

HODDER HIGHER



19 DEC 2011

FOR THE
RECEPTION OF

For office use only

Application No: 320111063 P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas 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: MR First name: DAVID
Last name: GRIFFITHS
Company (optional): LANCAHIRE COUNTY COUNCIL
Unit: House number: House suffix:
House name:
Address 1: RUDDINGS LANE
Address 2: WHALLEY
Address 3:
Town: CLITHEROE
County: LANCAHIRE
Country: ENGLAND
Postcode: BB7 9RW

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

POINTING TO EXISTING BRIDGE, AREAS OF OPEN JOINTS AND VEGETATION GROWTH HAVE BEEN IDENTIFIED IN INSPECTIONS. IT IS PROPOSED TO REPOINT THE STRUCTURE USING FLUSH POINTING, ONLY AREAS OF THE BRIDGE THAT ARE NOT FLUSH POINTING AND ARE MISSING, LOOSE OR FRIABLE WILL BE REPOINTED.

BAT SURVEY WILL BE CARRIED OUT USING UNDERBRIDGE UNIT PRIOR TO ANY WORKS COMMENCING.

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☐ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: **HODDER HIGHER BRIDGE**

Address 1: **2571 BIRDY BROW**

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: **369744**

Northing: **441103**

Description:

2-SPAN MASONRY ARCH

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. 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:

Reference:

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

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

PARTISH HAVE BEEN INFORMED OF WORKS

8. 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:

320111063 P

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			☐	☐
Roof covering			☒	☐
Chimney			☒	☐
Windows			☒	☐
External doors			☒	☐
Ceilings			☒	☐
Internal walls			☒	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard standing			☒	☐
Lighting			☒	☐
Others (add description)	MIXTURE OF POINTING MATERIALS AND FINISHES	REPOINT USING EASIPPOINT HISTORIC LIKE MORTAR, FLUSH FINISH	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

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

LA DRAWING
EASIPPOINT HISTORIC MORTAR DATA SHEET
BAT SURVEY
PBI REPORT

RECENT PHOTOGRAPHS SHOWING DEFECTS
LAND PLAN

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☒ No
- c) Demolition of a part of the listed building: ☐ Yes ☒ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

--

11. Listed Building Alterations

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

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? ☐ Yes ☒ No
- b) Works to the exterior of the building? ☒ Yes ☐ No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)? ☐ Yes ☒ No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

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

REPOINTING OF EXISTING JOINTS
TO MAINTAIN THE STRUCTURAL
INTEGRITY OF THE BRIDGE AS A
HIGHWAY STRUCTURE CAPABLE OF
CARRYING 40T

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I ☐	Ecclesiastical Grade II ☐
Grade II ☒	Ecclesiastical Grade II* ☐
Grade II* ☐	Don't know ☐
Ecclesiastical Grade I ☐	

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

--

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

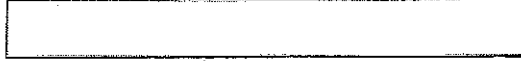
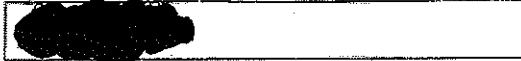
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:



14/12/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 is 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:



14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

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:

15. 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:

☐

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

☐

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

☐

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

☐

16. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

19. 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:

441200

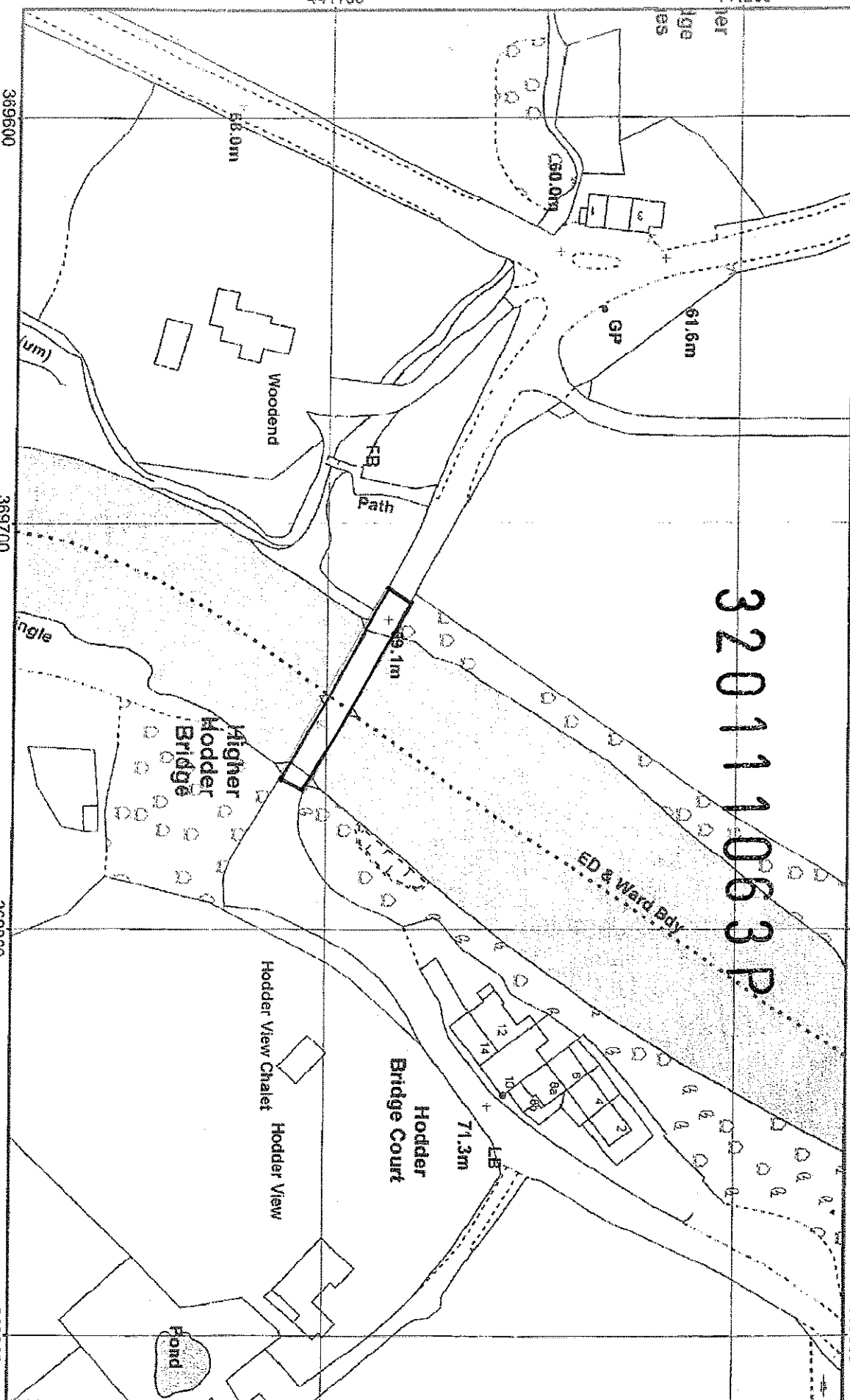
441100

369600

369700

369800

369900



Scale 1:1250

LCC Map Ref: 73602

Created: 14/11/2011

(Scale correct when printed on A4 Landscape)

By David Griffiths

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office (© Crown Copyright). Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Lancashire County Council Licence No. 10002320

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

No changes are being made to the existing structure. Historic lime mortar is being used to maintain the structure.

Use

What will the extension/development be used for and justify why this is necessary?

It will continue to be used as a highway bridge carrying C571 Birdy Brown. The works are required to maintain the safe continued use of the structure.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

The bridge is an appropriate size to carry C571 Birdy Brown over River Hodder.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The existing layout is to be maintained. No alternative options have been considered. It is currently an appropriate size to carry out this function.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

The existing bridge is an appropriate size for carrying CS71 Birely Brown River No. 1. It is currently an appropriate size to carry out this function.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

Appropriate historic lime mortar will be used on the bridge. The existing bridge is masonry construction and already fits in well in the area.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

The bridge provides support to CS71 Birely Brown. Access is currently available to all members of society and emergency vehicles. The works are required to maintain this access.

Hodder Higher Bridge – Heritage Statement

Hodder Higher bridge is a 2 span elliptical ashlar sandstone masonry arch bridge with triangular cutwaters carrying C571 Birdy Brow over the River Hodder. The bridge was believed to have been constructed in the 18th century.

The proposed works should have no impact upon the heritage asset other than to safeguard the bridge for future use. Care has been taken to ensure that the mortar and finish chosen for the re-pointing of the structure is both historically and structurally suitable.

320111063 P

Hodder Higher - Site Context and Written Justification

Hodder Higher Bridge is a 2 span masonry arch carrying C571 Birdy Brow over the River Hodder. The bridge is grade 2 listed building.

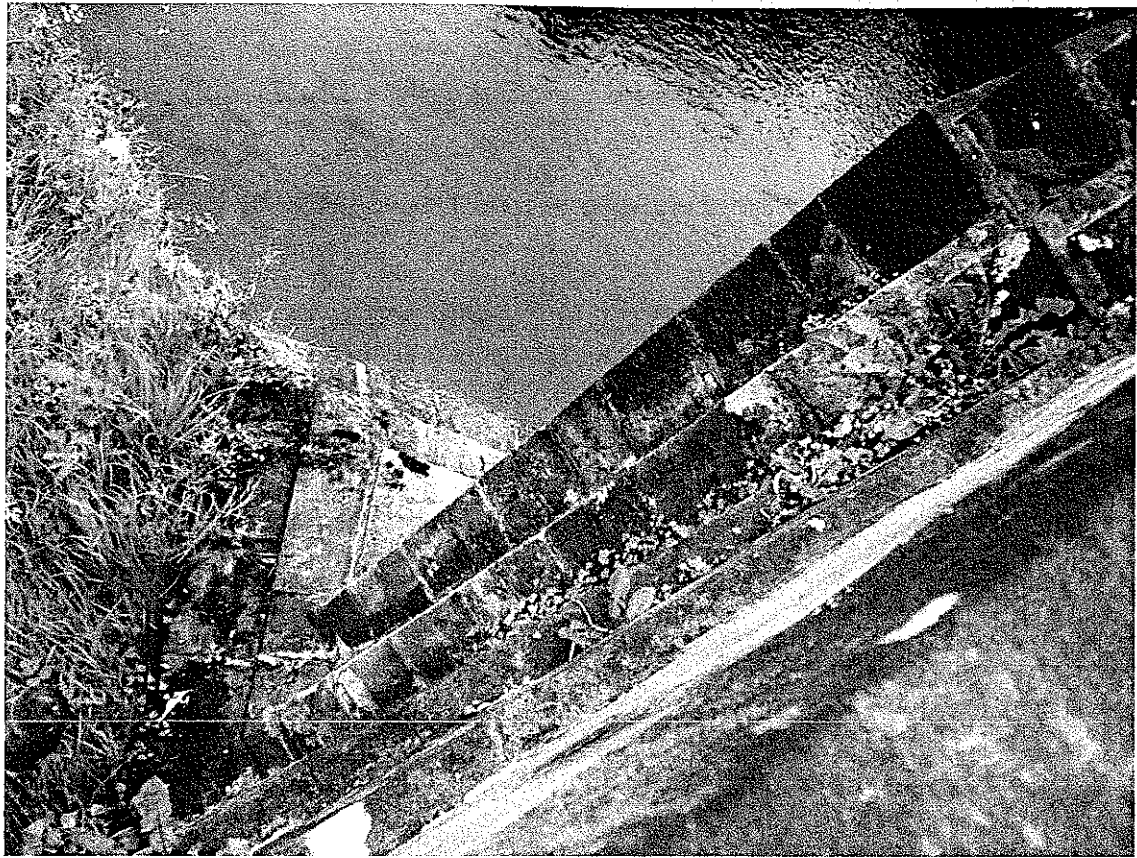
The bridge was identified as requiring maintenance pointing in the 2011/12 Capital Works Programme.

At this stage the full extent of the repointing works is unknown. Some indication is given in the attached Inspection reports and from areas that can be observed from the top of the bridge. A full visual inspection of the bridge from an underbridge unit to ascertain the overall extent of the works required will be carried out prior to any works taking place. Only areas identified in the inspection as requiring pointing will be pointed.

The photographs below show vegetation coming through a large number of the joints on the spandrels and cutwaters as well as some areas of loose and missing masonry.



320111063 P



EASIPOINT

HISTORIC MORTAR 20111063 P



Historic Colour Range

Dark Grey, Sandstone, Standard, Dark Brown,
Light Grey, Brick Red, Yorkstone

Product Details/Classification

EasiPoint Historic is a dry packed blend of lime complying with BS EN 459-1, GGBS complying with BS6699, selected silica sands and natural aggregates complying with BS EN 13139 together with additives to provide water resistance, thixotropic properties, workability and colour.

EasiPoint Historic is a traditional hydrated lime, sand, GGBS mortar.

BENEFITS

- ✓ **Fast Application**
- ✓ **Cost Effective**
- ✓ **Cement Free**
- ✓ **Complete Joint Fill**
- ✓ **Stain-free & Colour Consistent**

Description

Designed for gun-injection, EasiPoint Historic provides a cement-free mortar for pointing soft brick or stonework.

Consistent in both colour and finish, EasiPoint Historic mortars are pumped deep into the joint, providing a complete fill and a degree of flexibility. The mortar is porous allowing the passage of water through the mortar joint

EasiPoint Historic can be injected into joints as narrow as 5mm and will penetrate to a depth in excess of 100mm, allowing for the deepest of joints.

A standard range of seven colours is readily available. Bespoke blends, where exact matching is required, can also be formulated

Specification Outline

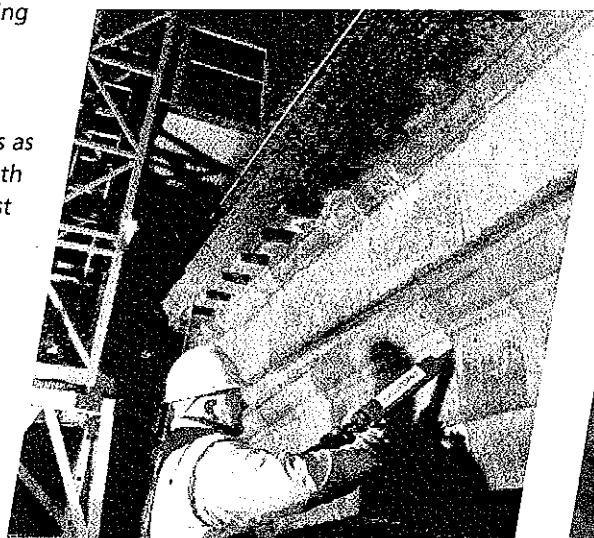
Pointing shall be carried out using EasiPoint Historic Mortar as manufactured by EasiPoint Marketing Ltd. The product must be stored, handled and used strictly in accordance with the manufacturer's instructions.

Quality Assurance

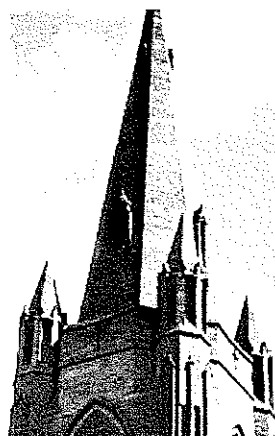
EasiPoint Mortars are manufactured under a quality system conforming to BS EN ISO 9001:2000

Typical Properties @ 20°C

Compressive Strength	8N/mm ²
Initial Set	3 hours
Pot Life	30 mins
Density	2,050Kg/m ³



HISTORIC MORTAR



Instructions for Use

Joint Preparation

In order to ensure adequate bonding of the new mortar to the masonry, it is important that the old mortar is removed, to a minimum depth of twice the joint width, and that any residual dust is removed from the joint.

If the masonry is porous, joints should be wetted down prior to repointing to prevent excessive suction.

Mixing

Place 4 00/4 5 litres of clean water in mixing tub and gradually add dry EasiPoint mortar whilst mixing (the quantity of water will vary with the colour used) Mix in a wide shallow pan using a low speed drill and EasiPoint Blender.

Mix until a consistency of stiff cream is achieved, adding a little extra water if required. Allow mortar to stand for approx 5 minutes. Remix with the addition of a small amount of water if necessary. Check correct consistency by filling the tube, the mortar should hang from the end of the nozzle when the tube is shaken.

Placing

Keeping the nozzle just clear of the wall inject mortar into the joint, slightly overfilling, working from the top of the wall downwards

The mortar should be tooled off after it has formed a semi-dry surface skin and lost it's initial sheen. The time this takes depends upon the absorbency of the masonry.

EasiPoint Historic may be placed at temperatures between 5°C and 35°C. Do not carry out jointing work if rain is expected.

Precautions

Health and Safety

EasiPoint Historic is alkaline when mixed with water and should not come into contact with skin or eyes. Avoid inhalation of dust during mixing and wear safety glasses, dust mask and gloves. If skin contact occurs wash thoroughly with clean water. Should eye contact occur rinse immediately with plenty of clean water and seek medical advice.

Full Health and Safety Data are given in a Product Safety Data Sheet.

Fire

EasiPoint Standard is non-flammable.

Yield

Each 25kg bag of EasiPoint Historic will yield approx. 13.5 litres of mixed material.

Storage and Shelf Life

This product must be stored in unopened bags, kept clear of the ground in cool, dry conditions, protected from excess draught and frost. When kept under these conditions between temperatures of 5-45°C the shelf life of the material will be 6 months from the date of manufacture.

Packaging and Ordering

EasiPoint Historic is supplied in 25kg valvesack bags

Product Code

EA201 Dark Grey	EA205 Light Grey
EA202 Sandstone	EA208 Brick Red
EA203 Standard	EA209 Yorkstone
EA204 Dark Brown	

For further information and sales please contact:

EasiPoint Marketing Ltd
Restoration House
Drumhead Road
Chorley North Industrial Estate
Chorley, Lancs
PR6 7DE

Tel: 01257 224900
Fax: 01257 224901

EasiPoint Marketing Ltd products are guaranteed against defective materials and manufacture. Products are sold subject to the EasiPoint Marketing Ltd Terms and Conditions of Sale, copies of which are forwarded on invoice and are available on request. EasiPoint Marketing Ltd endeavours to ensure that the above data and any further advice is correct, however, it cannot accept any direct or indirect liability for the use of its products as such usage is beyond its control.

www.easipoint.co.uk