



RIBBLE VALLEY
BOROUGH COUNCIL

25 OCT 2011

For office use only

Application No.

320110885P

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	First name:		Surname:			
Company name:	Ouzledale Foundry Co Ltd						
Street address:	Watts Close Farm				Country Code	National Number	Extension Number
	Gisburn				Telephone number:		
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:					Email address:		
Country:							
Postcode:	BB7 4JY						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	Simon	Surname:	Hill		
Company name:	Horsley Townsend Architects Ltd						
Street address:	Wharfe Suite Brunswick Court Victoria Street				Country Code	National Number	Extension Number
					Telephone number:		
					Mobile number:		
Town/City:	Wetherby				Fax number:		
County:					Email address:		
Country:	United Kingdom						
Postcode:	LS22 6RE						
					simon@horsleytownsend.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of 1no. former milking parlour to 2no. residential dwellings with associated parking and landscaping

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:	Watts Close Farm		
Street address:	Gisburn		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4JY		

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

Easting:	383158
Northing:	447173

5. Pre-application Advice

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

☐ Yes ☒ No

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:

AL(2-)13

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

☐ Yes ☒ No

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:

Random rubble stone, exposed concrete blockwork, exposed brickwork

Description of *proposed* materials and finishes:

Random rubble stone, retained blockwork to be render with roughcast render, retained brickwork to be rendered with roughcast render

Roof - description:

Description of *existing* materials and finishes:

Natural Slate and Corrugated Metal Sheet

Description of *proposed* materials and finishes:

Natural Slate and Corrugated Metal Sheet

Windows - description:

Description of *existing* materials and finishes:

Timber Boarding / Concrete Blockwork

Description of *proposed* materials and finishes:

Painted Timber / Natural hardwood

Doors - description:Description of *existing* materials and finishes:

Timber / Sheet Metal

Description of *proposed* materials and finishes:

Painted Timber / Natural Hardwood

Boundary treatments - description:Description of *existing* materials and finishes:

Concrete blockwork and fencing

Description of *proposed* materials and finishes:

Rubblestone walls and fencing

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:

AL(2-)11, AL(2-)13, AL(2-)14 and AL(2-)15

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	4	4
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:

Former Milking Parlour

Is the site currently vacant? ☐ Yes ☒ No

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total 2

Market Housing - Existing

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

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	2
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

18. All Types of Development: Non-residential Floorspace (continued)

320110885 P

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	515.0	515.0	345.7	-169.3
Total		515.0	515.0	345.7	-169.3

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:

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?

2 914 sq.metres

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: Mr First name: Simon Surname: Hill

Person role: Agent Declaration date: 09/03/2011 ☒ 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: Mr First Name: Simon Surname: Hill

Person role: Agent Declaration date: 21/10/2011 ☒ 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.

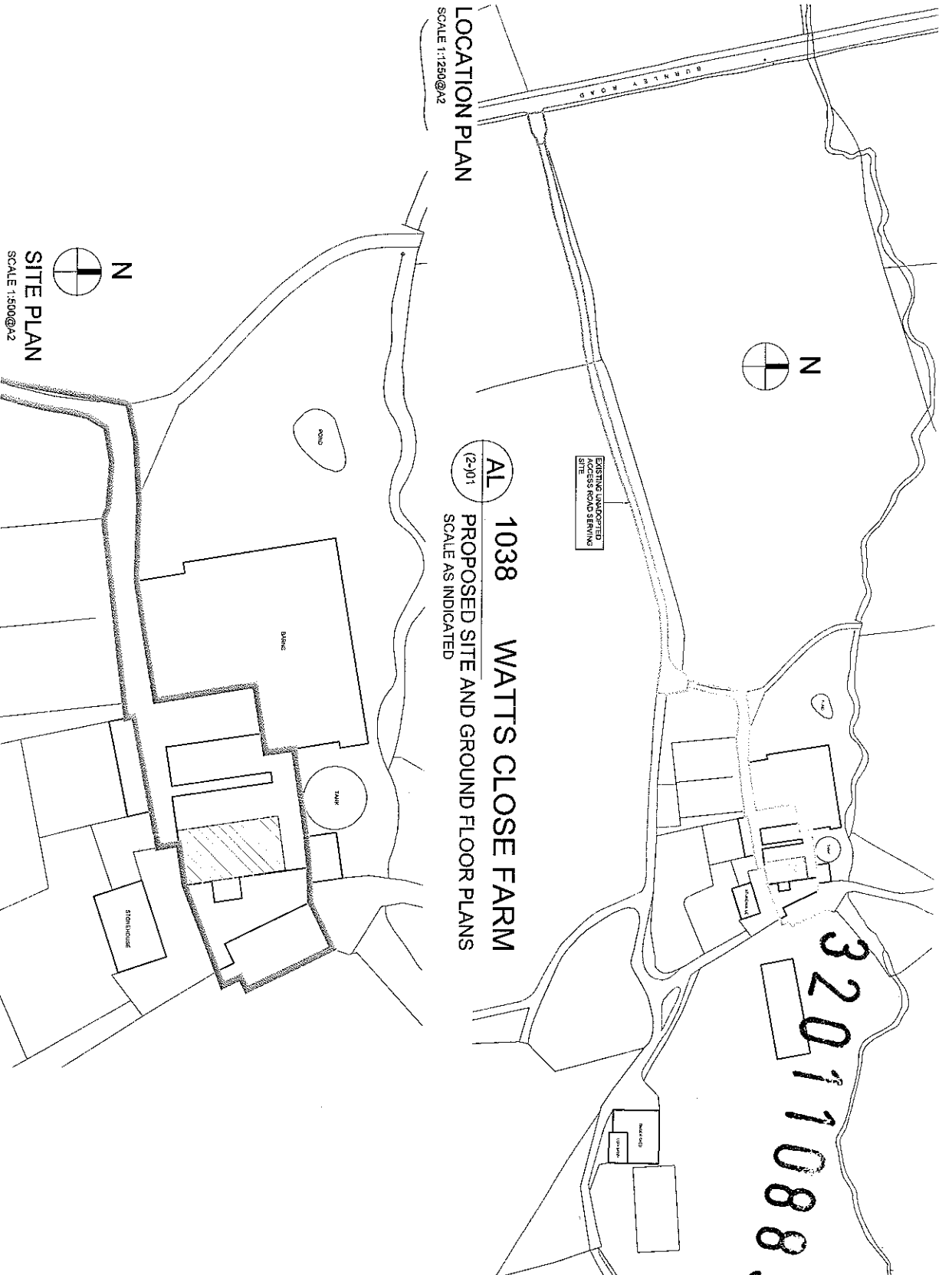


Date: 21/10/2011

LOCATION PLAN

SCALE 1:1250@A2

AL 1038 WATTS CLOSE FARM
(2-01)
PROPOSED SITE AND GROUND FLOOR PLANS
SCALE AS INDICATED



SITE PLAN

SCALE 1:500@A2

21.06.11

21.06.11

horsley townsend consulting architects

client QUZEDALE FOUNDRY COMPANY LTD

project WATTS CLOSE FARM, GOSBURN

drawing SITE AND LOCATION PLAN

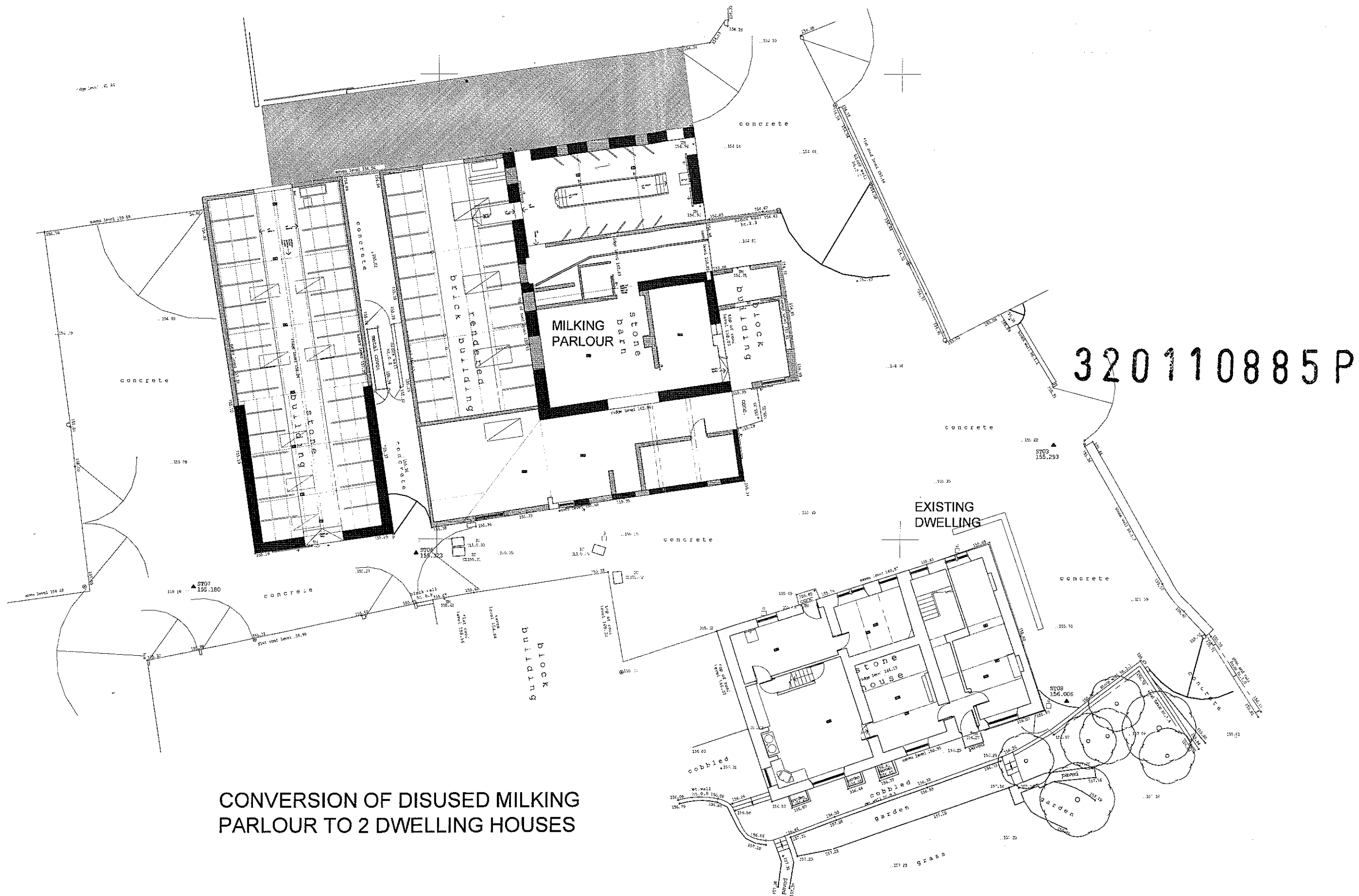
date SEPTEMBER 2011 scale AS INDICATED created

job no 1038 drawing no. AL(2-01) rev. AS INDICATED

THE WATTS CLOSE FOUNDRY IS A VULNERABLE HISTORIC BUILDING AND SHOULD BE PROTECTED AND PRESERVED

DO NOT SCALE

320110885P



CONVERSION OF DISUSED MILKING PARLOUR TO 2 DWELLING HOUSES

AL
(2-11)

1038 WATTS CLOSE FARM

EXISTING SITE LAYOUT
SCALE 1:100 @ A1

101	ISSUED FOR PLANNING PURPOSES	21.02.11

horsley townsend consulting architects

client OLZEDALE FOUNDRY CO LTD

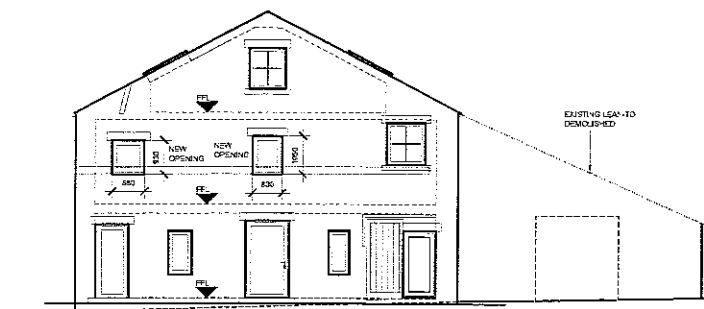
project WATTS CLOSE FARM, CSBURN

drawing EXISTING SITE LAYOUT

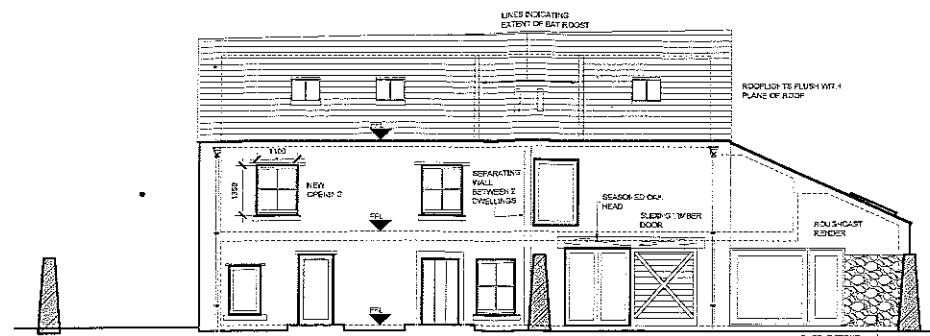
date SEPTEMBER 2011 scale AS INDICATED checked

job no 1038 drawing no. AL(2-11) rev. AS INDICATED

THE PLAN IS A PRELIMINARY SITE LAYOUT. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.



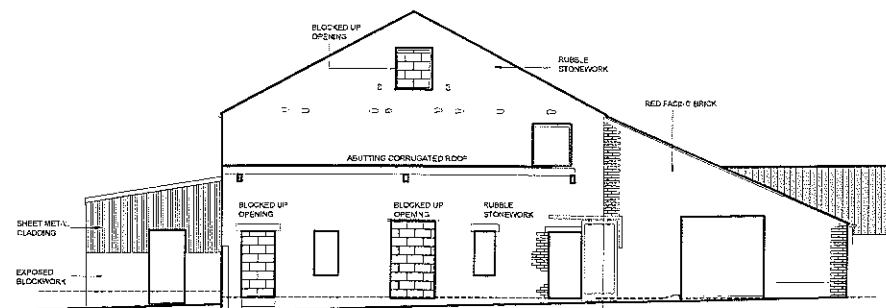
PROPOSED NORTH ELEVATION
SCALE 1:100 @ A1



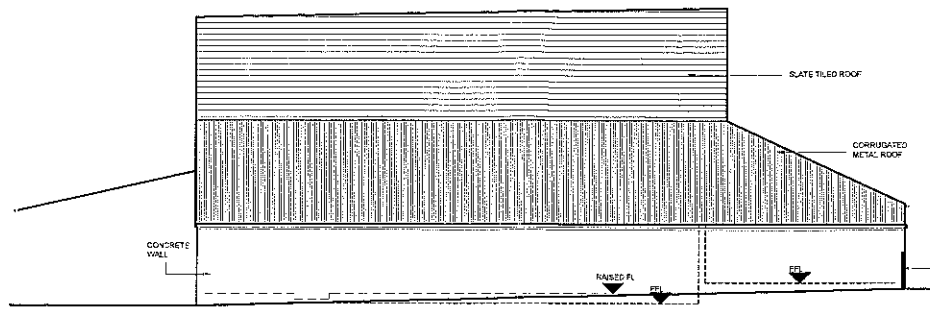
PROPOSED WEST ELEVATION
SCALE 1:100 @ A1



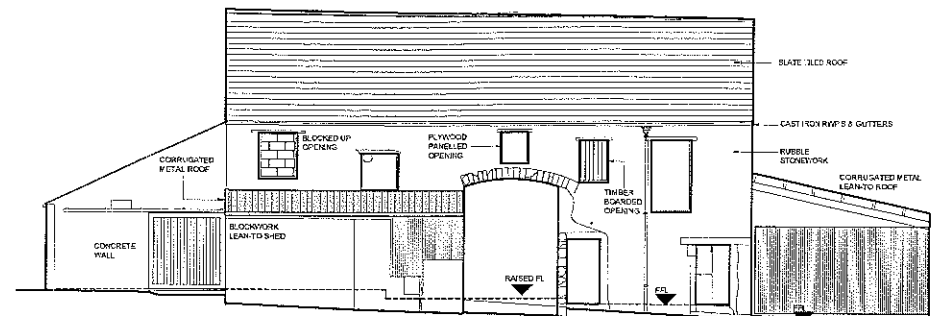
PROPOSED EAST ELEVATION
SCALE 1:100 @ A1



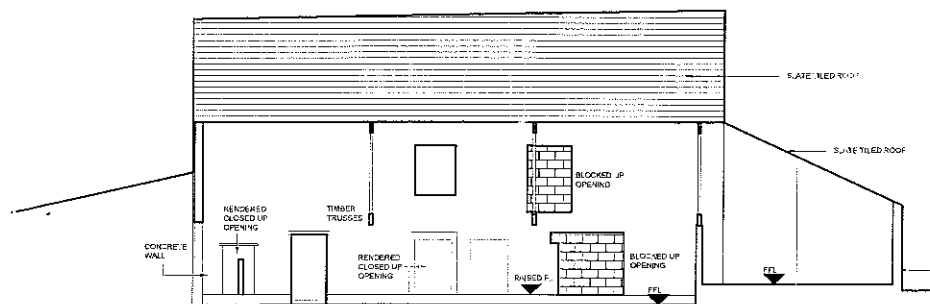
EXISTING NORTH ELEVATION
SCALE 1:100 @ A1



EXISTING WEST ELEVATION
SCALE 1:100 @ A1



EXISTING EAST ELEVATION
SCALE 1:100 @ A1

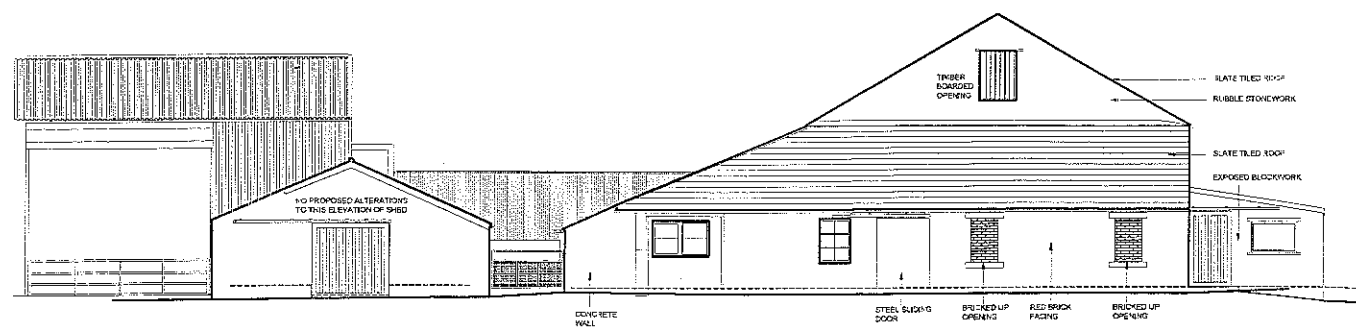


EXISTING SECTIONAL WEST ELEVATION
SCALE 1:100 @ A1

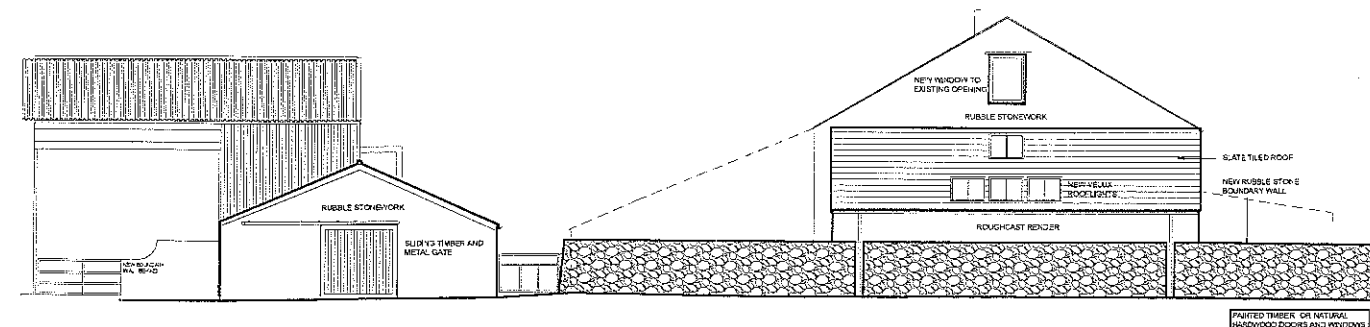
320110885P

AL
(2-15)

1038 WATTS CLOSE FARM
EXISTING AND PROPOSED ELEVATIONS
SCALE AS INDICATED



EXISTING SOUTH ELEVATION
SCALE 1:100 @ A1

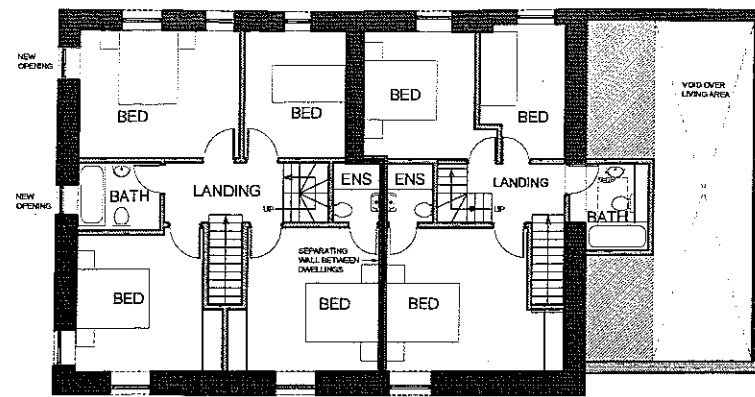


PROPOSED SOUTH ELEVATION
SCALE 1:100 @ A1

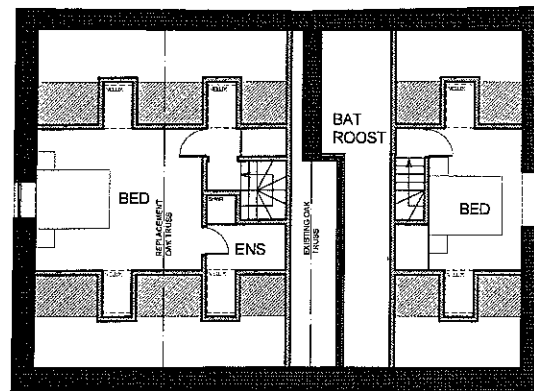
ISSUED FOR PLANNING PURPOSES
21/10/11

horsley townsend consulting architects

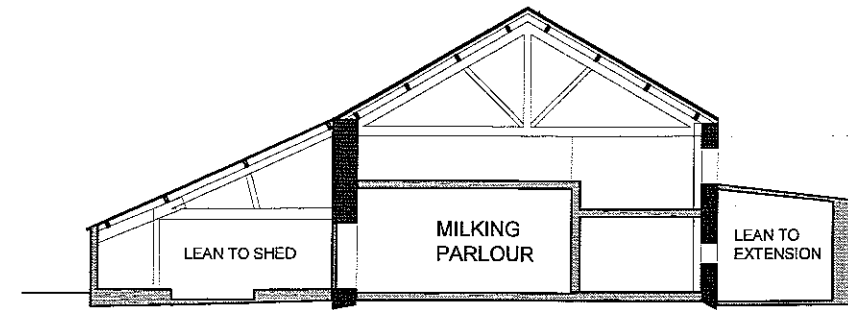
client AS-BY
project WATTS CLOSE FARM, DISBURN
drawing EXISTING AND PROPOSED ELEVATIONS
date SEPTEMBER 2011 scale AS INDICATED checked
job no 1038 drawing no. A1(2-15) rev. AS NOTED
T: 01443 551111 B: 01443 551112 E: h.townsend@horsleytownsend.co.uk
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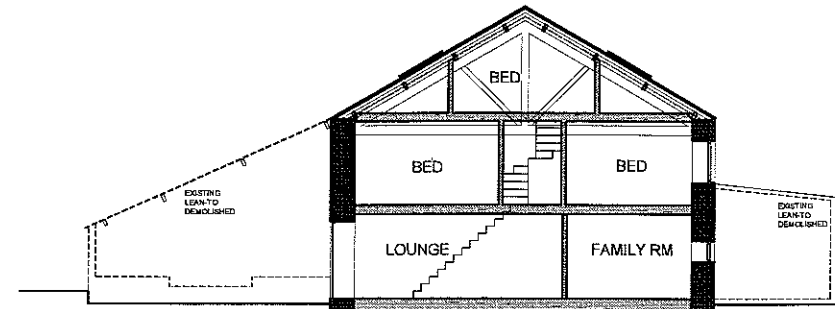
PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A1



PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A1



EXISTING SECTION
SCALE 1:100@A1



PROPOSED SECTION
SCALE 1:100@A1

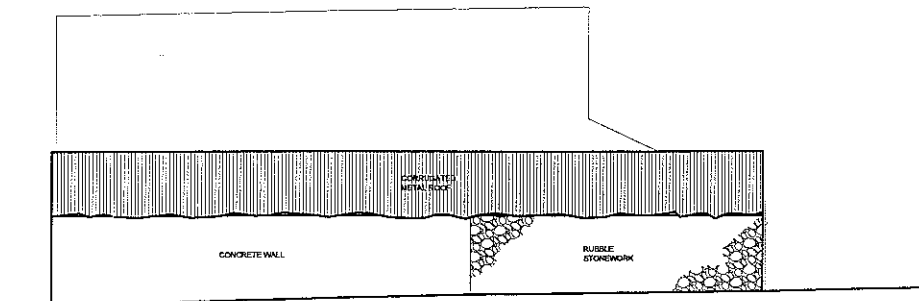
320110885P

AL
(2-14)

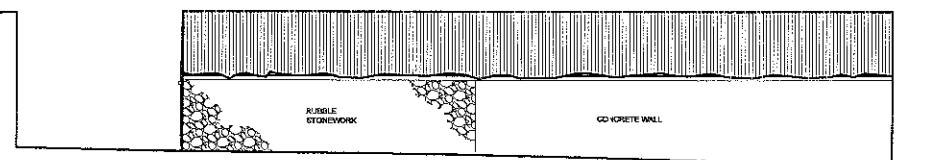
1038 WATTS CLOSE FARM

PROPOSED FLOOR PLANS, SECTIONS AND ELEVATIONS

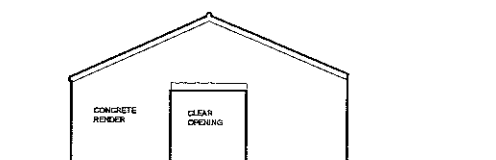
SCALE 1:100 @ A1



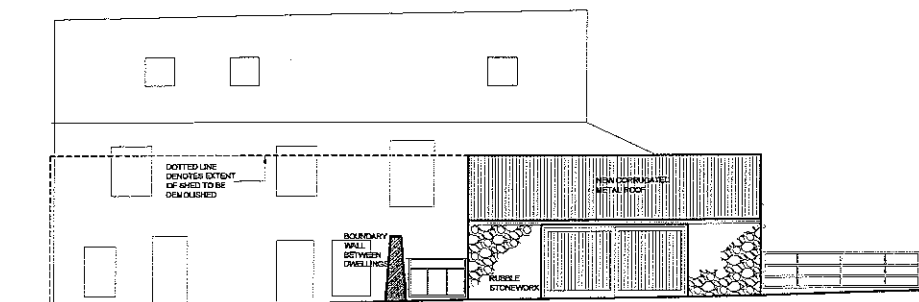
EXISTING WEST BARN ELEVATION (21)02
SCALE 1:100@A1



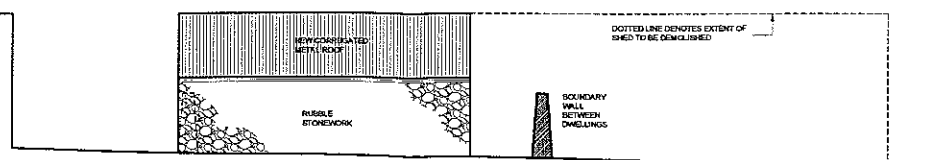
EXISTING EAST BARN ELEVATION (21)03
SCALE 1:100@A1



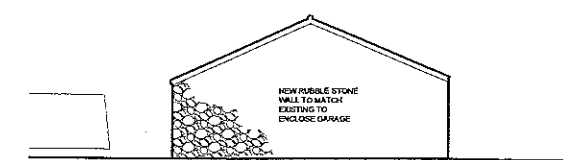
EXISTING NORTH BARN ELEVATION (21)01
SCALE 1:100@A1



PROPOSED GARAGE WEST ELEVATION (21)02
SCALE 1:100@A1



PROPOSED EAST ELEVATION OF GARAGE (21)03
SCALE 1:100@A1

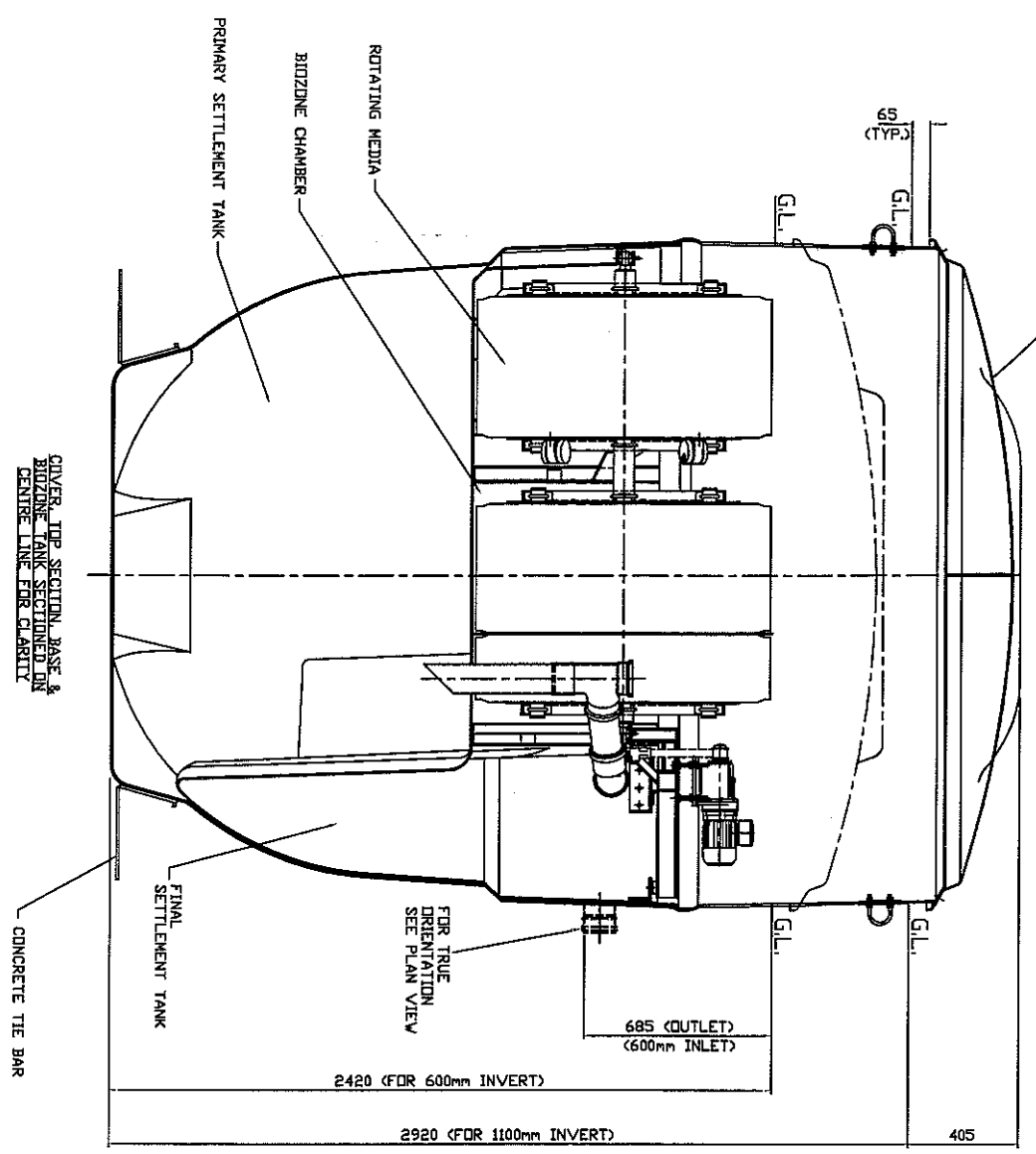


PROPOSED GARAGE NORTH ELEVATION (21)01
SCALE 1:100@A1

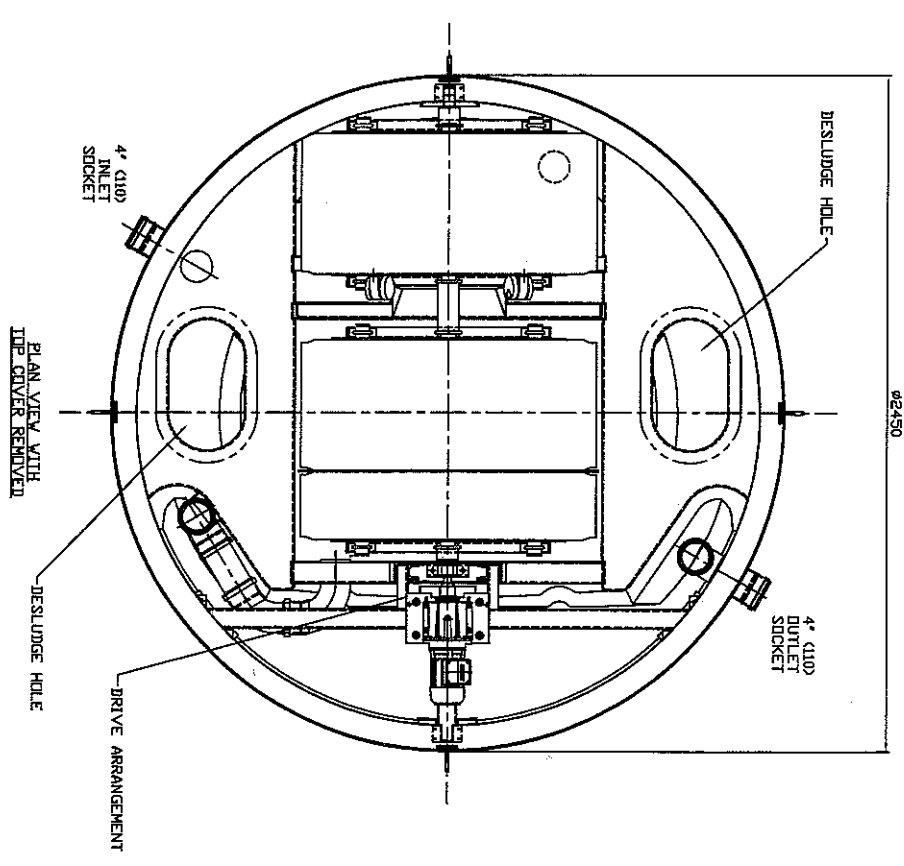
001	ISSUED FOR PLANNING PURPOSES	21.10.11
002	ISSUED FOR PLANNING PURPOSES, EXISTING NORTH ELEVATION OF BARN ADDED	06.11.11

horsley townsend consulting architects
 client: GULLEDALE FOUNDRY COMPANY LTD
 project: WATTS CLOSE FARM, GOSBURN
 drawing: PROPOSED FLOOR PLANS, SECTIONS AND ELEVATIONS
 date: SEPTEMBER 2011 scale: AS INDICATED checked:
 job no: 1038 drawing no: AL(2-14) rev: AS INDICATED
 THE WHAT? BUILDING SERVICES COMPANY LTD. 21 WATTS CLOSE, GOSBURN, LANCASHIRE, ENGLAND, L10 4JH. TEL: 01524 817414. E-MAIL: info@whatbuild.co.uk. WWW: www.whatbuild.co.uk. © 2011. ALL RIGHTS RESERVED.

LOCKABLE HINGED COVERS
CENTRE HINGED - ONE OVER OTHER



320110885P



DRY WEIGHT	Kg
600mm INVERT	650
1100mm INVERT	750

NOTES:-

1. BIODISC TANK & COVER ARE MANUFACTURED IN GLASS REINFORCED POLYESTER (GRP) COVER IS FINISHED IN GREEN TO BS 4800 TINT 12B25
2. FOR DESLUDGING PROCEDURE SEE MAINTENANCE HANDBOOK.
3. ELECTRICAL SUPPLY:- 240 VOLTS, 2 AMPS, SINGLE PHASE, (THREE PHASE OPTIONAL), CONTROL PANEL SUPPLIED.
4. BIODISC MUST BE LIFTED BY THE 4 LIFTING LUGS PROVIDED. USE SLINGS.
5. 2 DRAIN INVERTS AVAILABLE. DIMENSIONS ON DRAWING.
6. FOR INSTALLATION, MAINTENANCE & DESLUDGE DETAILS REFER TO PD0127, PD0128, PD0129.
7. THIS DRAWING IS ALSO AVAILABLE ON OUR WEBSITE www.kingspanenv.com

ISSUE	DATE	BY/REV	INITIAL	ISSUE	MODIFICATION
1	30.03.11	J.M.D.		INITIAL	

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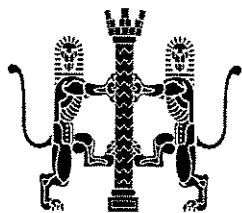
kingspan
Environmental

ALL DIMENSIONS ARE IN MILLIMETRES - DO NOT SCALE

BC BIODISC
GENERAL
DIMENSIONS
CUSTOMER DRAWING

SCALE	1:10	SHEET NO.	A1
DESIGN NO.	DS0456P	1	

320110885P



Horsley Townsend Architects Ltd

The Wharfe Suite, Brunswick Court, Victoria Street, Wetherby Leeds LS22 6RE.
Ph:01937 587420 Fax:01937 587419 www.horsleytownsend.com

19th October 2011

SH/1038/A341/06/DAS

DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF VACANT MILKING PARLOUR TO TWO DWELLING UNITS
ASSOCIATED PARKING AND DEMOLITION OF AGRICULTURAL SHEDS.

WATTS CLOSE FARM, BURNLEY ROAD, GISBURN, CLITHEROE, BB7 4JJ

Rev 001 - For planning purposes

1. Introduction

- 1.1. This Design and Access Statement (DAS) accompanies an application for the conversion of a vacant agricultural building to 2 number semi detached dwelling units.
- 1.2. The building has remained vacant for approximately 24 months, prior to which its last use was as a milking parlour.
- 1.3. The DAS makes reference to the Ribble Valley Districtwide Local plan, with particular emphasis on Chapter 3, General policies; Chapter 5, Housing guidance and Chapter 8, Transport and Mobility.

2. Design Principles and Concepts

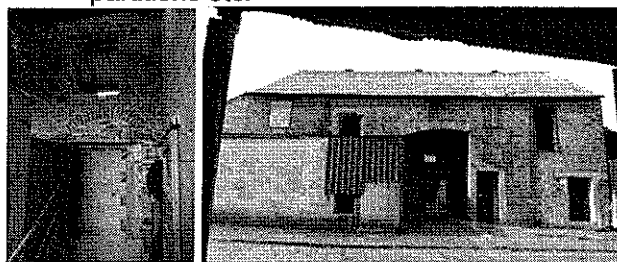
2.1. Use

- 2.1.1. The application site / building is situated at the centre of Watts Close Farm. The farm is accessed off the Gisburn to Nelson Road via a maintained un-adopted metalled farm road.
- 2.1.2. Until relatively recently the farm functioned as a dairy farm. There is currently no dairy or meat livestock on the farm; and the land has been turned over to arable farming.
- 2.1.3. Some of the buildings on the site appear to be pre C19th. The older buildings are constructed predominantly in stone and consist of the following:
 - 2.1.3.1. Farmhouse with late 19th extension to the west. (Not part of the application site). The farmhouse is reputed to have functioned as an Quaker Meeting House.; likely considering the proximity to Pendle Hill and the founding of the Society of Friends (Quakers) in 1648. The window light over the reinstated door and the arrangement of rooms at ground and first floors support the argument that the easterly accommodation functioned as some form of meeting room or chapel.



Farmhouse showing the C19th extension to the rhs, (brickwork with roughcast render). Facade recently repointed and entrance door reinstated.

2.1.3.2. Barn (milking parlour / application site); the building has been much altered to accommodate the milking plant and machinery. There are some interesting details such as the arched personnel door on the west front. The traditional barn arch on the east front is lop sided possible as a result of C20th alterations to accommodate blockwork partitions etc.



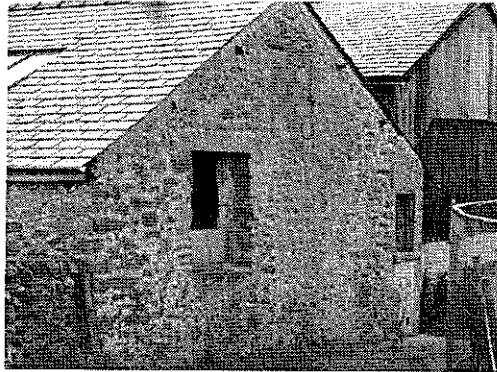
Stone barn / milking parlour showing inside face of personnel door opening to west front; and lop sided arch to east front

2.1.3.3. Small stone barn; this forms part of the application site and it is proposed to use this building as a garage for 2 cars.



Existing small stone barn part of the application site

2.1.3.4. low barn;



Low barn, not part of the application site

- 2.1.4. The traditional stone farm buildings are surrounded by C20th farm buildings / structures constructed from concrete blockwork, profiled metal sheet, or profiled asbestos sheet. The external hard standing consists of in situ concrete and tarmac.

2.2. Amount

- 2.2.1. 2 semi detached dwelling houses will be formed from the conversion of the traditional stone barn and a mid C20th brick lean to extension.
- 2.2.2. The footprint of the 2 combined dwelling houses is 199 sq metres.
- 2.2.3. the proposed accommodation will be over 3 floors; with the 2nd floor accommodation consisting of an attic bedroom within the roof space.
- 2.2.4. The dwelling houses will have external soft landscaped amenity space. One dwelling will have a detached garage formed from the conversion of a stone barn. The second dwelling will have an external parking area.

2.3. Layout

- 2.3.1. The proposed accommodation is orientated to avoid overlooking the existing farm house. The 2 number existing ground floor windows will be closed up and concealed behind rough cast render, (see finishes).
- 2.3.2. The access arrangements have been carefully considered to afford the existing dwelling and the proposed dwellings the maximum amount of privacy.
- 2.3.3. Internally the proposed dwelling houses will be orientated to benefit from east and west light; with the principle kitchen / living room benefiting from both aspects. Both dwelling houses will benefit from open views across the countryside to the east.

2.4. Scale.

- 2.4.1. There is no proposed alteration to the scale of the existing building /s

2.5. Landscaping

- 2.5.1. A tarmac wearing course has already been applied to the external areas adjoining the farmhouse, concealing in situ concrete. Footpaths / patios etc will be formed in natural stone paving slabs. Parking and turning areas will

be formed in tarmac. All remaining areas will be soft planted.

2.6. Appearance

2.6.1. Existing stonework will be re-pointed using a lime based mortar.

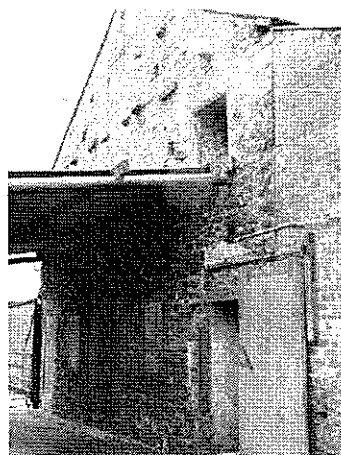
2.6.2. The roof will be re-roofed using a combination of existing slates and second hand slates.

2.6.3. Windows and doors will consist of painted timber or natural hardwood frames. (Painted timber will be used predominantly to window openings whilst natural hardwood will be used for the door openings and larger window openings). The mid C20th lean-to agricultural extension will have a large timber and glass screen because the proposed west wall is brand new.

2.6.3.1. The proposed layout will utilise existing window and door openings. It is proposed to form 3 new window openings at first floor.



Existing west elevation currently concealed by a lean-to structure



Existing north elevation

320110885P



Existing south elevation; showing brick lean to structure

- 2.6.4. The existing brick agricultural extension will be insulated and rendered in a rough cast render with a natural finish to match the render of the existing farmhouse.
- 2.6.5. The proposed rooflights at 2nd floor will be of a conservation type.
- 2.6.6. The re-pointed stone work, new roughcast render etc will contrast with the use of natural stone dry stone walling boundary walls formed predominantly from stone off the farm.

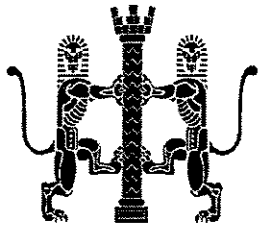
2.7. Flood Risk Assessment

- 2.7.1. The site is 20m from a watercourse and is not within a designated flood zone.

3. Access

- 3.1. The site is situated approximately 1.4 miles from Gisburn town centre and is accessed from the A682
- 3.2. The application site is accessed via the unadopted metalled farm road.
- 3.3. a minimum of 2 car parking spaces will be provided for each dwelling.
- 3.4. Access into and within the extension will be Part M compliant.

Prepared by
Horsley Townsend Architects Ltd



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Horsley Townsend Architects Ltd

The Wharfe Suite Brunswick Court, Victoria Street, Wetherby, Leeds LS22 6RE
Ph:01937 587420 Fax:01937 587419 www.horsleytownsend.com

9th November 2011

SH/1038/A341/16

HERITAGE STATEMENT

CHANGE OF USE OF VACANT MILKING PARLOUR TO TWO DWELLING UNITS
ASSOCIATED PARKING AND DEMOLITION OF AGRICULTURAL SHEDS.

WATTS CLOSE FARM, BURNLEY ROAD, GISBURN, CLITHEROE, BB7 4JJ

Rev 001 - For planning purposes

1. Introduction

- 1.1. This Heritage Statement accompanies an application for the conversion of a vacant agricultural building to 2 number semi detached dwelling units.
- 1.2. The building has remained vacant for approximately 24 months, prior to which its last use was as a milking parlour.
- 1.3. The former milking parlour is considered a Heritage Asset as determined by the Local Planning Authority.
- 1.4. The Heritage statement makes reference to the following guidance:
 - 1.4.1. PPS5, Policy HE6: Information requirements for applications for consent affecting heritage assets
 - 1.4.2. The Conversion of Traditional Farm Buildings, English Heritage.
 - 1.4.3. Historic Farmstead, North West – English Heritage

2. Historical Context

- 2.1. The vast majority of agricultural building stock dates from the period between 1750-1880 due to a time of increased agricultural productivity and the demands of an increasingly urban population.
- 2.2. Local improvements in transport and infrastructure such as the Canal and Railway networks provided access to imported construction materials such as Welsh slate tiles and new agricultural products including artificial fertilisers, manures and feeds. The Leeds – Liverpool canal, completed in 1816, is located approximately 5 miles away from the site in Barnoldswick while the Gisburn Railway station that served the local area opened in 1879.

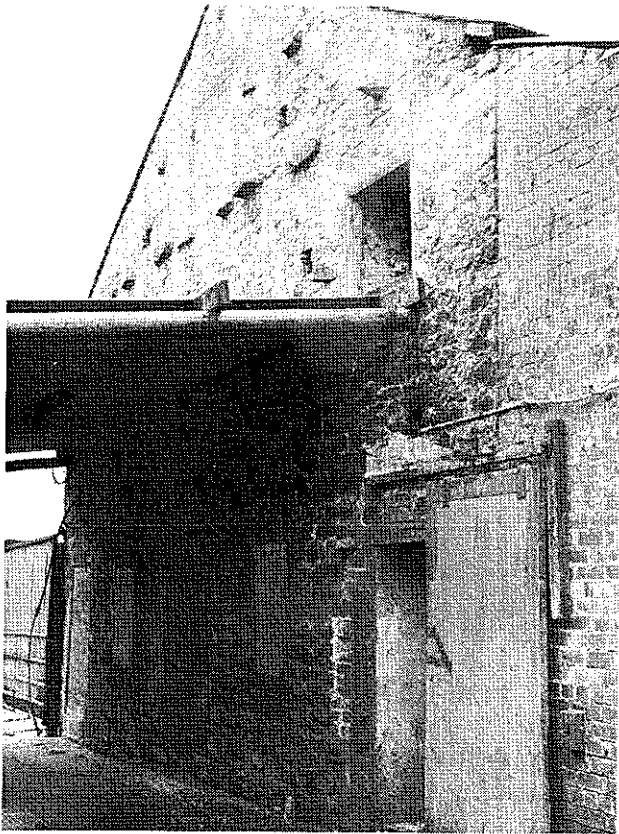
3. Historical Maps

- 3.1. An 1810 conveyance obtained from the Yorkshire Archaeological Society records a house, homestead and barn at Watt Close. The conveyance was prepared by agents acting for Lord Ribblesdale's estate.
- 3.2. An 1853 map loosely indicates the presence of a building in this location but it is too large a scale to definitively prove its presence.
- 3.3. The 1894 Ordnance Survey map shows the barn; and an extension to the South West corner of the building, (in the location of the current lean-to structures).
- 3.4. The 1909 map indicates further extensions as the footprint appears to have increased in size. The map also indicates additional outbuildings surrounding the

barn.

4. External Materials

- 4.1. The external materials and construction of the parlour indicate that the barn originates from the period beginning in 1750. The slate roofing materials will have likely arrived with either the Canal or Railway. Given the mention of the barn in the 1810 conveyance, it is likely that the building was covered in a different roofing material prior to the coming of the canal or railway.
- 4.2. The existing rubble stone walls have been partially rendered. Elements within the walls indicate areas where stone has been more regularly finished which is attributable to the late 18th, early 19th Century Barn architecture.
- 4.3. The barn is of sufficient height to sustain two storey's. While its original use has not been established, the large feature opening is typical of a Combination Barn, used for storing Cattle and Hay.
- 4.4. There are a number of ventilation holes present in the external façade at both high and low levels which would provide ventilation to support these functions.
- 4.5. Through-stones can be seen on the North gable wall. Structurally, these tie the two leafs of stone together prior to the cavity being infilled.



- 4.6. The West elevation appears to show two different types of stone coursing at low level and high indicating that the Parlour could have originally been single storey and

320110885P

later increased in height to double storey.



5. Modifications and Significant Features

5.1. Modification

- 5.1.1. The barn has been significantly modified and extended over its lifetime and various uses. As such very few original features have survived unaffected.

5.2. Internal Partitions

- 5.2.1. The parlour retains only 1 original stone wall which rises to wall plate level.
- 5.2.2. The remainder of the structure has been segregated internally with concrete blockwork walls during its time as a milking parlour.
- 5.2.3. A number of concrete upstands and railings used to control cattle during the milking process are still present
- 5.2.4. The South lean-to extension has been largely plastered and painted white during its time as a preparation area.

5.3. Plant

- 5.3.1. Much of the milking plant, feeding stations and cattle stalls are still present in the Parlour.

5.4. Floor Levels

- 5.4.1. The floor levels internally vary by over half a metre, the original floors

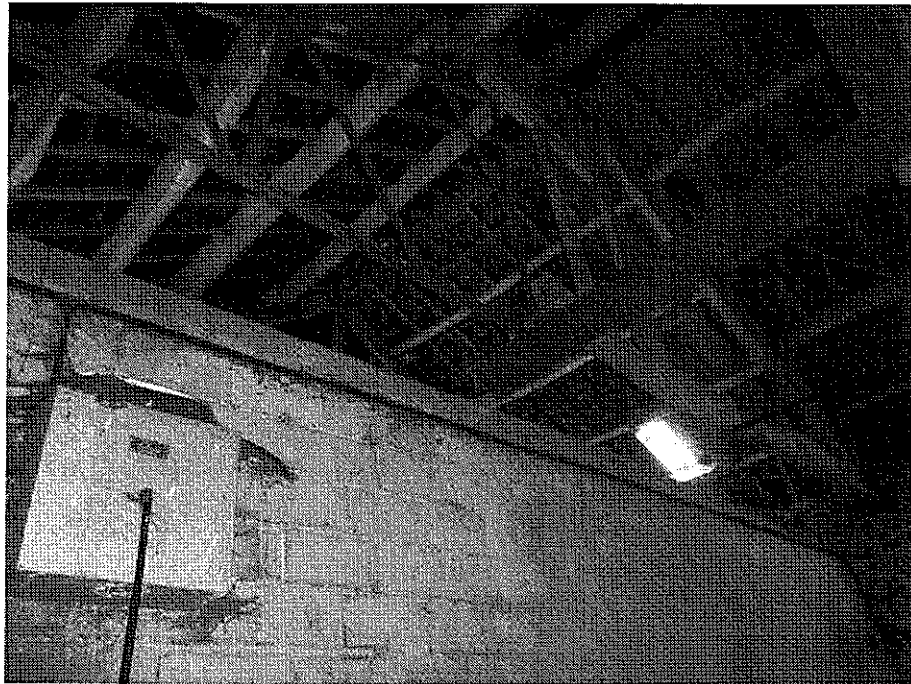
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having been replaced with concrete. The principal milking room also features a pit.

5.4.2. A timber first floor and steel supporting beams is also present.

5.5. Roof Structure

5.5.1. There are two Oak trusses supporting the roof structure. Only one Oak truss survives unmodified, truss will be refurbished and repaired where necessary. The second oak truss has been partially replaced by a steel structure, it is proposed to replace this truss with a new oak truss.



5.5.2. Where possible existing timber rafters and purlins will be retained.

5.6. Slate Roof

5.6.1. It is likely that the roofing materials arrived with the Canal or Railway because it appears to be a Welsh slate. However Welsh slate was widely available in the lowlands of Lancashire via established coastal shipping routes.

5.6.2. There are 4no. ridge vents visible on the roof. These are not considered original.

5.7. Large Opening on East elevation

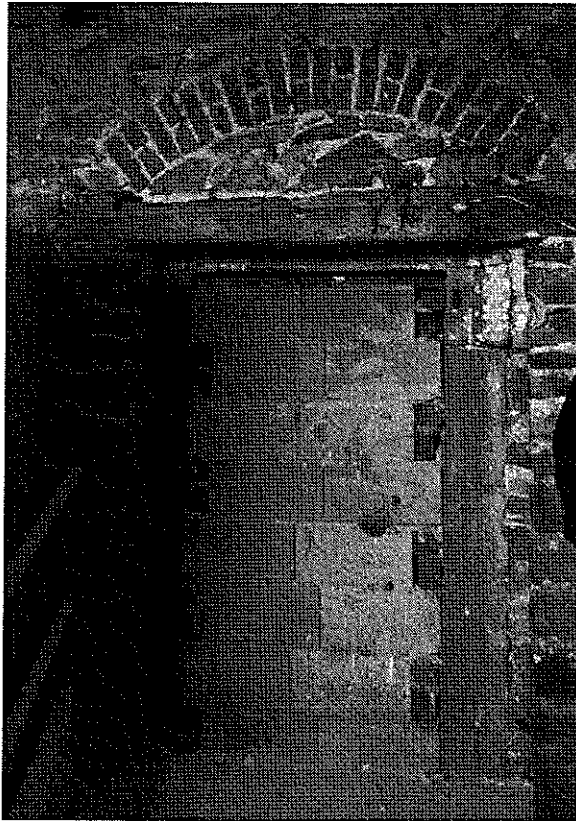
5.7.1. The curvature of the arch appears foreshortened on its North side due to the construction of a concrete blockwork wall within.

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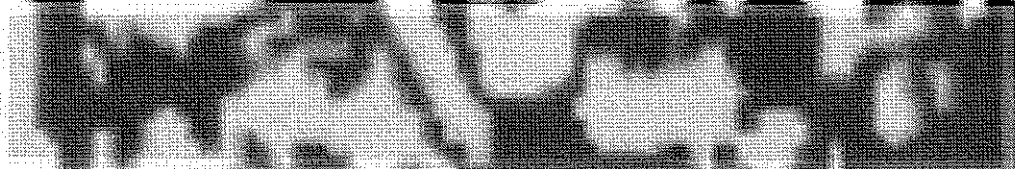
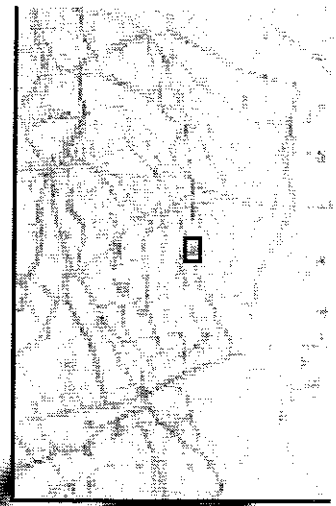
- 5.7.2. The existing large arched opening is to be retained and glazed
- 5.8. Ground Floor openings
- 5.8.1. A number of the ground floor openings feature cut stone lintels and jambs.
- 5.8.2. A closed up door opening on the West elevation features cut stone jambs, a cut stone lintel, an oak lintel and a brick arch head. It is surmised that the brick arch was installed at a later date, possibly due to the oak lintel or stone lintel failing.

236 967 2007



Prepared by
Horsley Townsend Architects Ltd

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What Close

Preview of the map for the



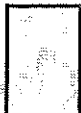
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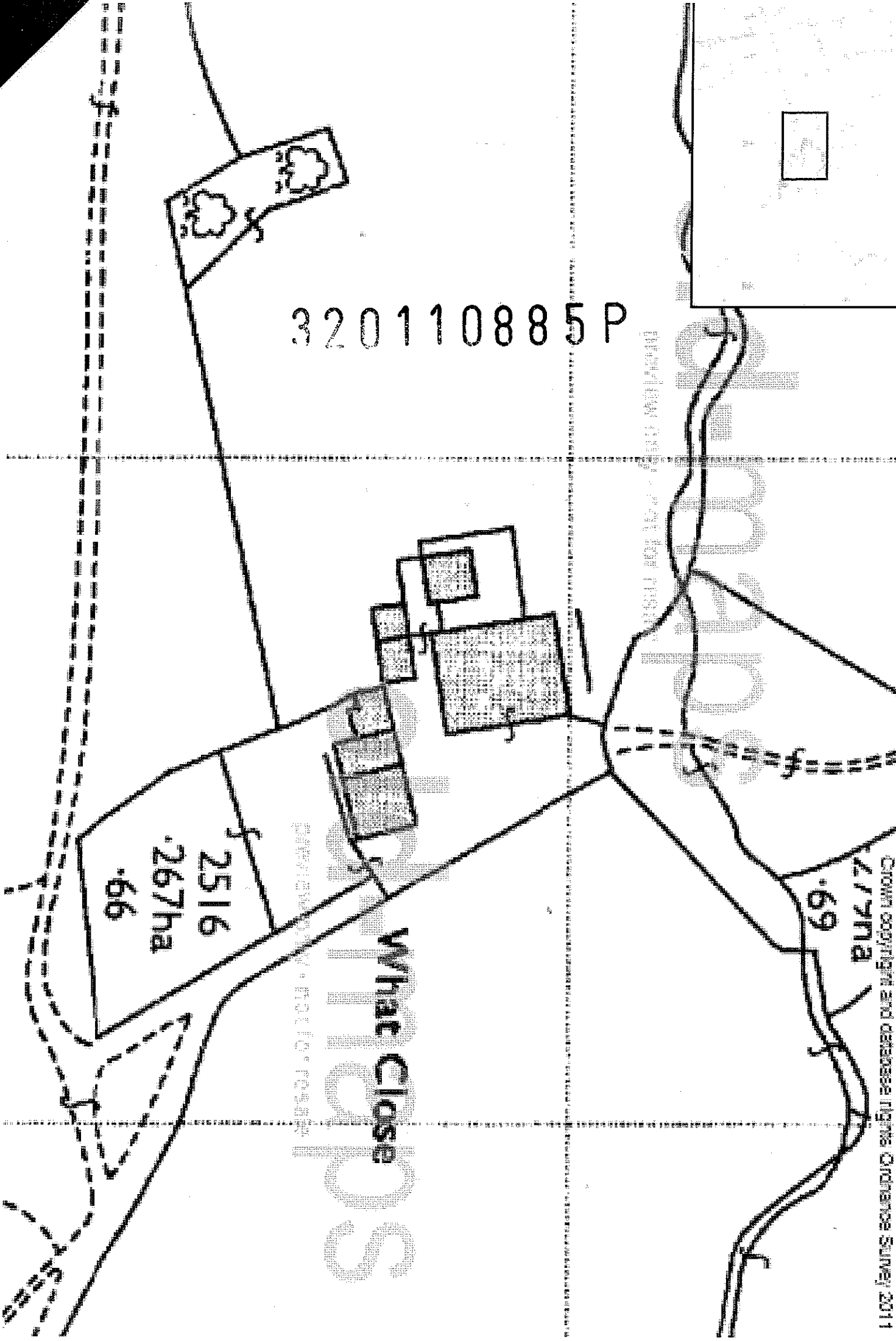
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Preview only. Not for resale



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Crown copyright and database rights Ordnance Survey 2011

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.417ha

What Close

2516
.267ha

.66

se Blatchford

From: Simon Hill [simon@horsleytownsend.com]
Sent: 11 November 2011 15:45
To: Louise Blatchford
Subject: Re: Planning application - Watts Close Farm, Gisburn
Attachments: 1853_HIST MAP.jpg; 1894_OLD MAP.jpg; 1909_HIST MAP.jpg; 1972_HIST MAP.jpg
 Louise

Please find attached the Historic Maps

Kind regards

Simon

320110885P

On Fri, Nov 11, 2011 at 3:34 PM, Louise Blatchford <Louise.Blatchford@ribblevalley.gov.uk> wrote:

Dear Simon

Thank you for the attached information.

I've just tried ringing the office but there was no answer. The heritage statement refers to historic maps - are you able to e-mail copies of these to me so I can add them to the statement?

Kind regards
 Louise

From: Simon Hill [mailto:simon@horsleytownsend.com]
Sent: 10 November 2011 18:01
To: Louise Blatchford
Subject: Re: Planning application - Watts Close Farm, Gisburn

Louise

Further to your email below, please find attached the further information required.

The attached includes the following information:

1. Drainage Information
2. Revised elevations indicating lean-to to be demolished.
3. North elevation of existing garage
4. Heritage Statement for the Barn

If you require any further information then please do not hesitate to contact me

Kind regards

Simon Hill

On Fri, Oct 28, 2011 at 10:39 AM, Louise Blatchford
 <Louise.Blatchford@ribblevalley.gov.uk> wrote:

Dear Simon

RE: Conversion of 1no. former milking parlour to 2no. residential dwellings with associated parking and landscaping
 AT: Watts Close Farm, Gisburn

Thank you for your application which we received on Tuesday 25th October 2011. The application

11/11/2011

has been vetted and we will require some further information before it can be validated:

- I note from the application form that foul sewage will be dealt with by a septic tank. Please can you provide details of the proposed septic tank - a manufacturer's brochure will be fine. The location of the proposed tank should also be shown on the proposed site plan.
- The existing lean-to on the east elevation has only been labelled as being demolished on the proposed section. For clarity please could this also be annotated on the other plans as you have done for all the other aspects of demolition
- Please can you add to the plans the existing north elevation of the barn which will be partially demolished and converted into the garage.
- Finally, please can you expand upon the information already contained in the design and access statement to provide a heritage statement. The barn is a heritage asset as defined in PPS5 (Planning Policy Statement 5: Planning for the Historic Environment). The statement should explain the significance of the buildings and explore their history and should also include justification for the proposal. Historic maps should also be included and referenced within the statement, these help with identifying the age of the buildings. Policy HE6 of PPS5 explains the information requirements for applications for consent affecting heritage assets. The following link will take you to PPS5:
<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

The statement should contain information about the existing buildings. What sort of barn and buildings are they? Photographs of the existing interior and exterior of the barn and buildings should be submitted and the statement should provide a description of the existing interior and exterior of the barn and buildings and what the surviving features of the existing interior and exterior are. Also, what features (interior/exterior/steading relationship) do the barn/buildings retain? Which of these features are critical to the building's character and what features could be lost/alterd without loss of agricultural character? Are the barn and buildings typical for their location and time? You may find the English Heritage website useful - in particular there are two publications both available free of charge, 'The Conversion of Traditional Farm Buildings: A guide to good practice' and 'Historic Farmsteads Preliminary Character Statement: North West Region'.

I would be grateful if could send the above information by 11th November 2011 so that we can continue to process the application. The application has been made invalid until all the information has been received. Please quote ref. no. 1043 in any reply.

If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

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T: 01937587420 F: 01937 587419

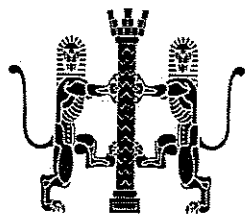
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11/11/2011

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HORSLEY TOWNSEND ARCHITECTS
T: 01937587420 F: 01937 587419

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Horsley Townsend Architects Ltd

The Wharfe Suite, Brunswick Court, Victoria Street, Wetherby, Leeds LS22 6RE.
Ph:01937 587420 Fax:01937 587419 www.horsleytownsend.com

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

20th October 2011

1038/A341/07/01

Dear Sir / Madam

320110885P

CONVERSION OF FORMER MILKING PARLOUR TO FORM 2 DWELLING HOUSES

STRUCTURAL STATEMENT

This statement has been prepared on behalf of the applicant to accompany a planning application to Ribble Valley Borough Council for the conversion of 1no. former milking barn and 1no. former stable barn at Watts Close Farm, Burnley Road, Gisburn, Clitheroe, BB7 4JJ.

Footings

Due to the age of the building it is unlikely that the original parlour is found on modern concrete foundations. The site levels have been raised, as is typical of agricultural yards, and so there was no evidence of exposed footings.

The existing lean-to structures comprising a combination of brickwork, concrete blockwork and timber panelling are likely to be found on concrete footings

Settlement

On visual inspection there was no significant evidence of settlement.

Ground conditions

The ground conditions in the yard were generally good. The conditions within the milking parlour were typical of an area of hard standing that had supported many years of use for milking.

Wall construction

A number of wall constructions are present on the site. The original barn is predominantly solid wall construction of stone varying between 500-600mm thick around the building. A number of existing openings have been closed up with concrete blockwork

The existing lean-to building wall construction varies between 9 inch brickwork, 4 inch single skin concrete blockwork and timber panelled and metal frame.

Erosion of wall material

The condition of the pointing to the walls is generally good; and shows sign of reasonable maintenance throughout the life of the building.

Rising / penetrating damp

As agricultural buildings there is no damp proof course and it will be necessary to install one as

part of these proposals. A relatively un invasive internal waterproof render upto 1200mm from finished floor level could be considered.

Timber structure

The former milking parlour has a partial first floor consisting of floor joists and floor boards. These will not be retained as part of the proposals. 1 of the 2 timber trusses has been partially replaced with a steel structure; this truss will have to be replaced entirely. The remaining timber rafters, intermediate bracing and purlins are in a reasonable condition. It will be necessary to treat the retained timbers against rot and insect infestation

Floor finish

In parts the ground floor is of insitu concrete. As part of the proposals it will be necessary to provide an insulated floor with a continuous damp proof membrane.

Vermin, Nesting birds and Bats etc

It was not possible to determine the presence of vermin.

The visual inspection did not extend to determining the existence of special nesting birds, owls or bats, please refer to the Bat Survey prepared by Brooks Ecological submitted with this application.

Conclusion

This report concludes that the buildings will not require significant rebuilding in order to convert them to residential use.

Prepared by

Guy Townsend Bsc BArch RIBA
For **HORSLEY TOWNSEND ARCHITECTS LIMITED**

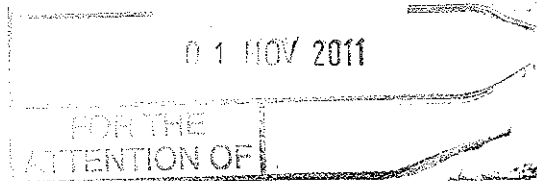
Note:

This report is to be used solely for the purposes of accompanying a planning application for the conversion of the aforementioned buildings to domestic use. This report must not be used for any other purpose.

320110885P

BE Brooks Ecological Ltd

Cost effective, grounded advice



Bat Survey
Barn at Watts Close Farm, Gisburn

Report reference: BE-R-1044-01 1
October 2011

00407101

Report Title:	Bat Survey Barn at Watis Close Farm.
Report Reference:	BE-R-1044-01 1
Written by	Robert Weston BSc MSc MIEEM Principal Ecologist
Technical review	Peter James Brooks BSc (Hons) MA MIEEM CEnv Director
QA review:	Peter James Brooks BSc (Hons) MA MIEEM CEnv Director
Approved for issue Peter James Brooks BSc (Hons) MA MIEEM CEnv Director	
Date	20.10.11

BE Brooks Ecological Ltd
Cost effective grounded advice

High Street House, 2 High Street Yeadon Leeds LS19 7PP
Phone **0113 250 6101**
Fax **0113 250 6944**
Email: pjb@brooks-ecological.co.uk
www.brooks-ecological.co.uk
Registered in England Number 5351418

Summary Statement

A small roost used by natterer's bats has been identified within the barn.

Development of the site will need to be carried out under a Natural England license and a rationale for securing a license and planning permission is presented in the report.

320110885P

Introduction

Brooks Ecological was commissioned by to carry out a bat survey of two barns at Watts Close Farm, Gisburn (SD 832 471). These are referred to in the report as the Stone Barn and the Low Barn.



Figure 1 Site location

Stone barn

Low barn

Site Proposals

The existing buildings are subject to a planning applications for renovation and alteration for residential use. This is likely to entail the sealing of the building's exterior and re-roofing, re-instatement of internal floors and walls and the demolition of adjacent outbuildings (not forming part of the application).

Box 1 Legal background

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.

There are no defences against contravention of the Conservation of Habitats and Species Regulations 2010 which means that it is important for detailed and well designed bat surveys to be carried out, prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.

Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England license requires that the potential development site has full planning permission and that bats were a material consideration of the planning permission.

Box 2 Bat roosts

Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:

Transitional roosts:

Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

Maternity roosts:

These are among the most important roosts and are normally occupied from May to August. Depending on the species involved some maternity roosts can contain a very significant proportion of the local population.

Summer (non-breeding) roosts

Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis. Irregularly used summer roosts can be very hard to find without unreasonable survey effort.

Mating roosts

Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

Hibernation roosts

As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

Local Status

The application site is within the natural range of species of bats listed in Table 1.

Table 1: Bat species recorded within 100km of the application site

Species	National status
Pipistrelles (<i>Pipistrellus pipistrellus</i> and <i>P. pygmaeus</i>)	widespread/common
Nathusius' Pipistrelle (<i>Pipistrellus nathusii</i>)	Widespread/rare
Noctule (<i>Nyctalus noctula</i>)	widespread/frequent
Leisler's (<i>Nyctalus leisleri</i>)	widespread/rare
Brown long-eared (<i>Plecotus auritus</i>)	widespread/common
Natterer's (<i>Myotis nattereri</i>)	widespread/frequent
Daubenton's (<i>Myotis daubentonii</i>)	widespread/common
Whiskered/Brandt's (<i>Myotis mystacinus</i> and <i>M. brandtii</i>)	widespread/scarce
Alcathoe's (<i>Myotis alcathoe</i>)	Local/unknown

Method

A thorough daytime inspection of the site was made in January 2011 in order to look for evidence of bats and assess bat roosting potential. Evidence of bats may take the form of droppings, feeding remains, live bats, dead bats, stains on masonry or timber from the oils in bats' fur and claw marks made by bats regularly roosting in the same location.

Bat roosting potential of the building was classified according to the following criteria set out in table 2, developed with reference to the Bat Mitigation Guidelines (2004), Bat Workers Manual (2004) and the Bat Conservation Trust Good Practice Guidelines (2007).

Table 2: Bat roosting potential in buildings

Roosting potential	Criteria
Good	Buildings that have many areas suitable for roosting with a large number of potential access points. These are normally in sheltered locations, subject to low variation in temperature. Buildings with good potential could be used for a whole range of roosts including maternity roosts.
Moderate	Buildings with a smaller number of areas suitable for roosting, but still supporting features that could be attractive to bats and potentially support maternity roosts.
Limited	Buildings with limited roosting opportunities. These may be in locations that are subject to wide temperature fluctuations and drafts. They could be used as occasional or transient roosts, but are unsuitable for maternity roosts. Buildings that would otherwise be moderate to good potential but have reduced value due to other factors such as exposed location, separation from nearby foraging, or presence of strong lighting.
Very Limited	Buildings that have no obvious places for bats to roost but could be used on a sporadic or occasional basis for feeding or solitary day roosting.
None	Buildings which appear unsuitable for roosting bats due to clear lack of roosting spaces such as voids etc and/or absence of suitable access points.

Survey work was directed by Rob Weston BSc (Hons) MSc MIEEM. Rob has many years experience of carrying out bat surveys in a professional capacity and holds a Natural England license in respect of bats (No. 20110642). He is a member of the West Yorkshire Bat Group and runs training in bat surveys for student ecologists.

Records

The North Lancashire Bat Group was contacted for all bat records within a 1km radius of the application site. They have yet to respond, should records affecting the findings of this report be returned however, a report addendum will be produced and submitted immediately.

Results

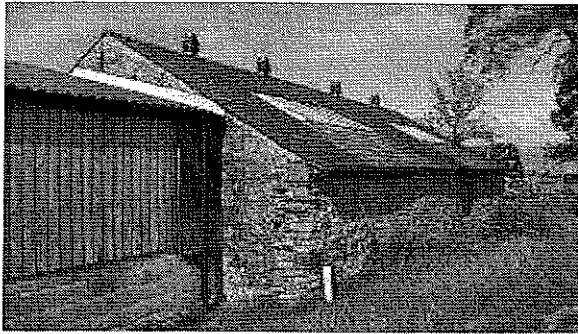
Bat Roost Potential Survey

The application site is located in the rolling landscape to the south of Gisburn. The area is characterised by arable fields separated by degraded hedgerows. Significant watercourses or areas of woodland are no a feature of the immediate landscape, although a Eel Beck flows just to the north of the site and drains towards the River Ribble c. 5km to the east. Based on the habitat features present the area is likely to support small bat populations

The applications site comprises two barns which are described separately below:

The Low barn

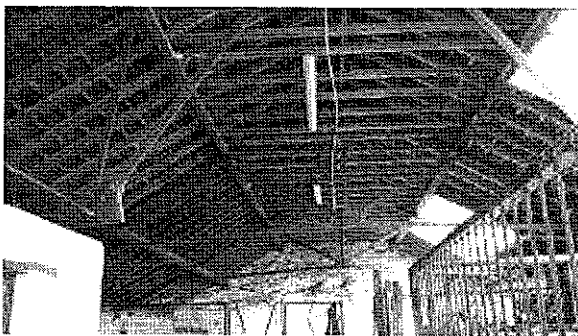
This is a low stone barn, currently used as stabling for horses. It is adjoined and obscured on two sides by a more modern wooden construction containing paddocks, stables and tack rooms.

**Figure 2**

The low barn form the west with adjoining paddock building in the foreground

The barn is of local stone construction and throughout most of the building the mortar pointing is flush to and seals the exterior of the walls. In a few places where pointing is missing small shallow crevices area apparent, as seen the front corner in the picture above.

The double pitched blue slate roof is more modern than the barn walls and is supported by a simple wooden and cast iron frame, roof lights shed light into the interior and chimney pot vents provide air directly. The roof is unlined and in good condition, it does not support potential roost spaces.

**Figure 3**

The interior of the low barn

The eaves throughout the building are un-guarded and the wall tops accessible, although in many places these are well sealed tot the roof above with mortar, or (as in the covered sections adjoining buildings) are heavily cobwebbed.

**Figure 4**

Cobwebbed eaves found under the covered section to the north of the low barn

A search of the interior of the low barn reveals that it is light and airy inside and unsuitable for roosting. There are no potential crevice spaces apparent within the barns interior. A single bat dropping was found inside the low barn adhering to one of the lime washed walls. This was not associated with any

potential roost spaces and is assumed to be associated with bats' foraging within the barn during the night.

Based on the partially accessible wall tops the low barn is assessed as having limited roost potential.

The Stone barn

This building comprises a two storey barn of local stone construction, with adjoining single storey lean-to extensions to the south and west, a further blockwork extension projects from the east of the building. Although thick, inspection of exposed areas of the building's original stone walls suggests that they do not enclose any wall cavity and lean-to extensions have single skin or solid brick or block work walls.

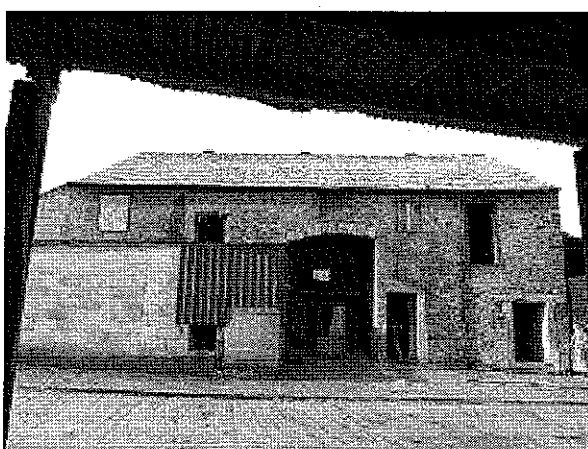
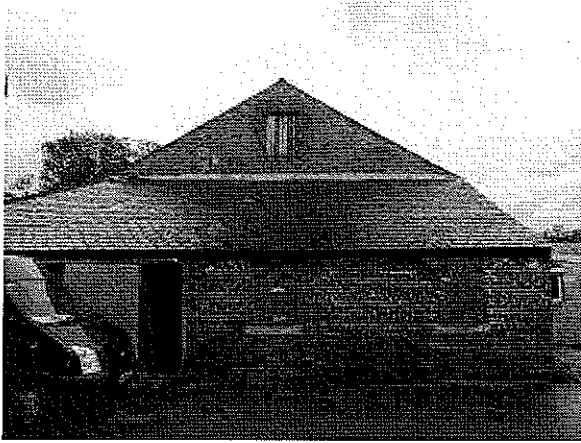


Figure 5

The stone barn viewed from the east.

In generally sound repair, most of the building's mortar pointing is flush to and seals the exterior of the walls, extensions have a layer of mortar render similarly precluding access for bats. Occasionally areas of pointing have fallen away to create crevices in the walls and in places and where vent holes breach the walls and where pipe work has been inserted in the past there are now holes in the outer walls which provide access to the interior of the barn for bats. Windows or doors within the barn are either missing or ill fitting and similarly provide ample access for bats directly into the interior of the barn.

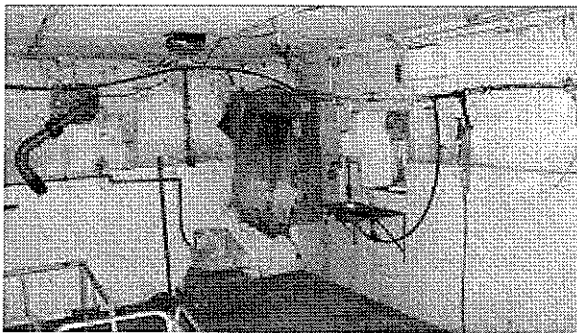
The western extension section has a corrugated asbestos roof but otherwise the roofs associated with the building are of blue slate construction and are in good repair with no significantly moved slates, an area of lead flashing which seals the southern extension to the main barn is hanging off and would provide access to crevice space behind.

**Figure 6**

Typical roof detail, this showing the single pitch of the southern lean-to extension and peeling lead flashing.

The verges of the main barn building are well sealed with mortar although the wall tops are accessible throughout where the uneven stonework is not sealed to the roof tiles above.

Internal inspection of the building reveals that the extension section presents little in the way of roost potential. The southern section contains what used to be a dairy / milk store area and is lined with plastic or metal sheeting though out.

**Figure 7**

Typical interior of the dairy occupying the southern extension.

The western section contains cow stalls and roof lights and a large open door to the north make it light and airy inside.

**Figure 8**

Stalls in the western extension.

The main barn is occupied on the ground floor by a milking parlour and further dairy /processing areas. Partition walls have been used to divide this area up and now provide some potential roost crevices in the form of un-

pointed block-work. Gaps leading upwards from the wooden door lintels also lead into small potential roost spaces.

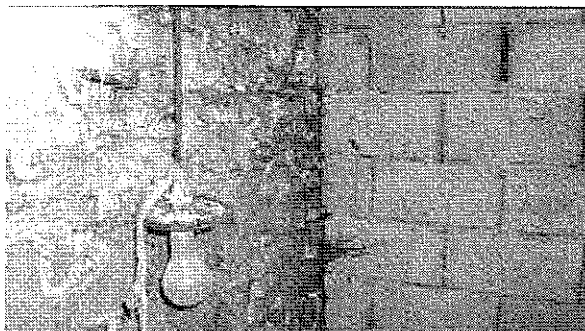


Figure 9

Gaps within the block-work walls inside the main barn.

The upper storey of the barn is accessible via ladders to hayloft style floors, in the northern and southern ends of the barn. The interior of the roof is unlined in the southern section and has a plastic lining in the northern half. The ancient timbers supporting the roof are un-planed and contain significant joint work, these provide plenty in the way of suitable crevice space and the interior of the barn is relatively sheltered and dark and is likely to be attractive to roosting bats. The interior walls of the main barn also present crevices and accessible wall tops.

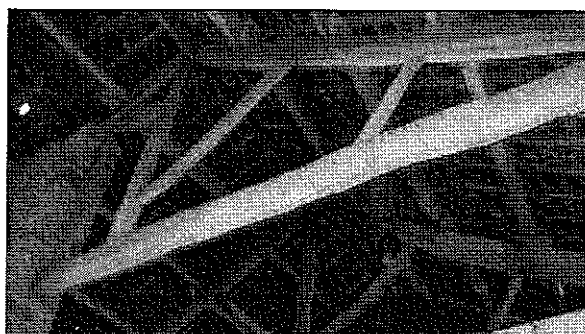


Figure 10

Typical beam-work within the original barn section of this building

Internal inspection found several bat droppings adhering to internal walls and on the central ground floor and upper southern floor. None of these were accumulated or clearly associated with particular potential roosting areas.

The stone barn contains a number of good roosting opportunities – mainly in the original barn section. Due to the absence of significant voids it is however unlikely to support large roosts and an assessment of moderate roost potential has been made for this building.

Emergence Survey

Due to the assessment of roost potential in both buildings and the presence of bat droppings, emergence survey of both buildings was recommended and duly commissioned.

Brooks Ecological specialise in bat surveys ranging from individual buildings through to complex sites requiring numerous visits with large teams. In terms of the survey effort, number of personnel required and number of visits required

to be able to properly evaluate the building(s) use by bats we refer to the Bat Conservation Trust, Survey Good Practice Guidelines (2007). However these guidelines are not prescriptive and we approach each site individually as required using our professional judgement and significant experience base.

In this case, 3 visits with a team of up to 5 surveyors, were deemed necessary to fully evaluate the potential use of the site for roosting. The surveys were carried out on the 26th July, 2nd August and 9th August 2011 with surveyors positioned around the buildings to cover all aspects where bats could potentially emerge, and to establish activity levels around the site.

The surveyors, using heterodyne detectors, were in place half an hour before sunset and left once all species of bat would be expected to have left a roost and patterns of activity within the site had been appraised. Conditions and dates are summarised in the table below:

A Frequency Division (Anabat SD1) remote bat detector was also left in the barn during the survey on the 2nd August and from the 9th – 12th August. The SD1 allows for sound recordings to be made of any passing bats and subsequent analysis of the sonograms to identify species. This is a very useful tool in such sites as they are especially helpful at detecting and identifying brown long-eared bats (often elusive using traditional detection methods) and for depicting species calls in a cluttered environment. It also allows night long recordings picking up all passes of bats and recording time and duration of the pass and associated activity.

Table 2: Survey summary

Date of Survey	Temperature	Weather	Invertebrate activity
26.07.11	16°C	75% cloud cover, dry with light breeze	Moderate
02.08.11	18°C	100% cloud cover, dry and no wind.	Good
09.08.11	14°C	10% cloud cover, dry and light wind.	Moderate

Emergence survey work was directed by Rob Weston BSc (Hons) MSc MIEEM. Rob has many years experience of carrying out bat surveys in a professional capacity and holds a Natural England license in respect of bats (No. 20110642). He is a member of the West Yorkshire Bat Group and runs training in bat surveys for student ecologists.

Results

Survey – 26th July 2011

Stone Barn

The first bat seen on the site was a common pipistrelle, this arrived on the site almost half an hour after sun-set (21.33) from the south and passed straight through the application site. The next bat recorded was at 21.42 when a

Myotis sp. first detected on a bat detector placed within the barn. This bat flew within the barn for nearly 5 minutes before flying out of one of the windows and leaving the site to the north. This was followed by another *Myotis* sp. bat appearing within the barn and behaved identically leaving the barn through the main door in the eastern elevation, no bats were seen to enter the barn between these two appearances.

From 9.50 several (maximum count 7) bats appeared from the north of the site (not emerging from the building), these were almost all common pipistrelle bats but the occasional call of a *Myotis* sp. bat was also picked up. These bats stayed on site for some time going in and out of the main barns eastern and western elevations as part of the foraging circuit. On balance it is thought that a further *Myotis* sp bat emerged from the barn during this part of the survey, although the number of noisier bats flying in and out of the building at this time made it impossible to be precise.

Low Barn

Bats did not appear at this part of the site until much later, with the first appearance of a common pipistrelle bat being at 21:53. This is well after mean emergence time for this species and suggests that they are definitely not emerging from this part of the site but arriving as part of a wider foraging circuit. No other species was recorded at this part of the site and no bats were seen to emerge from the building.

Survey – 2nd August 2011

Stone barn

Activity patterns were almost identical to the first visit, save for the fact that the first bat to be recorded was a *Myotis* sp bat emerging from within the barn. Again this was repeated and it is thought that two *Myotis* sp. bats emerged from the barn on this occasion, although again this pattern was obscured by the arrival of several foraging common pipistrelles (maximum count 6) from the north. Foraging takes in all of the farm buildings and slurry store close by, with bats going in and out of the open doorways in the eastern and western elevations of the stone barn.

Low barn

Activity patterns were identical to those seen in the first survey. No bats were seen to emerge from the low barn building

Survey - 9th August 2011

Bat activity was much less than during the previous two surveys. Although again a maximum 2 *Myotis* sp. bats emerged from the interior of the stone barn to forage inside and then leave the site to the north.

On this occasion only two common pipistrelle bats arrived on the site to forage later in the survey.

Anabat remote recordings

Remote recordings were made within the barn for later analysis during the 2nd August survey and from the 9th to the 12th August.

Recordings confirm the presence of *Myotis* sp bats in the barn early in the evening returning at dawn or in response to rain. This confirms the barn as a roost site for (maximum 3) *Myotis* sp. bats and strongly suggests that these are natterer's bats, a conclusion supported by the beam-work type roosting available in the barn and the pastoral / arable habitat hereabouts.

Bats continue to visit the barn throughout the night with recordings of common pipistrelle, whiskered bat and one daubenton's bat made – there was no pattern to suggest that any of these bats roosted in the barn.

Evaluation and recommendations

The low barn has not been found to be used by roosting bats, although it and other farm buildings in the area do form part of the foraging circuit of a local population of common pipistrelle bats. The arrival pattern of common pipistrelle bats suggests a roost in buildings or trees some distance from the site, they use the application site for gleaning insects during the early evening.

The proposals for the long barn to not present significant risks of harm to bats and will not be contrary to relevant guidance or legislation. However, due to the fact that the site has potential to be used for occasional roosting and bats are active in the area the following precautions should be put in place.

- If works do not begin before May 2012, they should be preceded by a precautionary emergence survey to check that roosting has not established during the intervening period
- Even where surveys have been carried out which demonstrate absence of roosting, site workers should always be aware that bats can move into buildings previously found not to support them. On this basis work should proceed with care and if a bat is found during demolition/refurbishment, works should stop immediately and a professional ecologist and/or the bat helpline on 0845 1300 228 (Bat Conservation Trust) should be contacted. The local office of Natural England should also be contacted to seek advice

In the case of **the stone barn**, this building has been found to support a small summer roost of natterer's bats. It is unlikely that this represents an important maternity site for this species but as a bat roost it (and the bats which use it) are fully protected under EU and UK wildlife law. Due to their emergence after dark and inside the building, it has not been possible to pin down the exact location of the roost site but beam work in the southern half of the original barn section is suspected. It is proposed that work to locate the roost site is

carried out during bats' absence (during the winter) by close inspection using an endoscope.

The proposed development of the barn will result in changes to this roost and potential disturbance of, or harm to, the bats using it and will therefore constitute an offence under the Habitats Regulations (2010) and the Wildlife and Countryside Act (1981). The proposed works will require licensing by Natural England - a license can only be applied for once planning permission has been granted and bats have been a material consideration.

The proposed method is outlined below using the format heading currently required by Natural England, further detail will be added prior to submission.

A Mitigation and compensation

A.1 Summary of mitigation strategy

- Roosting will be retained in the building through the production of a section of loft space with exposed beam work and suitable joints and roosting crevices. Suitable access will be provided in the gable wall of the barn. The location of the roost will be guided by further investigation into the roost location.
- To prevent killing, injury and disturbance to bats, works to the barn and renovation of the barn will only be carried out in winter (period October to March inclusive) once their absence has been established. Works will begin with the creation of a new roost space and the exclusion of access to other parts of the barn.
- The new roost will be completed in time for bats to use it again in late spring.

B Works to be undertaken by the ecologist or suitably experienced person

- The ecologist will carry out proving survey / inspection prior to commencement to establish the absence of bats from the building.
- The ecologist will approve specification and location of the retained loft section and help the architect with the design of this feature.

B.1 Capture and exclusion

Exclusion of bats from the main part of the barn will be achieved by a combination of pointing, fitting windows and doors and sealing the barns exterior during the period October to March.

B.2 Works to be undertaken by the developer/landowner

- Time the contract for demolition to coincide with the period October to March inclusive.
- Provide access to the ecologist such that the survey can be safely carried out.
- Commission the design of suitable replacement roosting – this will be informed by further study of the building and will be detailed in a license application to Natural England. Delivery of this roosting will be made legally binding in any license issued.
- Ensure that site personnel are briefed as to the presence of bat roosts and of the potential to find bats within the building.
- Provide a chain of command which ensures that works to roost area will not take place until the absence of bats has been demonstrated. The chain of command will ensure that, should bats or their roosts be found during operations, work will stop immediately and ecological advice be sought.

C Bats roosts

C.1 In situ retention of roosts

N/A

C.2 Modification of existing roosts

Modification of the existing roof space is outlined in section A above. A loft minimum of 2m x 3m floor space with a height of minimum 2m to the apex will be provided for bats' continued use of the original section of the stone barn.

C.3 New roost creation

C.4 Scaled maps and plans

Refer to Architect's submitted plans.

D Post development site safeguard

D.1 Habitat / site management and maintenance

The property will be sold with the presence of bat roosts clearly identifiable to the potential buyer. Obligations not to interfere with these through blocking up or shining excessive lighting at the entrances will be set out in documentation used in support of the subsequent license.

D.2 Population monitoring, roost usage etc

Not applicable.

D.3 Mechanism for ensuring delivery of post development works

The Natural England license will require monitoring surveys for at least two years. Monitoring surveys will be reported to Natural England. The buyer of the site will be made aware of these obligations.

References

Bat Conservation Trust (2007) Bat Surveys – Good Practice Guidelines

English Nature (2004) Bat Mitigation Guidelines. English Nature, Peterborough.

JNCC (2004) The Bat Workers Manual. 3rd Edition.