



RIBBLE VALLEY
BOROUGH COUNCIL

18 OCT 2011

For office use only

Application No

320110859P

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: % First name: Mr Last name: Jeffries

Company (optional): Grindleton Consolidated Charities

Unit: House number: House suffix:

House name: % Scott Croft

Address 1: Brow Top

Address 2: Grindleton

Address 3:

Town: Nr Clitheroe

County:

Country:

Postcode: BB7 4QR

2. Agent Name and Address

Title: Mr First name: Jeffries Last name: Marshall

Company (optional): Jeff Marshall & Associates

Unit: House number: House suffix:

House name: Swindlehurst Barn

Address 1: Back Lane

Address 2: Grindleton

Address 3:

Town: Nr Clitheroe

County:

Country:

Postcode: BB7 4RW

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Change of use of redundant community centre (Old School House) to dwelling at Lane Ends

Is the building or use in change of use already started? ☐ Yes ☒ No

If please state the date when building or use were started DD/MM/YYYY

Date must be the date when building or use were started

Is the building or use in change of use already started? ☐ Yes ☒ No

If please state the date when building or use were started DD/MM/YYYY

Date must be the date when building or use were started

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: Old School House

Address 1: Lane Ends

Address 2: Grindleton

Address 3:

Town: N^o Clitheroe

County:

Postcode (optional): BB7 4PH

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

Easting: Northing:

Description:

At the junction of Smullen Lane & Holden Lane at Lane Ends

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).

Please tick if the full contact details are not known and then complete as much as possible: ☐

Officer name:

Mr Graeme Thorpe

Reference:

RV/2011/ENQ/00122

Date (DD/MM/YYYY): 6/7/2011
(must be pre-application submission)

Details of pre-application advice received?

Email 6th July 2011

straight line development
other uses prior to conversion

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

If you answered Yes to any of the above questions please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

The vehicle & pedestrian access have been made large to accommodate vehicles for better access & egress

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:

Waste bin by side of area

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☐ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

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	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Stone	Stone	☐	☐	210/2/2
Roof	Blue slate	Blue slate	☐	☐	20/2/2
Windows	Upvc & wood	Timber (Hardwood)	☐	☐	
Doors	Timber & glass	Timber & glass	☐	☐	
Boundary treatments (e.g. fences, walls)	Stone walls & railing	Stone walls & railing	☐	☐	210/2/2
Vehicle access and hard-standing	Wrote iron gates play ground	Access to be opened up to allow improved access	☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

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:

Location Plan Existing 210/2/1
Scheme drawing 210/2/2

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	N/A	5	5
Light goods vehicles/ public carrier vehicles	N/A	N/A	N/A
Motorcycles	N/A	N/A	N/A
Disability spaces	N/A	N/A	N/A
Cycle spaces	N/A	N/A	N/A
Other (e.g. Bus)	/	/	/
Other (e.g. Bus)	/	/	/

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☒ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. 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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

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:

Bat Survey

- ☐ 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

15. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

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

Village Hall used once a fortnight for sewing class until

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear in its website what the survey should contain in accordance with the current BS5837: Trees in relation to construction - Recommendations.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste.

Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							1

Totals (a + b + c + d + e + f + g) = 1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐	0					
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐	0					
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐	0					
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Total proposed residential units (A + B + C + D) = 1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐	0					
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

Total existing residential units (E + F + G + H) = 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

19. All Types of Development: Non-residential Floorspace

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

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A			
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	N/A			

22. Site Area

Please state the site area in hectares (ha)

0.0410

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

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Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) Ethylene oxide (tonnes) Phosgene (tonnes)
 Ammonia (tonnes) Hydrogen cyanide (tonnes) Sulphur dioxide (tonnes)
 Bromine (tonnes) Liquid oxygen (tonnes) Flour (tonnes)
 Chlorine (tonnes) Liquid petroleum gas (tonnes) Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature]

9/8/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building or of a part of it but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

[Redacted]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Redacted]

On the following date (which must not be earlier than 21 days before the date of the application):

[Redacted]

Signed - Applicant:

[Redacted]

Or signed - Agent:

[Redacted]

Date (DD/MM/YYYY):

[Redacted]

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

[Redacted]

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

9/8/2011

B) I have/ The applicant has given the [Redacted] on other than myself/ the [Redacted] 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

[Redacted]

Or signed - Agent:

[Redacted]

Date (DD/MM/YYYY):

[Redacted]

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted:

3 copies of a completed and dated application form:

☐

The correct fee:

☐

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐

3 copies of a design and access statement:

☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

☐

3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐

3 copies of the completed, dated Ownership Certificate (A B C or D - as applicable):

☐

27. Declaration

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

Signed - Applicant:

[Redacted]

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

9/8/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Extension number:

Country code:

National number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. 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)

☒ Agent

☒ Applicant

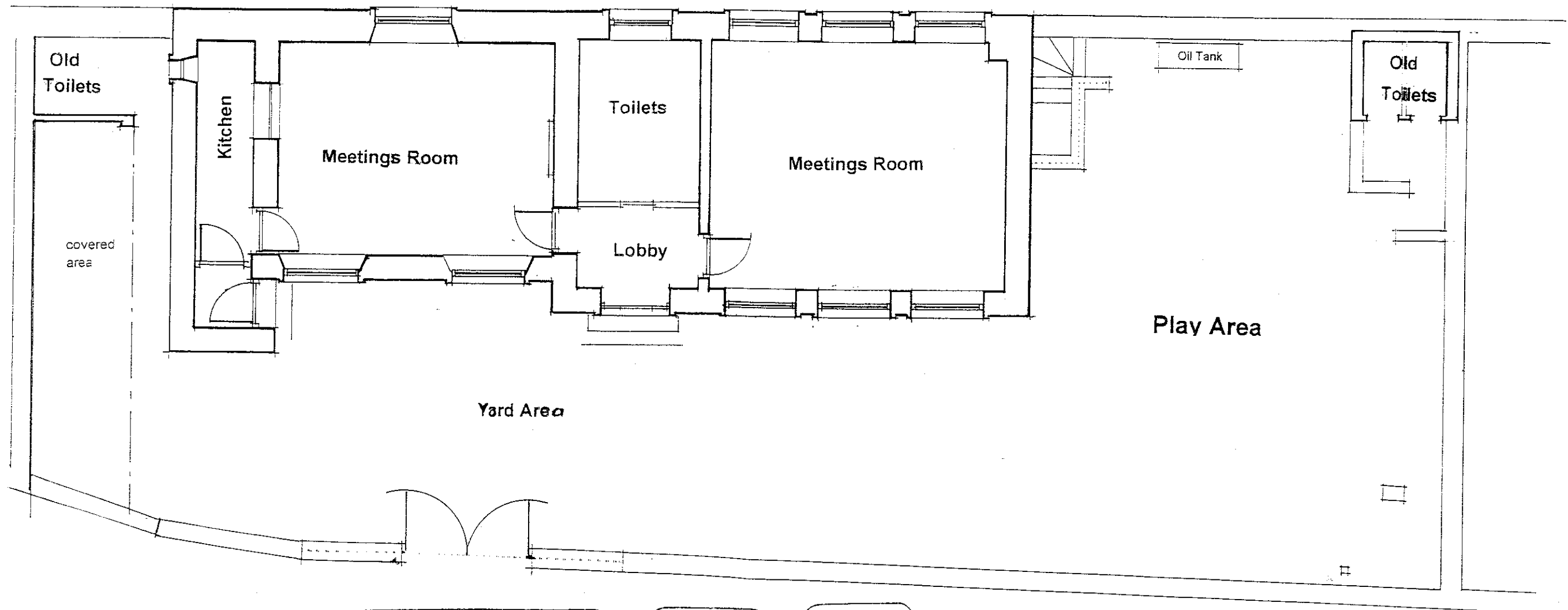
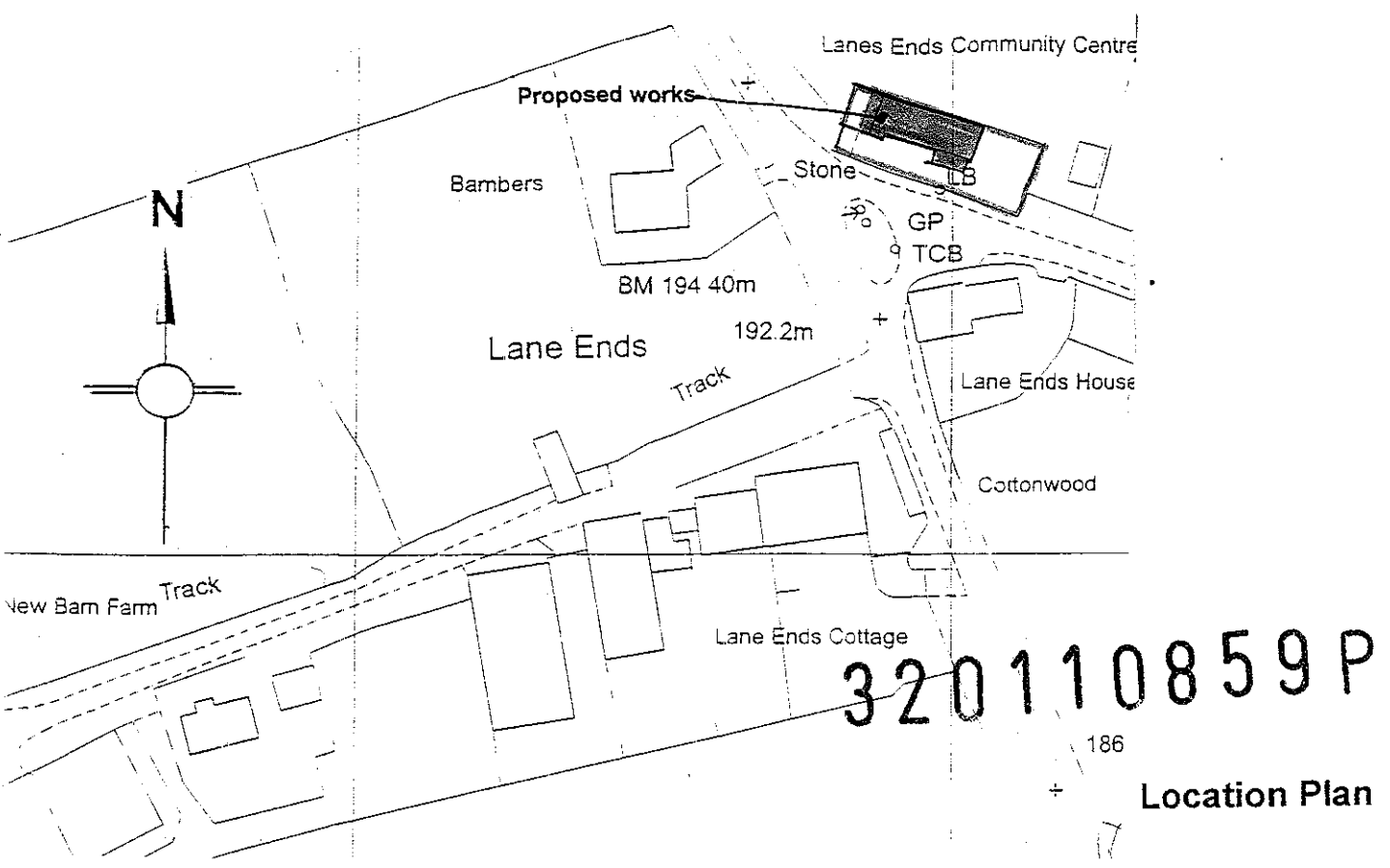
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Jeff Marshall & Associates.
Architectural Designers & Surveyors.
Tel 01200 440157

Project **Proposed Old School conversion to dwelling at Lane Ends**
Title **Location Plan Existing Layout**

Scale 1:1250
1:100
Date 7/8/2011

Drg N° **210/2/1**
Rev.

Existing Layout

Design & Access Statement
Old School House, Lane Ends
Change of use to Dwelling

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The existing school house was built in two parts, one in 1874 and the latter addition in 1926. The building has been, since the closure of the school in the 1970's, a community centre but latterly used once a fortnight for a sewing class. The building has had little repair and maintenance become unfit for purpose and derelict. It was placed on the market in July/August 2007 with little response and at a very low price without planning approval.

My client, Grindleton Consolidated Charities wish now to convert the property into a dwelling after the conversion of the barn at Harrop Gate, which has been so successful.

The design keeps the older element of the property intact with its cross truss construction. The newer extension with its factory type window would be extended forward and upwards to give a first floor within the roof space. By extending towards the road, and not along the boundary as suggested, gives:-

1. Greater accommodation in the roof space
2. Better access without a long corridor within building, reducing circulation space
3. A more functional design for a dwelling
4. Not building as much along the boundary wall
5. Gives a private and improved amenity space
6. Takes less area of the site
7. Improvement of the elevations
8. More in keeping with adjacent properties

The present access is via wrought iron gates 2900mm wide which is unsatisfactory, therefore the access to be improved for vehicles and pedestrians by:-

1. Making it wider to 5200 mm
2. Keeping the railings and reconstructing the wall
3. Moving the access further away from the junction

John Pallister

Chartered Surveyors, Auctioneers, Land Agents
Agricultural & Tenant Right Valuers
Residential Sales & Lettings

Directors

John Pallister, FAAV, MCltarb

Member of the Central Association of Agricultural Valuers

Richard Pallister, MRICS

Catherine J. Pallister, MRICS MSc BSc (Hons)

Our Ref

Your Ref

Reply to

JP/JMcG – Grindleton Cons Charities 2188 Fax: 01200 429994

John Pallister

THE COACH HOUSE
28, DUCK STREET
CLITHEROE
LANCS. BB7 1LP

Telephone: 01200 425697

E-Mail info@pallisters.co.uk

Web: www.pallisters.co.uk

18th August 2011

Trustees of Grindleton Consolidated Charities
c/o Mrs. M. Renton
Tithe Cottage
4 Grindleton Road
West Bradford
Clitheroe
BB7 4IE

Dear Sirs,

320110859P

Re: Lane Ends School Room

I write as requested to confirm that the above property was placed upon the market in July/August 2007. The suggested use of the building was to be workspace. In the event written offers were received between £51,500 and £85,150, which was not acceptable to you. The property remained unoccupied and in April 2008 an offer of £130,000 was received from a Mr. Nicholson, who failed to make sensible progress towards the purchase. You had spent a budget of £550.46 on advertising plus VAT in the efforts to sell.

I hope this resume is of assistance.

Yours sincerely,

JOHN PALLISTER FAAV
for John Pallister Limited

c.c. J. Marshall ✓
J. Cowling

Bat Survey
Lane Ends
Community Centre
Grindleton
BB7 4PH.

320110859P

D.G.Hodgson,
9 Craven Terrace,
Settle,
North Yorkshire,
BD24 9DB.
01729823219.
davidghodgson@btinternet.com

This site showed no visible signs of any bats. This building is a perfect site for a bat roost; ideal as bats are visible foraging around the area but because of the poor state of the building starlings appear to be using this as a nesting site obviously putting off the bats. Plenty of access points are available but no places could be found that bats were using to make use of this property. If the property is developed then it may be useful to add a ventilation tile to the ridge and if possible a couple of entry points below the roof plate to give access to the wall cavity. This could be done (if the roof is removed) by adding ventilation tiles or by leaving a small opening in the mortar work; this would provide temporary roost sites for any passing bats.

Photo 1 (North side) shows points where starlings are entering to nest and roost.

Photo 2 (South side) shows slipped slates that cause water to get into wall making it unsuitable for bats to roost.

Photo 3 shows slipped slates.

Photo 4 shows boards tight to wall so giving few or no entry points for bats.

David

D.G.Hodgson 14th October 2011.

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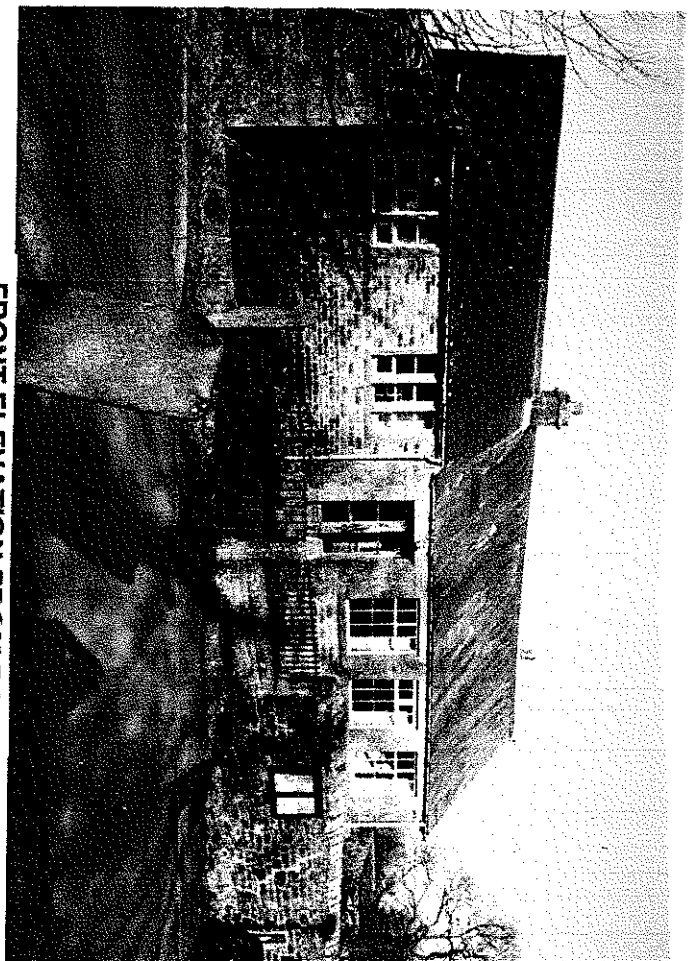
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LANE ENDS OLD SCHOOL HOUSE

FRONT YARD ELEVATION



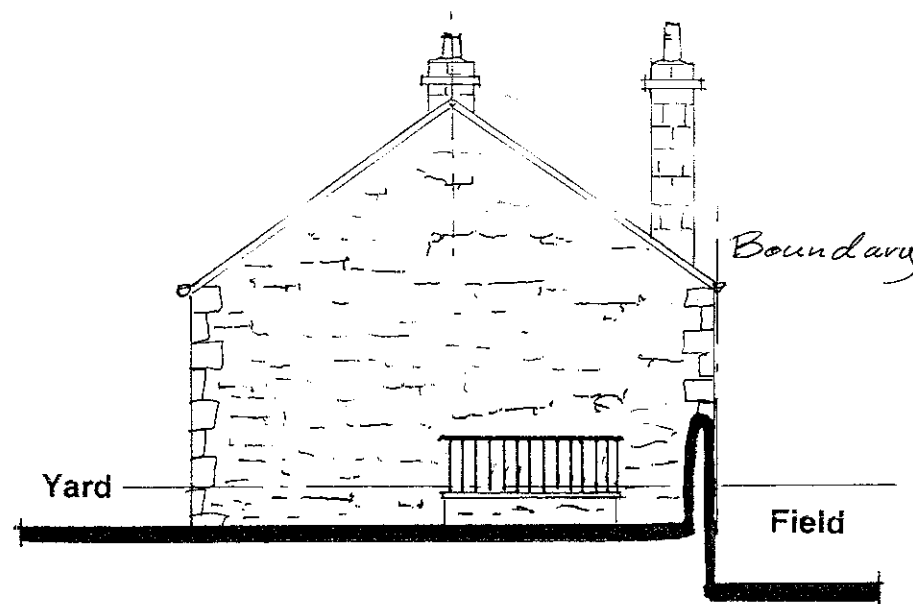
FRONT ELEVATION FROM ROAD



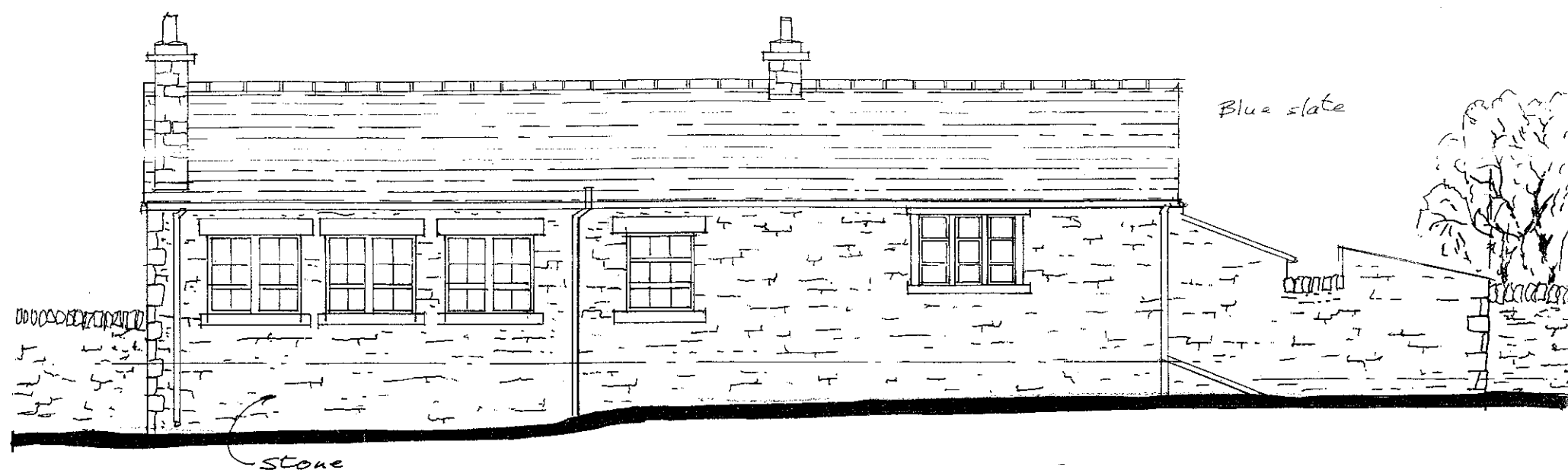
WINDOW DETAIL



REAR ELEVATION



Side Elevation

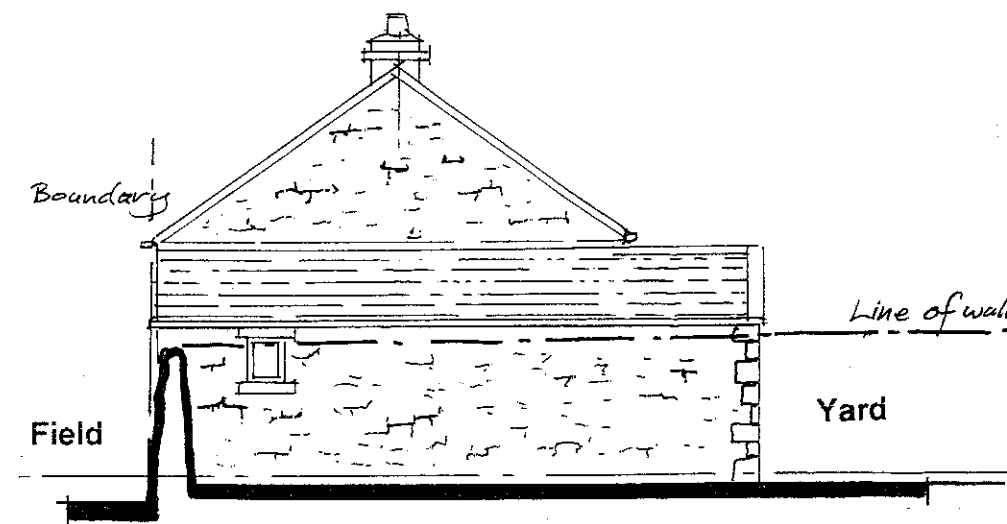


Rear Elevation

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Front Elevation



Side Elevation

Existing Elevations

Jeff Marshall & Associates
Architectural Designers & Surveyors
Tel. 01200 440157

Project Proposed Old School conversion
to dwelling at Lane Ends
Title Existing Elevations

Scale 1:100
Date 25/10/11

Drg No
210/2/1
Rev