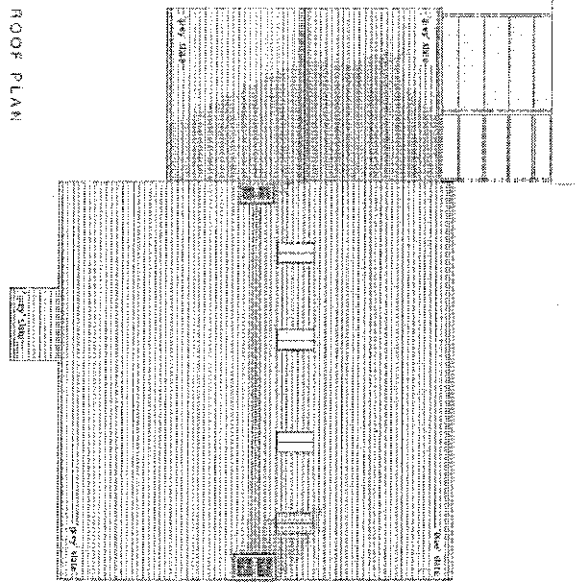
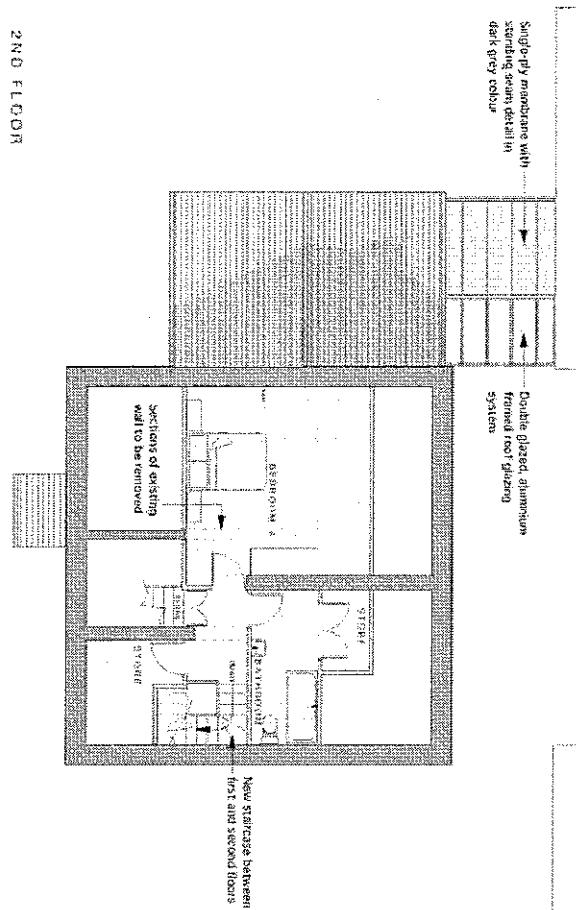
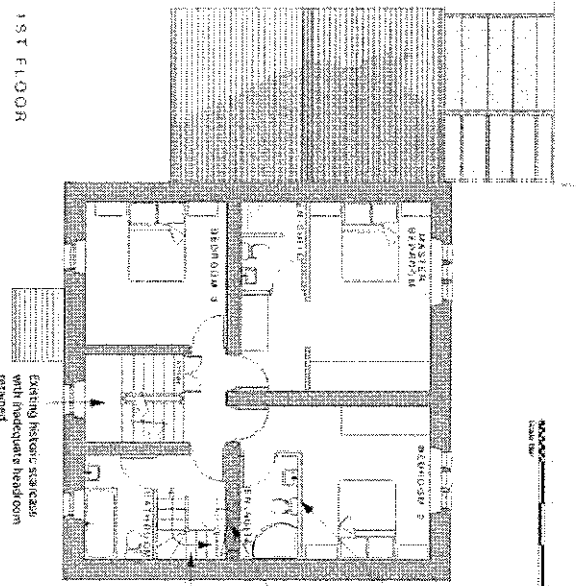
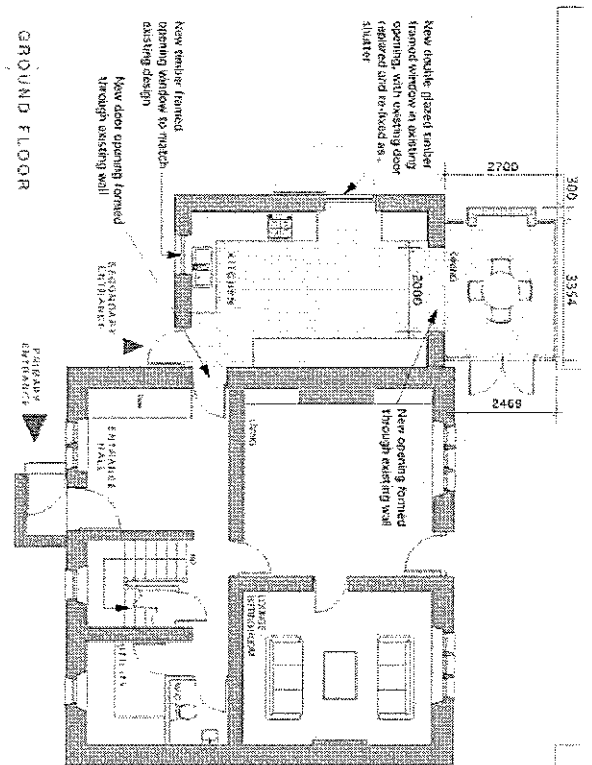
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Existing Elevations	
Drawn: 4/11	Scale: 1:100.00
Project No. 1735.E.03	Date:
IWA Architects	
207-207 St. James Street, London SW1A 1AA	
Tel: 020 7493 8800 Fax: 020 7493 8801	
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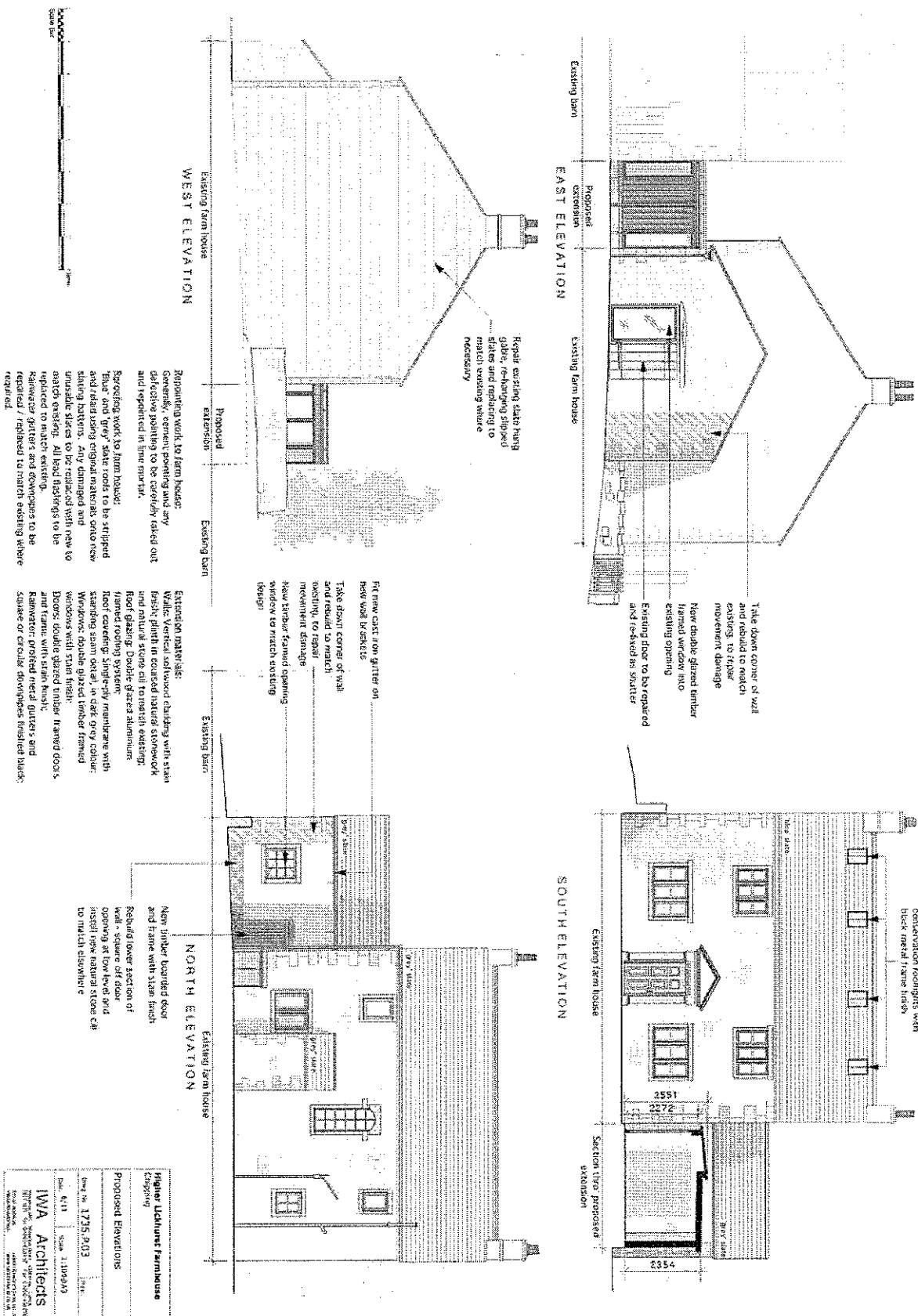
Higher Lickhurst Farmhouse, Leagram, Chipping
July 2011



Higher Lickhurst Farmhouse	
Chipping	
Proposed Site Plan	
Drawn by: 17/05/2011	Scale: 1:2000
IWA Architects	
01753 750000 750000	
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Higher Lickhurst Farmhouse	
Chipping	
Proposed Floor Plans	
Drawn: 1735.P02	Rev:
Cons: 0/11	Date: 11/06/2011
IWA Architects	
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Higher Lickhurst Farmhouse			
Chipping			
Proposed Elevations			
Drawn by: 1275, 202	Scale:	1:100	Date:
Drawn by: 6/11	Scale:	1:100	Date:
IWA Architects			
117 High Street, Chipping, North Devon, Devon PL20 9AA			
Tel: 01323 871111 Fax: 01323 871112			
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320110677P

contact details

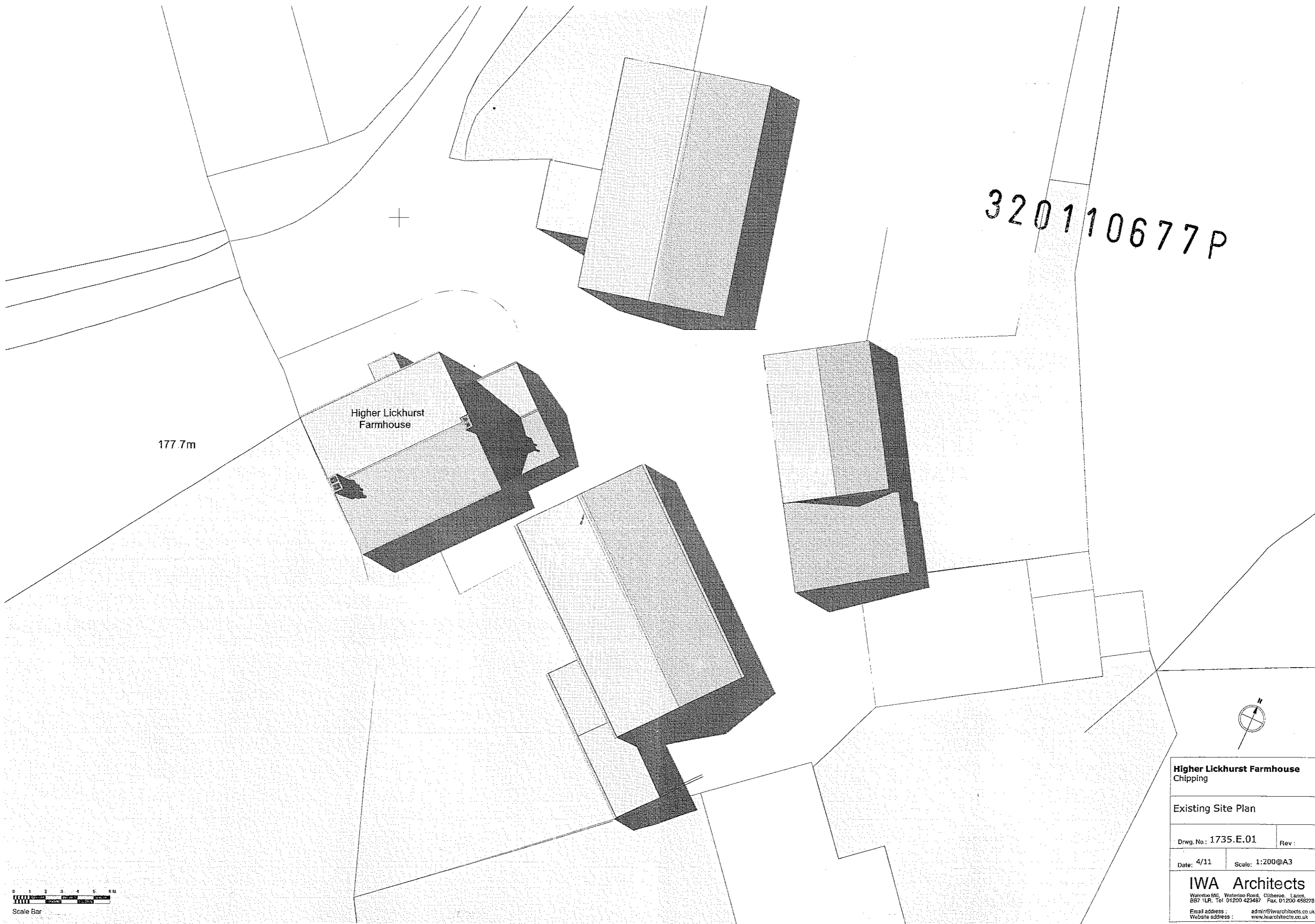
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IWA Architects

Higher Lickhurst Farmhouse, Leagram, Chipping
July 2011



177.7m

Higher Lickhurst
Farmhouse

320110677P

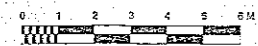


Higher Lickhurst Farmhouse Chipping	
Existing Site Plan	
Drwg. No.: 1735.E.01	Rev :
Date: 4/11	Scale: 1:200@A3
IWA Architects <small>Waterloo Mill, Waterloo Road, Clitheroe, Lancs. BB7 1LR. Tel: 01200 423467 Fax: 01200 456278</small>	
<small>Email address: admin@iwarohitects.co.uk Website address: www.iwarohitects.co.uk</small>	

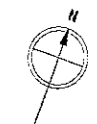
320110677P

177.7m

Higher Lickhurst
Farmhouse



Scale Bar



Higher Lickhurst Farmhouse
Chipping

Proposed Site Plan

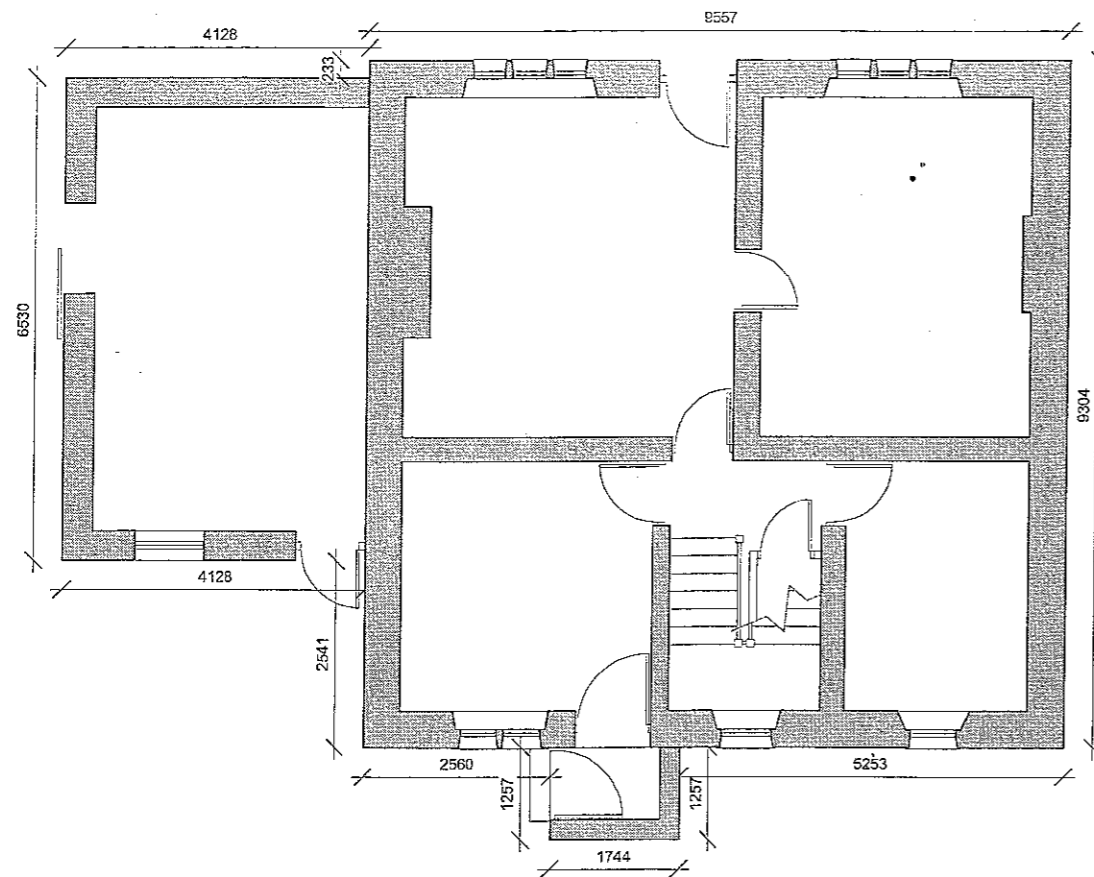
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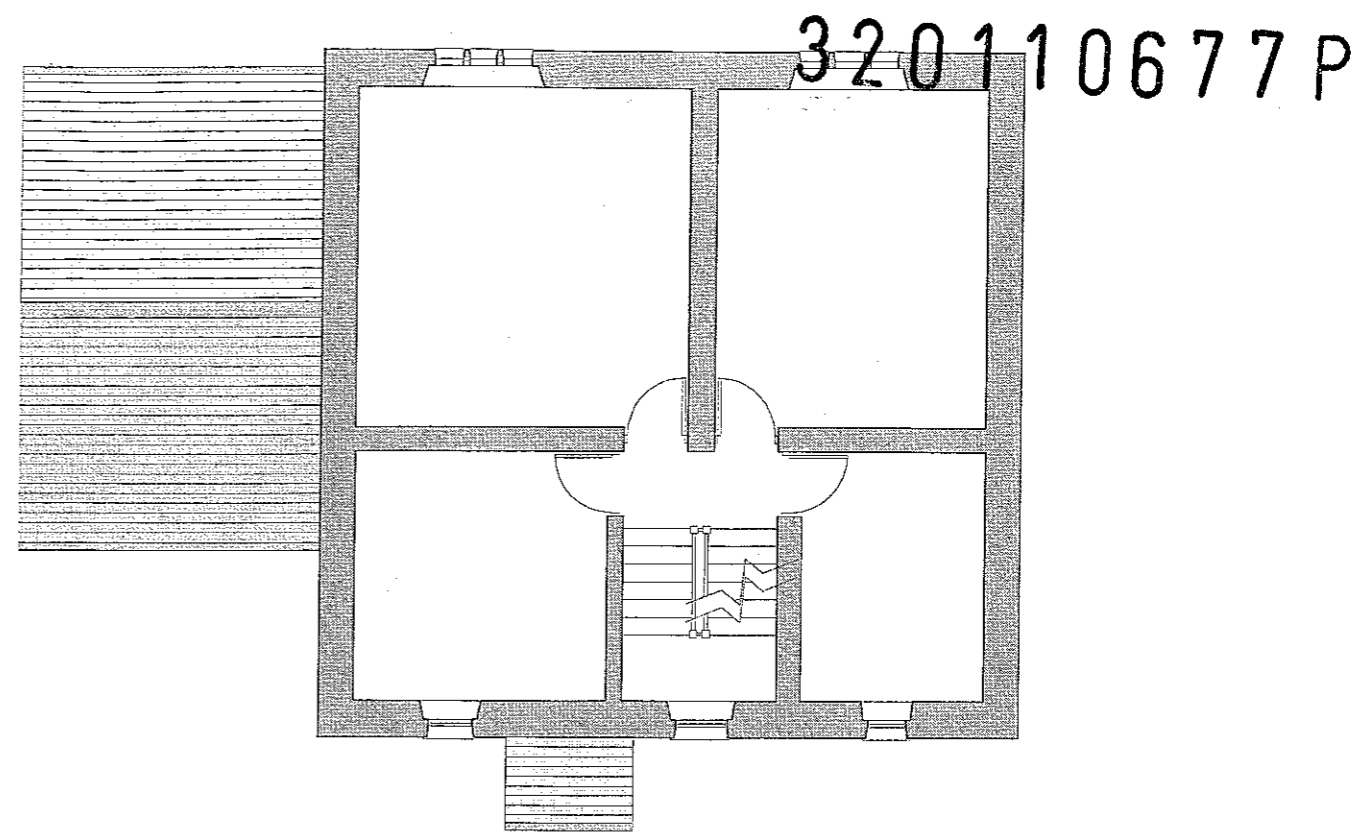
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Waterloo Hill, Waterloo Road, Clitheroe, Lancs.
BB7 1LH. Tel: 01200 423457 Fax: 01200 458278

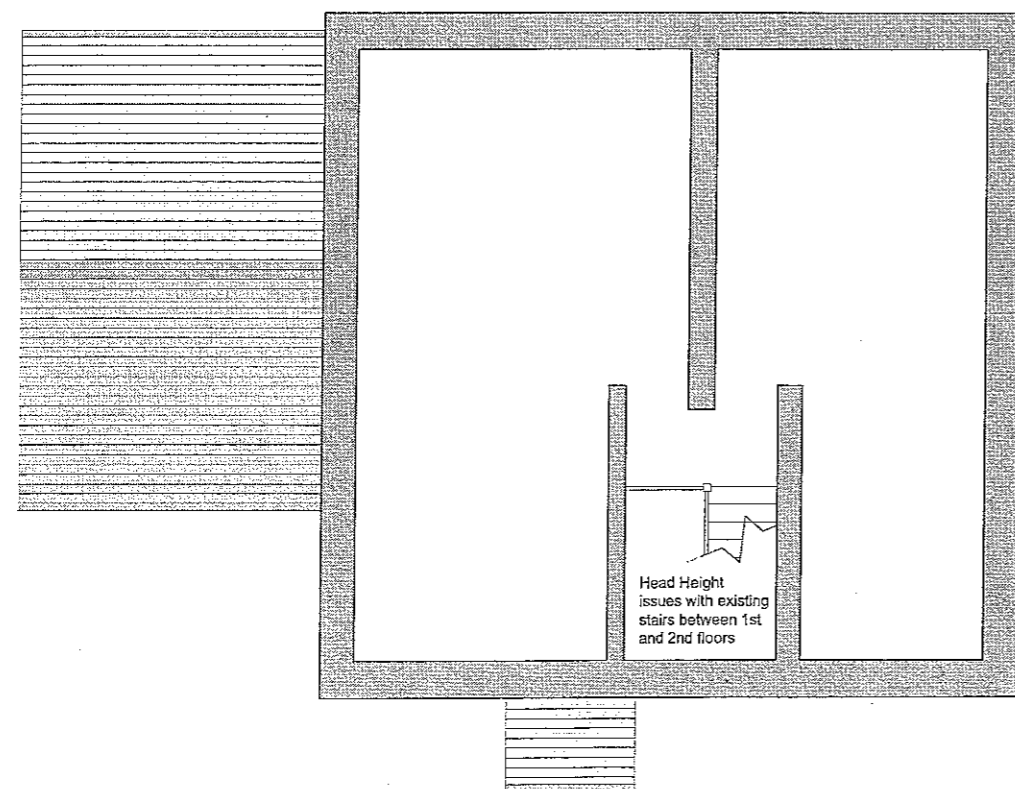
Email address: admin@iwarhitects.co.uk
Website address: www.iwarhitects.co.uk



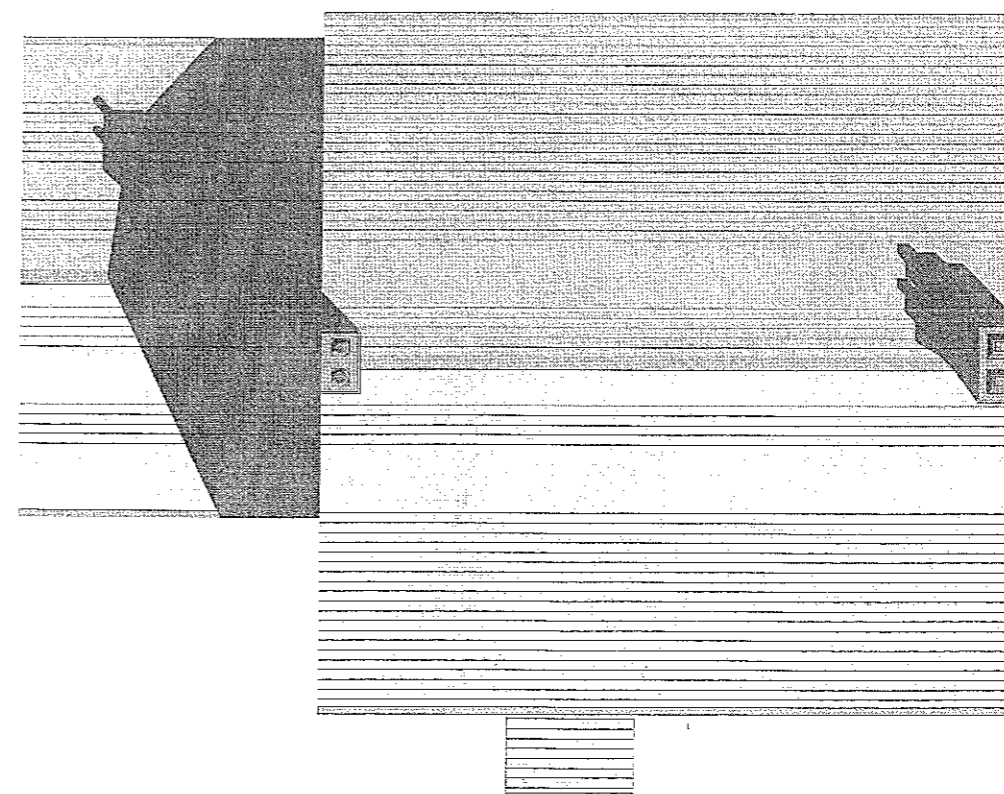
GROUND FLOOR



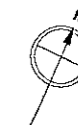
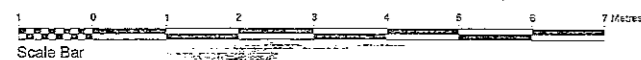
1ST FLOOR



2ND FLOOR



ROOF PLAN



Higher Lickhurst Farmhouse
Chipping

Existing Plans

Drwg. No.: 1735.E.02

Rev.:

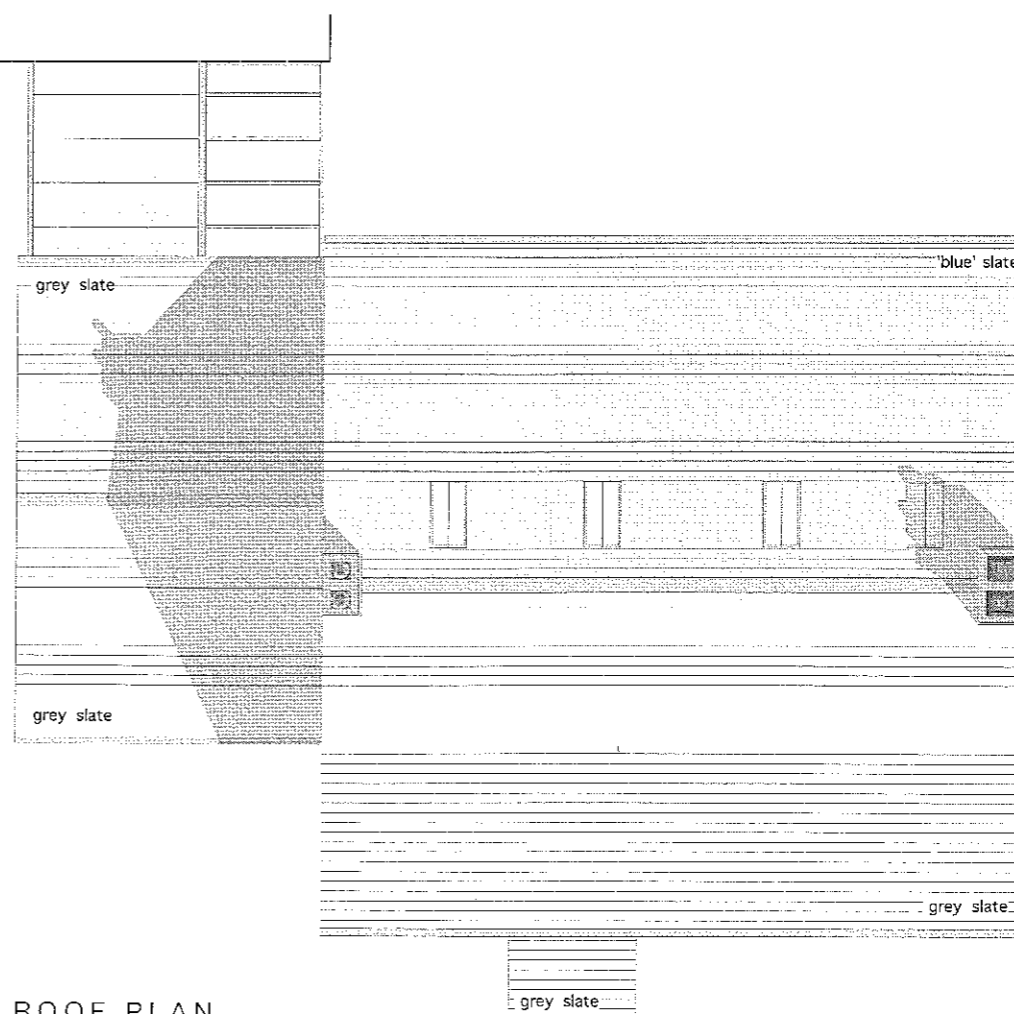
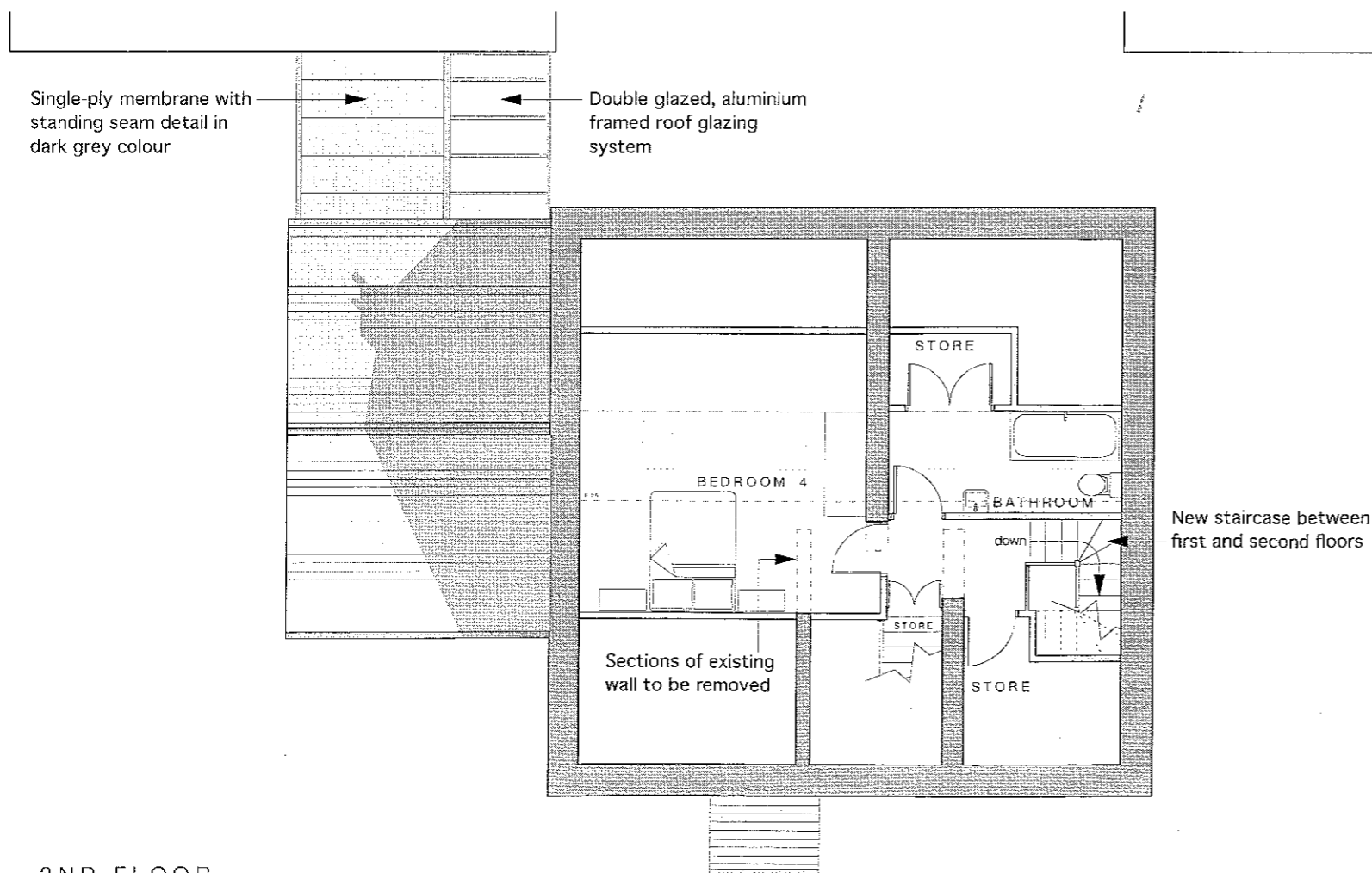
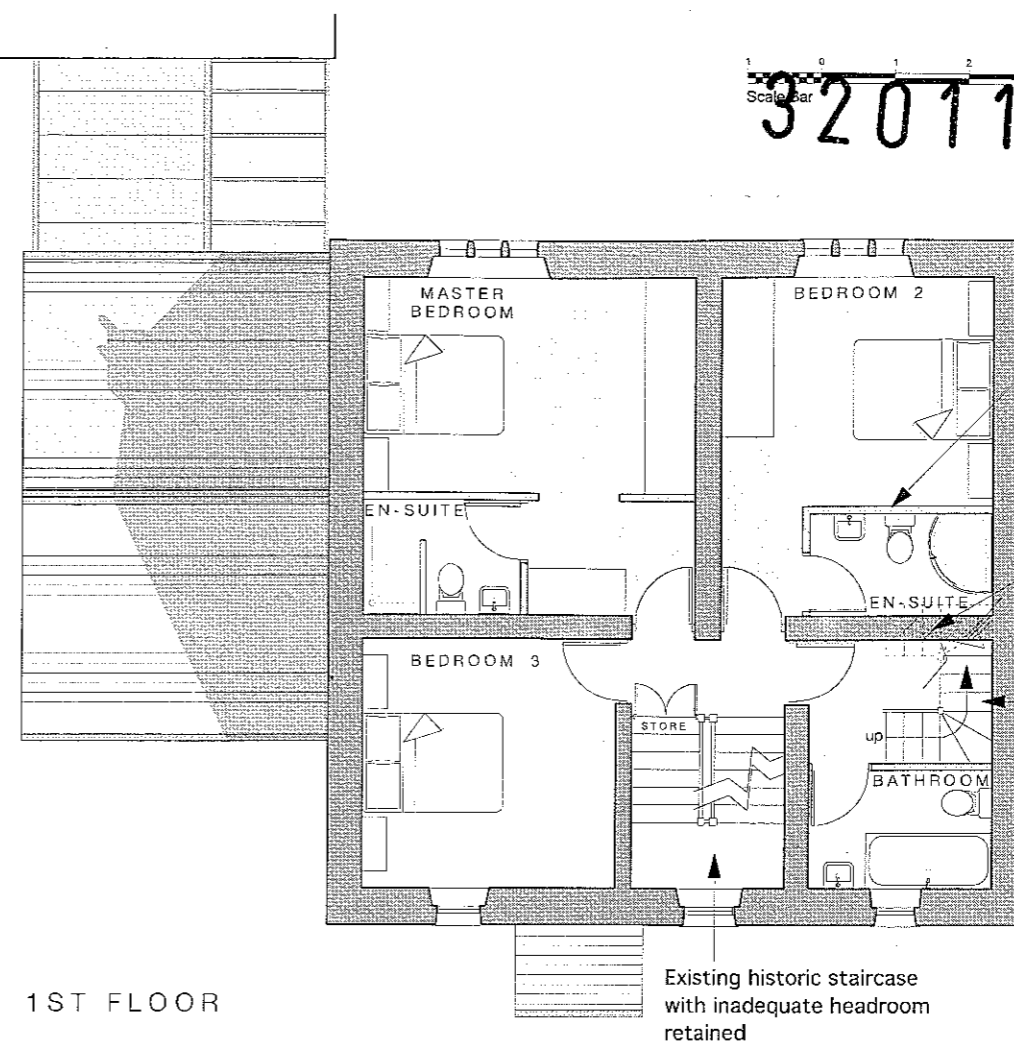
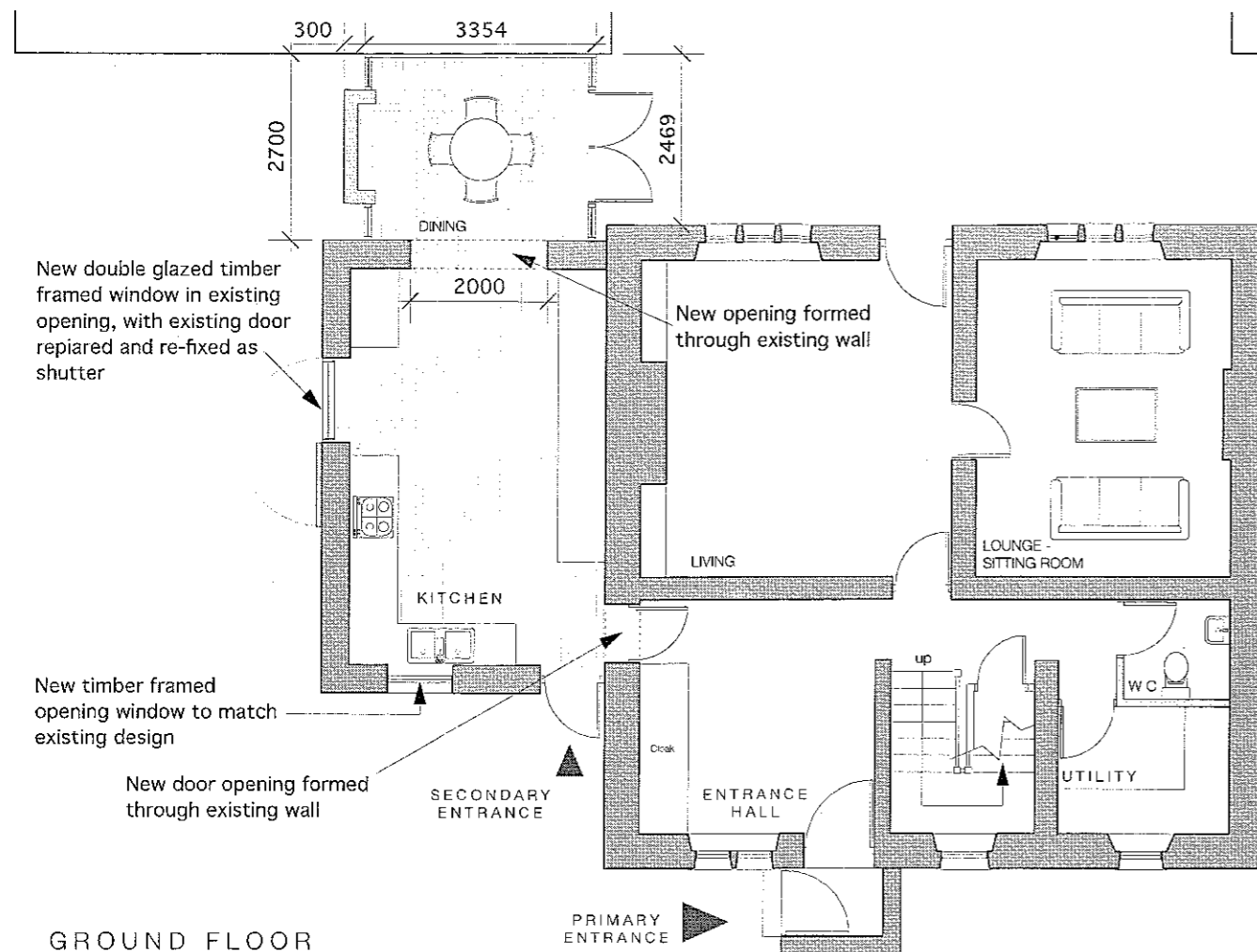
Date: 4/11

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IWA Architects

Waterloo Mill, Waterloo Road, Chichester, Lancs,
B57 1LR. Tel: 01200 423457 Fax: 01200 458278

Email address: admin@iwaarchitects.co.uk
Website address: www.iwaarchitects.co.uk



320110677P

New studwork walls built off existing floors - wall finish to be scribed round any historic coving / skirting etc to preserve historic fabric

Section of existing wall shown hatched to be stepped down beneath new staircase, and bulkhead formed within new en-suite

New staircase between first and second floors

Existing historic staircase with inadequate headroom retained

Higher Lickhurst Farmhouse
Chipping

Proposed Floor Plans

Drwg No.: 1735.P.02

Rev:

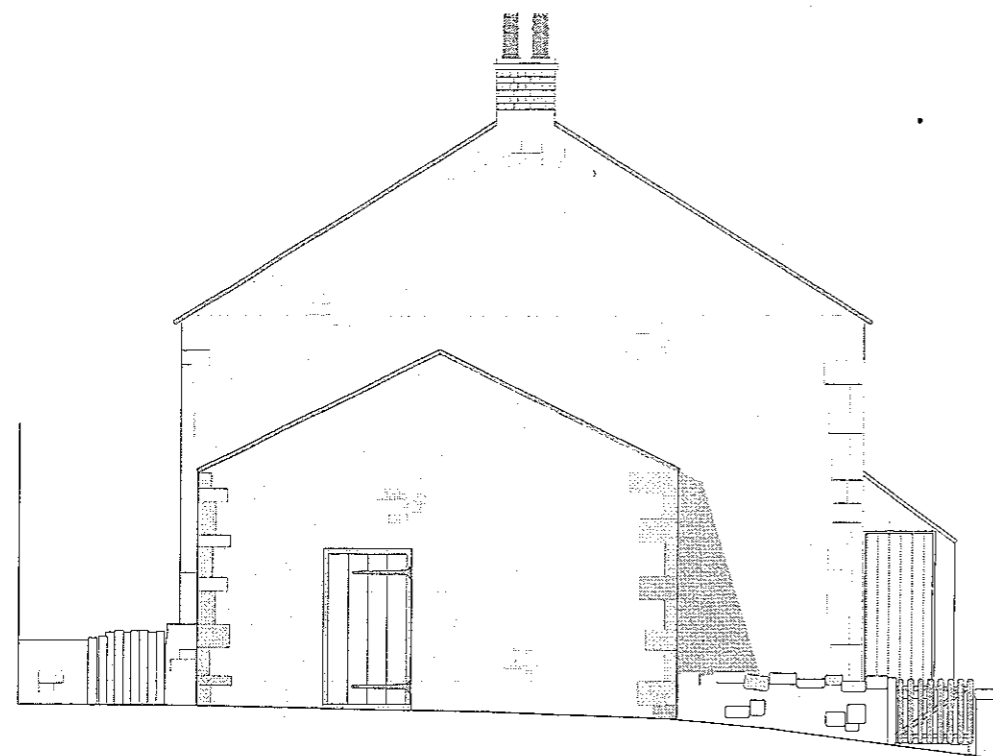
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IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancs.
BB7 1LR. Tel: 01200 429487 Fax: 01200 458278

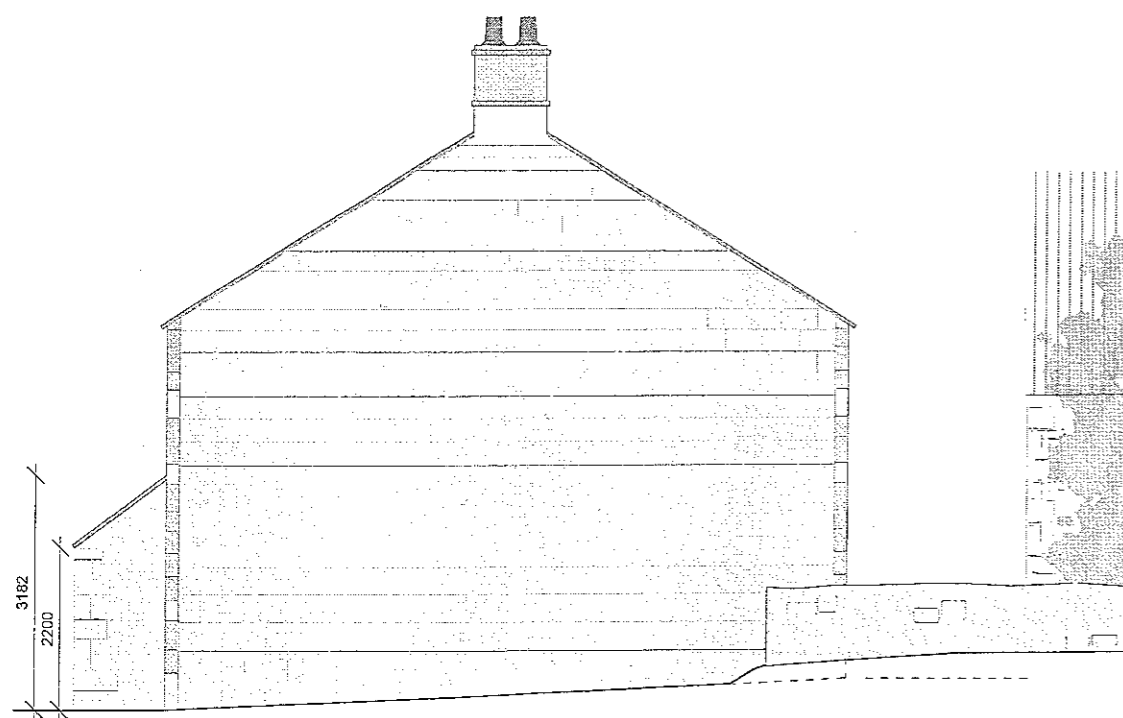
Email address: admin@iwaarchitects.co.uk
Website address: www.iwaarchitects.co.uk



EAST ELEVATION



SOUTH ELEVATION



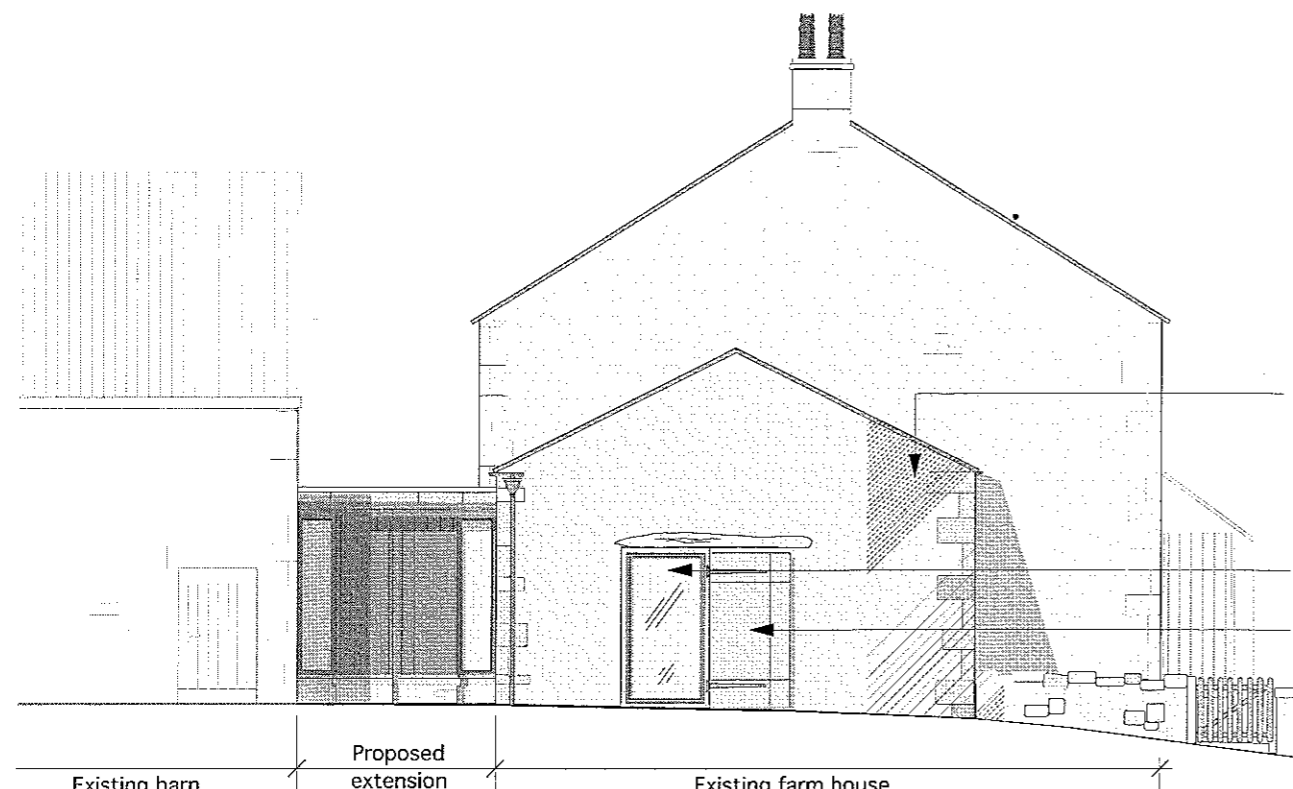
WEST ELEVATION



NORTH ELEVATION



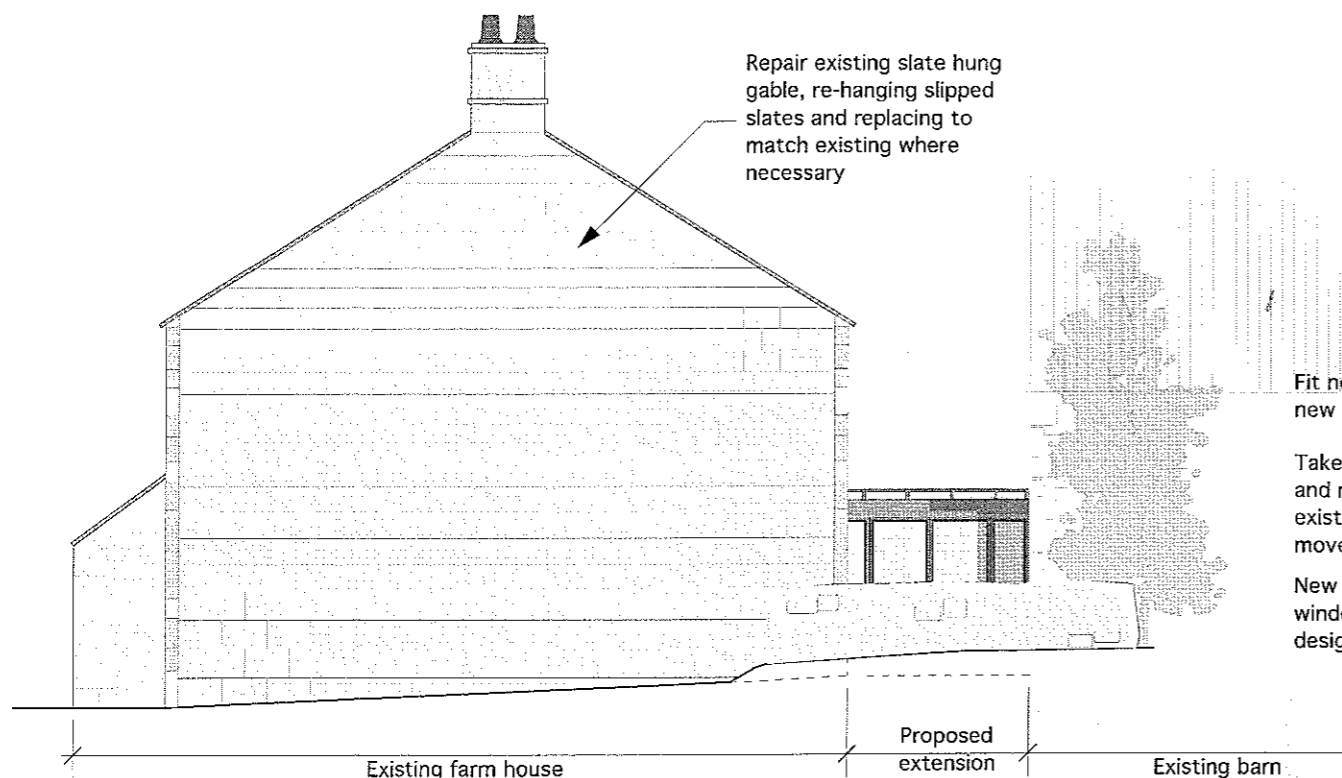
Higher Lickhurst Farmhouse Chipping	
Existing Elevations	
Dwg No: 1735 E.03	Rev.:
Date: 4/11	Scale: 1:100@A3
IWA Architects Watcombe Mill, Watcombe Road, Ditcherow, Lenzes, BS7 1LR. Tel: 01203 423437 Fax: 01203 458278	
Email address: admin@iwarchitects.co.uk	Website address: www.iwarchitects.co.uk



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- Fit new cast iron gutter on new wall brackets
- Take down corner of wall and rebuild to match existing, to repair movement damage
- New timber framed opening window to match existing design



NORTH ELEVATION

Repointing work to farm house:
Generally, cement pointing and any defective pointing to be carefully raked out and repointed in lime mortar.

Reroofing work to farm house:
'Blue' and 'grey' slate roofs to be stripped and relaid using original materials onto new slating battens. Any damaged and unusable slates to be replaced with new to match existing. All lead flashings to be replaced to match existing. Rainwater gutters and downpipes to be repaired / replaced to match existing where required.

Extension materials:
Walls: Vertical Cedar (or similar) cladding with stain finish; plinth in coursed natural stonework and natural stone cill to match existing;
Roof glazing: Double glazed aluminium framed roofing system;
Roof covering: Single-ply membrane with standing seam detail, in dark grey colour;
Windows: double glazed timber framed windows with stain finish;
Doors: double glazed timber framed doors and frame with stain finish;
Rainwater: profiled metal gutters and square or circular downpipes finished black;

- New timber boarded door and frame with stain finish
- Rebuild lower section of wall - square off door opening at low level and install new natural stone cill to match elsewhere



Higher Lickhurst Farmhouse
Chipping

Proposed Elevations

Drwg No: 1735.P.03

Rev:

Date: 6/11

Scale: 1:100@A3

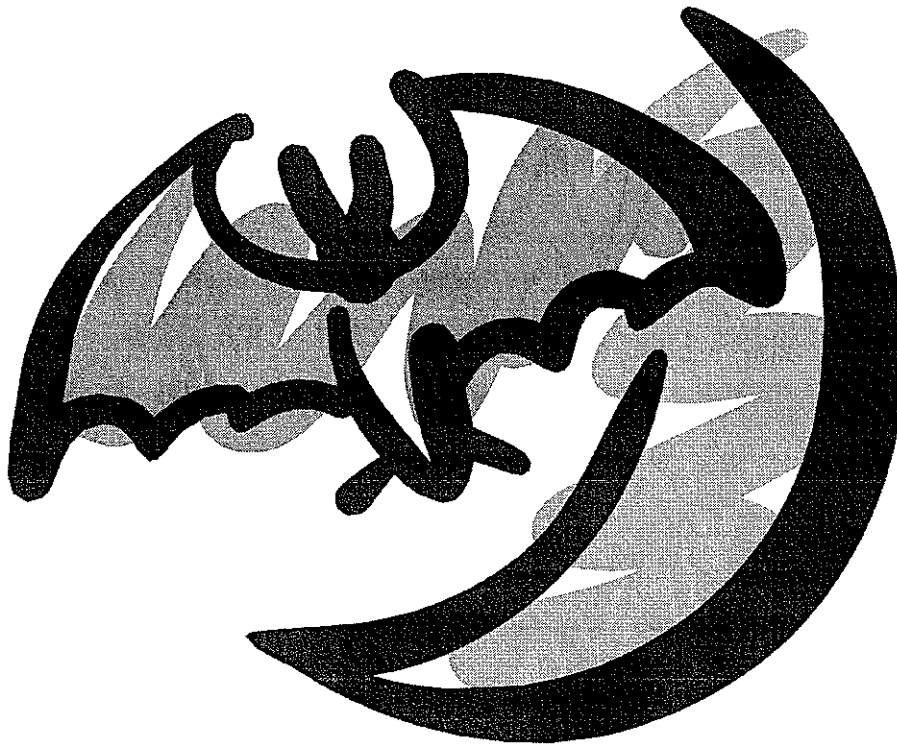
IWA Architects

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REPEAT WILDLIFE SURVEY FOR BATS AND OWLS**AT**

**Higher Lickhurst Farm
Leagram
Chipping**



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





BAT & OWL SURVEY & REPORT

Commissioned By:

Mr G Lowe

Address:

Palewood House
Whitewell Road
Cow Ark
Clitheroe, BB7 3DG

Tel No:

01995 61605

Instruction Method:

Written

Bat Survey Address:

Higher Lickhurst Farm
Leagram
Chipping

Visit Date/Time:

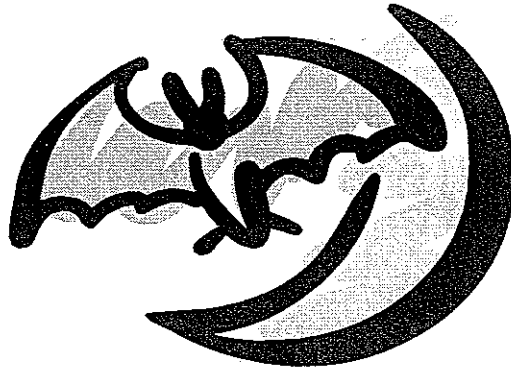
31 July 2011 @ 18.30hrs

Weather Conditions:

Warm, dry evening following a hot, sunny day. Temperature of 17.5°C

Document Reference:

1390



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

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

Survey Methods

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

Evidence of use will include the following;

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

Evening Surveys

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

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

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower.

8 x 32 Opticron binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

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

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

Bat detection methods

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

Evening surveys

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

Analysis of results

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

Bat habits

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

Adverse weather

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

Risk Assessment

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

Low risk:

No evidence of use by bats was found.

Medium risk:

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

High risk:

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

BAT SURVEY & REPORT

REPEAT SURVEY

This survey has been conducted to provide an update on the previous survey and report dated 16 June 2009, document reference 1238.

House and Buildings

A careful search throughout all the buildings could find no evidence of occupation by bats. The information sourced is identical to that obtained on the original survey.

Conclusions

No evidence of use by bats could be found.

Risk

Low

Additional Survey Works

As with the original survey, when two evening surveys were conducted at bat emergence time, an up to date survey was undertaken in case any bat roost locations had been overlooked or the situation had changed.

BAT SURVEY & REPORT

320110677P

Evening Survey

Date: 31 July 2011

Start Time: 20.45 hours

End Time: 22.15 hours

Weather: The evening was overcast with a light north westerly breeze and a temperature of 11⁰C.

Bat Suitability Evening:

Flying insects were present but as the evening progressed and the temperature dropped, 'bat food' became less obvious.

Survey Details:

The buildings were continually monitored by two persons, each using a bat detector set at 45Khz to pick up the sonar noises emitted by bats. Bat detectors were set to 55Khz in an attempt to locate any bats that may have been present.

Survey Findings:

No evidence of bats foraging or feeding around the site were detected or observed.

Evaluation of the Survey Results:

Bats do not favour the site as ideal roosting habitat.

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to extend the farmhouse and convert the barns into holiday lets. All other buildings will be demolished.

Site Description

The site is a former farm and outbuildings, located high up on a hillside. Surrounded by agricultural land, strips of woodland occur up the sides of streams percolating from the nearby moorland.

Survey Results

The day and evening surveys could find no evidence to confirm that bats occupied any of the buildings.

The latest evening survey could find no evidence of bats at all.

Importance of the Site

Due to the exposed position and the way the wind appears to blow straight through all the buildings, I do not consider the site very 'habitat friendly' to bats. Bats are much more likely to occur in the valleys where food is more abundant.

Conclusions

No evidence of bats using the premises as a roost site could be confirmed.

Risk Assessment

Low

Mitigation and Enhancement

No bat mitigation or habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed:

Dated:

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

Bats and the Law

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

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

How to proceed when bats are found

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

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

General recommendations:

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

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

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

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

BARN OWL SURVEY & REPORT

Survey Brief:

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

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

Objectives of the report:

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

To make recommendations when the presence of owls is found.

Limitations of the report:

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

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

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

Survey Details

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

Evidence of use by owls will include the following;

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

SURVEYING EQUIPMENT

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

Survey Methods

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

BARN OWL SURVEY & REPORT

320110677 P

Site description:

The site is a former farm with barns and outbuildings, surrounded by agricultural land with cattle and sheep. It occupies an exposed position on a hillside, nestling beneath a large area of moorland.

Survey results

YES	NO
-----	----

External:	White streaks down roof timbers + walls
	Owl pellets
Internal:	White streaks down walls
	Owl pellets new
	Owl pellets old
	Owl feathers
	Signs of nest
	Access for owls

	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments:

A careful inspection of all barns and loose boxes could not find any signs of pellets, feathers or any other owl indicators.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Owls do not use the buildings. This report updates the previous one dated 16 June 2009.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed:

Dated: