



RIBBLE VALLEY
BOROUGH COUNCIL

11 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No

320120046P

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:	Ms	First name:	Karen	Surname:	Hollings	
Company name:						
Street address:	22 Whalley Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of barn to dwelling creation of garden and siting of new sewage treatment plant.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

5. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Random stone and rendered concrete block

Description of *proposed* materials and finishes:

Random stone

Roof - description:

Description of *existing* materials and finishes:

Asbestos sheet

Description of *proposed* materials and finishes:

Natural blue slate

Windows - description:

Description of *existing* materials and finishes:

Painted timber in stone surrounds

Description of *proposed* materials and finishes:

Painted timber in stone surrounds

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone walls and stock proof fences

Description of *proposed* materials and finishes:

Additional stone garden wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Crushed stone and concrete

Description of *proposed* materials and finishes:

Crushed stone and concrete

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:

Existing plans and elevations 4150-1

Proposed plans and elevations 4150-2D

Design and Access Statement

Heritage Statement

Structural Survey

Archaeological Assessment

Protected Species Survey

Package treatment plant details

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:

Agriculture and storage

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

17. Residential Units (continued)

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Market Housing - Proposed

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

Proposed Market Housing Total

1

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	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	326.0	0.0	235.0	235.0
Total		326.0	0.0	235.0	235.0

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

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

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

00.30

hectares

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐

Yes

☒

No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐

Yes

☒

No

24. Site Visit

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

☒

Yes

☐

No

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

☒

The agent

☐

The applicant

☐

Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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

Title: Mrs

First name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

10/01/2012

☒

Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

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

Title: Mrs

First Name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

10/01/2012

☒

Declaration Made

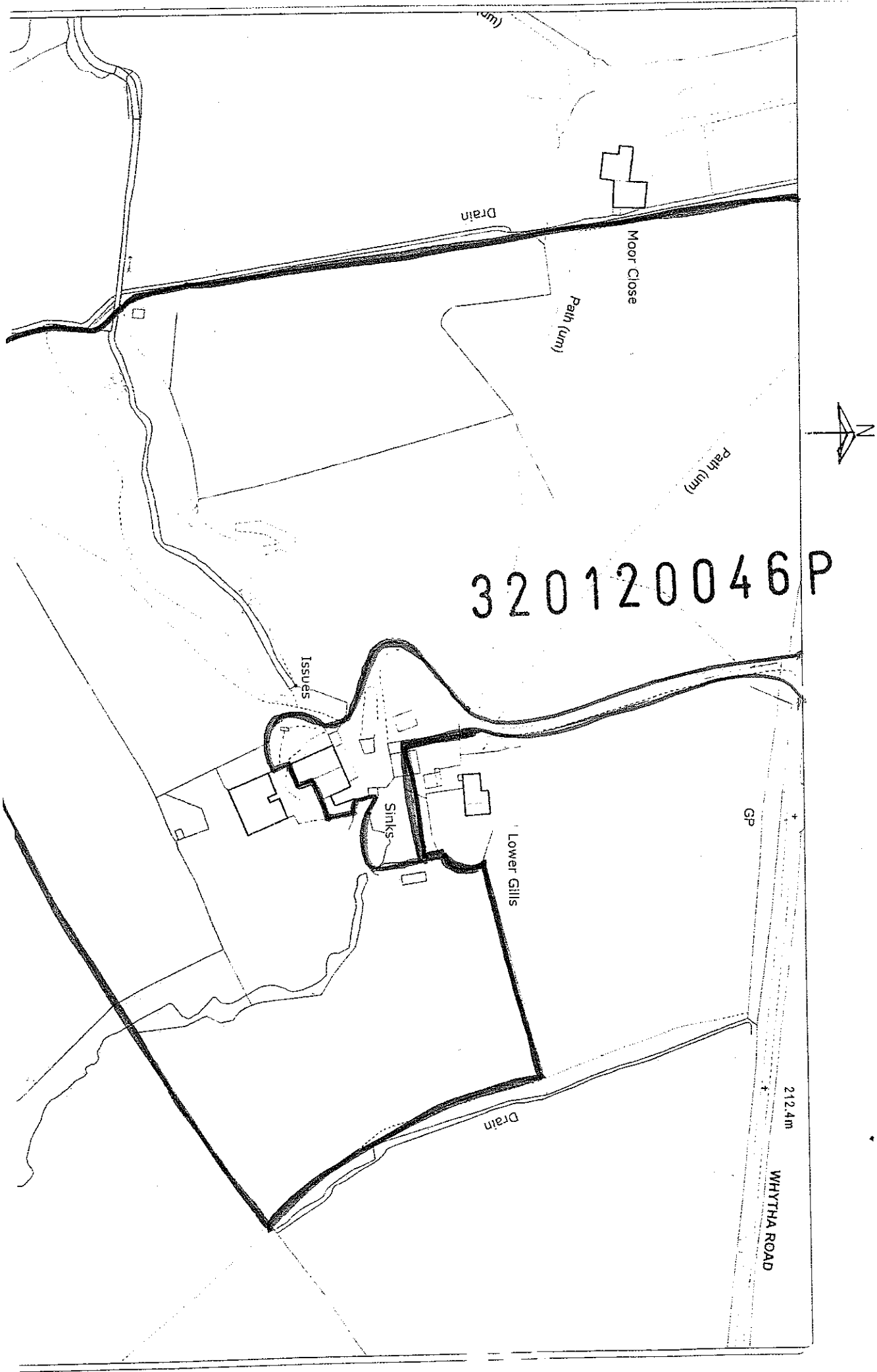
26. Declaration

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

☒

Date

10/01/2012



320120046P

location plan

1/1250

Barn at Lower Gills
Whytha Lane
Rimington, Lancashire:
Archaeological Assessment

320120046P

December 2011

STEPHEN HAIGH

B u i l d i n g s A r c h a e o l o g i s t

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN

Tel/Fax: 01535 658925 Mobile: 07986 612548

www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk

BARN AT LOWER GILLS, WHYTHA LANE, RIMINGTON, LANCASHIRE:

ARCHAEOLOGICAL ASSESSMENT

1 Introduction

- 1.1 This assessment has been produced to support an application to Ribble Valley Borough Council for planning consent for the conversion of a barn at Lower Gills, near Rimington (NGR: SD 82356 44705). It provides a summary of the heritage significance of the site in accordance with Policy HE6 of PPS5, and has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 14 December 2011. The report was commissioned by Karen Hollings via Janet Dixon Town Planners Ltd.

2 Site designation

- 2.1 The barn is not designated as a heritage asset and does not lie within a conservation area or AONB. However, it stands 50m to the south of (though clearly not within the curtilage of) Lower Gills Farmhouse, a grade II listed building of 17th century date (National Heritage List no. 1072092).

3 History and form of the building

- 3.1 The history of the farmstead of Lower Gills has not been researched, but there has clearly been a settlement here since the 17th century if not earlier, which seems always to have comprised a single unit, and in the mid 19th century was the home of Benjamin Thornber (*b.* 1800, *d.* 1885), described as a weaver in 1841, but who went on to become the employer of 700 in cotton spinning mills in Burnley. Ordnance Survey maps show that the group of buildings at the site changed little before the addition of modern farm buildings in the second half of the 20th century; as well as the house and barn, a number of small buildings stood between these two principal structures.
- 3.2 The barn proposed for conversion seems to have been built in only one main phase, most likely about 1800, although it has undergone numerous subsequent minor alterations. It is a relatively small, three-bay combination barn whose essential design is very typical for the district, having been built with a cart entrance with shallow porch in the central bay, a winnowing door in the opposite wall, and a shippon in the downhill end bay.

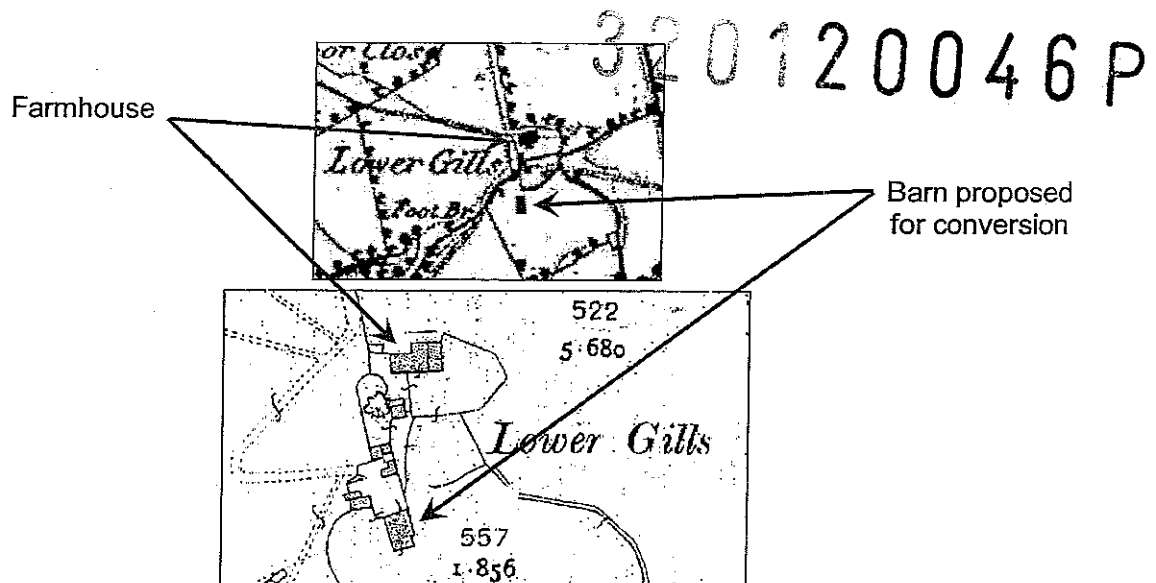


Figure 1: Ordnance Survey maps, 1853 (top) and 1908 (bottom)

3.3 In general terms the barn is not especially well constructed, its walls being of largely random rubble with lime mortar, of sandstone for the most part but with some shale, all no doubt quarried in the near vicinity, and there are few dressings: where there are quoins, they are very roughly squared. The walls incorporate projecting throughstones, generally taken as indicating a date no earlier than the late 18th century, and this is also true of the dressed sandstone surrounds to two doorways, one in the north gable, and one in the west side, and the forking door in the south gable. The third pedestrian doorway, at the south-east corner, is a 20th century insertion. There has been some rebuilding around the wagon entrance, and it seems that the doors have been re-sited in their present position, formerly having been set back from the entrance on the line of the main east wall. These doors are harr-hung with pegged softwood frames, and the boards are beaded, so probably 19th century (although possibly replaced). The barn's present window openings are all large and clearly 20th century insertions, but there are at least three, small earlier openings which have been blocked: a pair of narrow breathers in the east wall, and a mucking-out hole in the north gable, all of which served the shippon in the north bay. The forking door in the south gable, with monolithic sandstone surrounds, appears to be original, as does the owl hole in the north gable.

3.4 The typical aspects of the barn interior are readily seen: the central, flagged threshing floor is largely intact, but the original shippon to the north, which would no doubt have had a timber structure, has been replaced by one of concrete and cement, and the loft over it re-laid. The south bay, almost certainly just used for hay or crop storage originally, was also made into a shippon in the 20th century, although its fixtures have since been removed.

- 3.5 The asbestos cement roof is carried on two trusses, late 19th or 20th century in design, and constructed from sawn softwood, with butt purlins bolted to the principal rafters: they must have replaced earlier trusses, in the same positions. The ends of the raking trusses of the adjoining mid 20th century shippon project through the west wall at eaves level, and the two high level windows in this side of the building (both now blocked) are presumed to have been put in to give access between the lofts of barn and shippon when the latter was added.

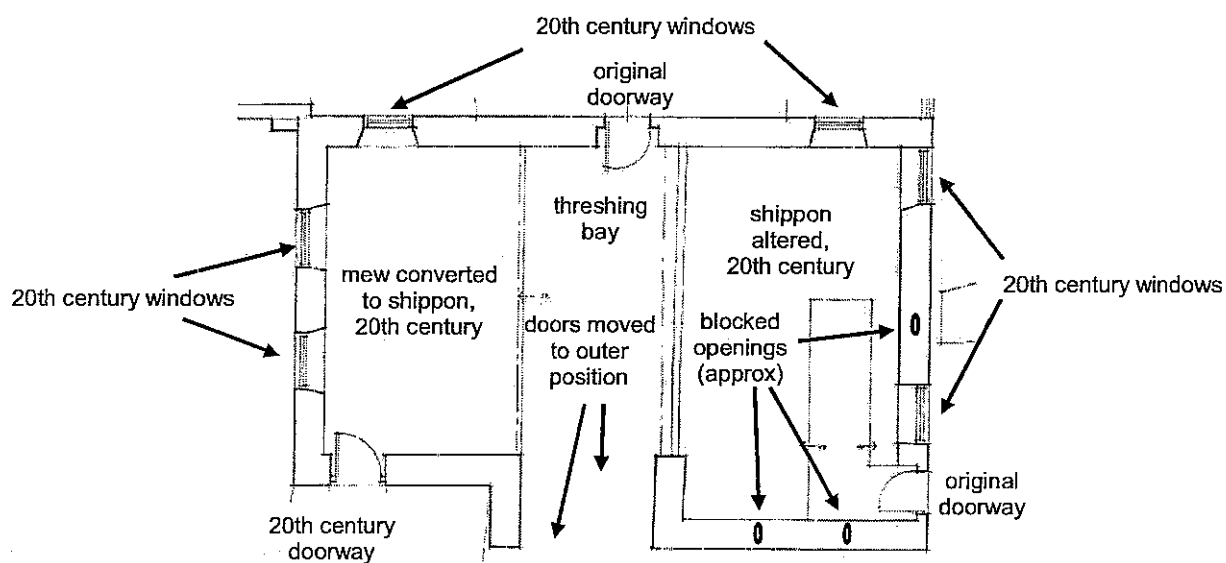


Figure 2: ground floor plan (Sunderland Peacock & Associates)

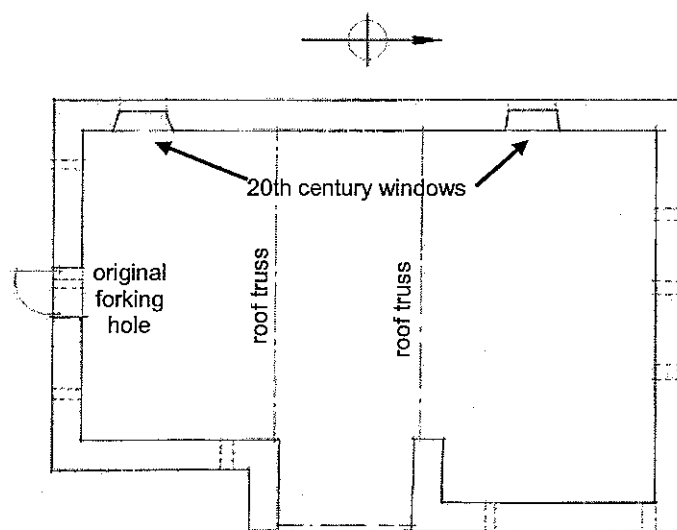
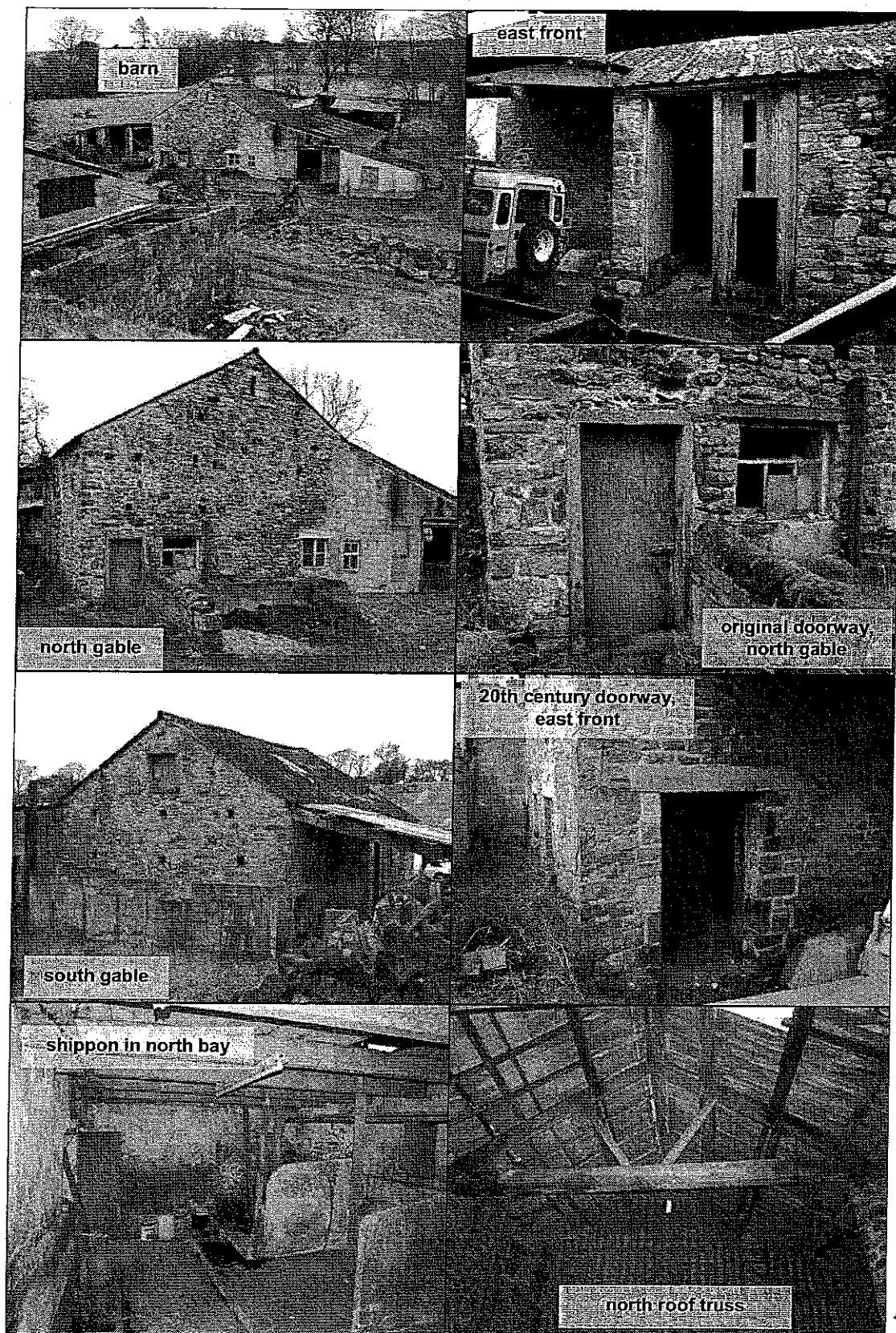


Figure 3: first floor plan (Sunderland Peacock & Associates)



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4 Summary

4.1 The following aspects of the barn at Lower Gills should be considered in the planning proposal:

- it was built in the late 18th or early 19th century
- it is essentially typical of the combination barns of the Ribble Valley area
- it is not of a high architectural or constructional standard, and lacks distinguishing architectural features
- it is very clearly detached from the farmhouse, in terms of setting
- all four elevations have been modified by the insertion of new openings in the 20th century, and three small, original openings in the north and east elevations have been infilled
- the roofing material is mid 20th century and non-traditional
- the roof trusses have been replaced
- the central threshing bay survives as a remnant of the original internal layout, but the internal arrangements in the two end bays have been altered

Stephen Haigh, MA
16 December 2011

DESIGN AND ACCESS STATEMENT

320120046P

SITE: LOWER GILLS, WYTHA LANE, RIMINGTON.

PROPOSAL: CONVERSION OF BARN TO DWELLING AND CREATION OF GARDEN

INTRODUCTION

This design and access statement has been prepared to accompany an application for planning application for the conversion of the barn to a dwelling. A separate Heritage Statement, Structural Report and Protected Species Survey have also been submitted with the application.

SITE DESCRIPTION

Lower Gills is located 1.5km south east of Rimington. It comprises a stone farmhouse, which is a grade II listed building a detached two storey stone outbuilding, at detached stone barn, several smaller stone agricultural buildings and modern agricultural buildings.

The Farmhouse is on the northern side of the group at a higher level than the agricultural buildings and within garden bounded by a stone boundary wall. The difference in ground levels between the farmhouse and the agricultural buildings effectively separates the farmhouse from the barn and other agricultural building which are grouped around a separate farm yard at the lower level. In order to reach the farm yard from the farmhouse it is necessary to walk down the track on the western side of the group. The agricultural buildings are grouped together in the valley bottom. A stream which runs towards the west is culverted beneath the main farm yard area to the north of the stone barn.

Vehicular access to Lower Gills is from a private track from Wytha Lane the track is also a public footpath. The track first serves the farmhouse and then continues downhill into the farm yard. The surrounding land is in agricultural use and the landscape is fairly open in character. The farm is within an area designated as Open Countryside in the adopted Ribble Valley District Wide Local Plan.

The barn comprises a two storey traditionally constructed stone barn with a large attached single storey shippon on the western side and other modern additions close by on the eastern side. The proposal is to convert the barn to one dwelling. The modern building

attached to the barn on the western side is to be demolished and replaced with a stone single storey lean to create ground floor living accommodation with the remainder of the footprint of the building being used to create a walled garden.

ASSESSMENT

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

Policy G1 – expects high standards of design quality.

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

Policy ENV3 – development in the open countryside will be required to reflect the character of the landscape and reflect the vernacular in scale style features and building materials.

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

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

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

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

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

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

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

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

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

Planning Policy Statement 5: Planning for the Historic Environment, requires applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. A separate Heritage Statement has been prepared.

PLANNING HISTORY

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3/2005/0584 Change of use of redundant slaughter house to lounge as part of existing dwelling approved 28/09/2005.

3/2005/0557 Listed Building Consent for the upgrading of the existing derelict room to a habitable condition. Approved 12/01/2006

3/2003/0431 Conversion of barn to business use for consulting /treatment rooms for herbal medicine practice approved 09/07/2003.

3/2001/0341 Conversion of barn to holiday let approved 13/05/2001

INVOLVEMENT

Pre-application advice was sought from the Council on the 12 August 2011 this included drawings of the proposal, a draft design and access statement, a draft Heritage Statement, a structural survey, bat survey and a specific request for advice. A written response was received on the 8th November. The Council confirmed that in principle the development is acceptable. The letter raised concerns in regards to the design of the scheme in particular the overly domesticated appearance of the proposed extension and the insertion of new window openings together with the repositioning of the opening on the south eastern

elevation. The principle of extending the building as a replacement to the existing lean to extension was not rejected.

A question was raised in the request for advice regarding the status of the barn as a potential curtilage structure to the listed farmhouse. Whilst the response from the Council did not provide a definitive answer our attention was drawn to case law and advice from English Heritage. A copy of the written response is located at Appendix 1.

Following receipt of the advice we amended the drawings and held a meeting with Planning Officer Rachel Horton. The amendments included the removal of the window in the north west elevation, returning the first floor window in the south east elevation to its current position, the division of the wagon entrance with simple glazing bars, and the reduction in size and simplification of the openings in the lean-to replacement extension to better reflect the agricultural character of the building.

The retention of a single 'cat-slide' roof over the lean to extension was considered and discussed. Whilst there are many examples of 'cat-slide' type roofs on agricultural buildings in the area single storey extensions to barns are not exclusively built in this form. There are other barns in the area which have a break in the roof-line in the manner proposed for the replacement extension. The break in the roof line to allow the re-use of the first floor windows in the south west elevation was accepted as a reasonable compromise and the retention of the mono-pitched section of the extension beyond the south east gable was acknowledged as reflecting the agricultural form of the twentieth century agricultural addition which it replaces.

DEFINING THE CURTILAGE OF THE LISTED BUILDING

The Planning (Listed Building and Conservation Areas) Act 1990 states that any object or structure within the curtilage of a listed building which although not fixed to it, forms part of the land and has done so since before 1948 is protected by the listing. There is no clear definition of what the curtilage of a listed building is. Neither Planning Policy Statement 5: Planning for the Historic Environment or the practice Guide give any commentary on what factors should be considered when judging whether a building is within the curtilage of a listed building. The courts originally construed this provision broadly. In *Sutcliffe V Calderdale BC* 1983 the Court of Appeal held that three factors had to be taken into

account in deciding whether a structure or object was within the curtilage of a listed building:

- The physical layout of the structure and the building;
- Their ownership, past and present; and
- Their use or function, past and present.

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Applying these tests the Court held that a terrace of cottages which had been constructed as mill-workers' dwellings adjacent to and linked by a bridge to a mill which was now a listed building, was within the curtilage of the mill and thus included in the listing.

A more recent court case *R v Taunton Deane Borough Council* 2008 is of prime relevance to the situation at Lower Gills because of the great similarities in circumstances. In the court case the listed building was Jews Farmhouse (grade II) near Wiveliscombe Somerset, and near to it was Mill Barn a pre-1948 building and not separately listed. Taunton Deane Borough Council had granted planning permission for works to Mill Barn at Jews Farm without also requiring an application for listed building consent. A neighbour had objected to the granting of planning permission arguing that listed building consent was also required because Mill Barn is in the curtilage of Jews Farmhouse which is a listed building. The High Court was asked to judicially review the Council's decision.

The High Court used the same tests as in the *Calderdale* case as listed above. The farmhouse and its immediate curtilage were separated by a wall from all the other farm buildings including Mill Barn. The Court said that there were no discernable features other than the wall which could serve to define the curtilage. If the wall did not define the curtilage then it was difficult to say where the curtilage would have ended. The Court accepted that when the building was listed there was a clear distinction between the Farmhouse itself and its immediate curtilage and the farm yard and its buildings which included Mill Barn.

In considering the function of both buildings the Court heard evidence as to previous use of the buildings. Until 1988 Mill Barn and other farm buildings continued to be used in conjunction with farming activities. However, the Court said that in 1984, at the date of listing, Mill Barn was not being used for purposes ancillary to the use of the Farmhouse as a dwelling house. Its use was for the purposes of general farming enterprise. In other words it was being used for agricultural purposes and not for domestic purposes such as

garaging or domestic storage in support of the function of the listed building. Whilst the Court accepted that the Farmhouse was the centre from which the farm business was run, it did not accept that it was sensible to regard the farm and all the agricultural buildings as being within the curtilage of the Farmhouse.

The Court said "The primary use of the Farmhouse was as a house. The farm as a whole was not listed, the Farmhouse was listed, and its curtilage, as a house, was clearly defined by the wall which separated the residential use within the wall from the agricultural use that was being carried on in the agricultural buildings, including Mill Barn, and on the fields beyond."

The Court concluded that even though the whole of Jews Farm, including the Farmhouse and the agricultural buildings were in common ownership at the time of the listing, the listed Farmhouse and its residential curtilage was physically separated from, and functionally distinct from, the agricultural land and buildings on the other side of the wall. The Court confirmed the decision of Taunton BC to grant planning permission and not to require Listed Building Consent. Source Conservation Officers in Derbyshire notes of meeting no.74 3 March 2010 published on the Derbyshire Historic Buildings Trust website.

This case has also be reported in English Heritages' Conservation Bulletin Issues 61: Summer 2009. See appendix 2.

We can now apply the three tests to Lower Gills Farmhouse and barns.

The physical layout and structure of the buildings.

Lower Gills Farmhouse stands on the northern side of the farm group. It has a stone garden wall on the southern and western sides with the northern boundary defined by a fence and the eastern boundary defined by a hedge and fence. The garden now extends beyond the garden wall on the southern side which is surrounded by a fence. The domestic curtilage of the Farmhouse is defined by these boundaries.

The Farmhouse is in an elevated position in relation to the barns and farm buildings to the south. In order to reach the farm buildings from the Farmhouse it is necessary to walk 100m down the track which passes along the western side of the Farmhouse and winds

south to the farm yard. In the past when the Farmhouse and buildings were in the same ownership there was also a path from the Farmhouse downhill past the derelict cottage to the farm yard. The path would have been approximately 300m from the Farmhouse to the farm yard. In no sense are you immediately within the farm yard once you have left the garden of the Farmhouse. The barn which it is proposed to convert is 420m from the Farmhouse.

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The barn is a separate structure in its own right and is not attached or physically linked in any way to the listed Farmhouse. It stands next to the farm yard within a group of other historic and modern agricultural buildings.

Their ownership, past and present

At the time of listing in 1954 the Farmhouse barn and agricultural buildings were in the same ownership which had started in the 1930's and continued until 1997. At the present time the Farmhouse and the barn are in separate ownerships.

Their use or function, past and present

The Farmhouse has and is being used as a residential property. However when the house was purchased in 1997 the eastern ground floor room and the room above it were separated from the living accommodation, the internal doors having been walled up. The only access into the ground floor room was from outside. Pre-1930 the ground floor room was used as a slaughterhouse to kill pigs. The occupiers from the 1930's to 1997 however used the room as a shed to store domestic equipment in. The rooms have subsequently been renovated and incorporated back into the house. The list description mentions that this room has a *'shouldered fireplace. Above is a plaster panel with '1698' in raised numbers.'* It can be concluded from this that the eastern part of the house was originally built as domestic accommodation of high standing including an expensive plaster panel and that the use as a slaughter house was only during a brief part of the buildings history which pre-dated the listing of the building. At the time of the listing and until the present time the house has wholly been in domestic use and not in any agricultural use.

The barn has been in agricultural use until 1997. At the present time the buildings is vacant and not in use. The building was used from 1997 until recently to store antiques

and architectural salvage for an antiques business. It has never been used for domestic storage of any kind.

The physical layout and structure of the buildings indicates that the curtilage of the Farmhouse is defined by its garden boundaries and that the barn is set outside of this. The view that the curtilage of the listed farmhouse does not extend to the agricultural farm buildings is supported by the findings of the High Court case relating to Jews Farm. The function of the Farmhouse is domestic and the function of the barn was agricultural at the time of listing and until it was used as general non-domestic storage from 1997. The barn was not used in any sense as ancillary domestic accommodation. Although the buildings were in the same ownership at the time of listing and remained in a single ownership until recently doesn't in itself indicate that the barn is a curtilage building to the listed Farmhouse again this was the conclusion that was reached in the Jews Farm Case.

We conclude that the barn at Lower Gills is not within the curtilage of the listed Farmhouse, and listed building consent is not required to convert the barn to a dwelling.

The Council's approach to the 2001 and 2003 applications on the 'cottage' referred to in the applications as a 'barn' also suggests that the Council may also have come to the conclusion that the curtilage of the farmhouse did not extend to include the other farm buildings within the group. These applications refer to the smaller two storey outbuilding near to the farmhouse. The applications were not accompanied with a listed building consent application. This could have been because the applicants abandoned the project, or because the Council did not consider that listed building consent was necessary. If it had been decided that this building was not covered by the listing then logically the barn the subject of the present development proposal is not listed either because it is further away from the farmhouse.

On the basis of the case law established in the Jews Farm Case and the previous approach taken by the Council to outbuildings at Lower Gills Farm we have only submitted a planning application believing that a listed building application is not required. Whilst we do not considered the listed building consent is required we do acknowledge that the impact on the setting of the listed building is a material consideration in determining the planning application

EVALUATION

The main planning issues relating to this proposal are:

- the principle of the development;
- the setting of the listed building
- the suitability of the building for conversion;
- the landscape impact;
- the design of the scheme;
- impact on neighbours
- highway safety; and
- nature conservation interest.

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Each of these issues is assessed in turn below.

Principle

Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building within an established group of buildings. It does not introduce new built development into an area of open countryside the extension replaces and existing building and is significantly smaller than the building which it replaces. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference to other policies that specifically refer to residential development and conversion of buildings in the countryside.

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

because the development requires some modern buildings which will be replaced by a modest extension and the creation of a garden curtilage for the proposed dwelling.

The setting of the listed building

Policy ENV19 of the Local Plan requires development proposals within the settings of listed buildings which cause harm to the setting of the building to be resisted. The archaeological assessment submitted with this application confirms that the barn is likely to have been constructed in about 1800 it is typical of the combination barns of the Ribble Valley, is not of a high architectural or constructional standard, and it lacks distinguishing architectural features.

The conversion of the barn to a dwelling will preserve the barn by finding a new and viable alternative use which will fund the structural repairs to the building and secures its long term future. The Council has confirmed that the unsympathetic modern extension to the barn can be demolished and be replaced with a smaller scale extension of more appropriate traditional materials. The curtilage to the new dwelling will be confined to the yard area and the immediate area around the barn. In this way the conversion of the barn to a dwelling will have no negative impact on the setting of the listed building indeed it will improve the setting by the removal of the large and unsympathetic addition to the barn. The historic association of the outbuildings to the farmhouse will be preserved for the future. The proposal conforms to the requirement of policy ENV19.

Building Suitability

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

- the property is within a group of buildings which includes a dwelling where services and utilities are already provided so that no additional expenditure by public authorities on the provision of infrastructure would be required;
- a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion;

- the building is of sufficient size to provide suitable living accommodation without extension (although an extension is proposed); and
- being of traditional form and materials, the character of the building and its materials are appropriate to its surroundings. The building is worthy of retention because of its historic grouping/association with the listed farmhouse.

An important factor that adds weight to the case for granting planning permission is the lack of a 5 year supply of housing land within the Borough. There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. As at 1st October 2011 Ribble Valley can only demonstrate a 3.3 year supply of housing. In these circumstances of severe under-supply of housing land within the Borough, the Council should consider this planning application favourably in regard to the criteria in PPS3, in particular paragraph 69. Having regard to the listed criteria:

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

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Landscape Impact

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies ENV3, H15 and H17. The proposed garden curtilage for barn conversion is within an area presently occupied by modern agricultural buildings and the existing curtilage of this group of buildings.

Design

The proposed design of conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The existing barn is built in random stone with a corrugated sheet roof.

The layout of the rooms within the barn has been informed by the position of the existing door and window openings to take best advantage of these and to ensure that the number of new openings is kept to a minimum. In particular the design has incorporated a full height space in the centre of the barn which will be lit from the former wagon entrance which is to be fully glazed. The positioning of this glazing has been set back inside the building to reflect the positioning of the original doors. Wooden doors are proposed inside the building to provide screening of the glazing at night. On the north east elevation of the barn no new openings are proposed. This is the most interesting elevation of the building architecturally as it contains the wagon entrance. Two small roof lights are proposed in the roof slope to light bathrooms thereby avoiding the need for new openings in the walls of the building.

On the south east elevation the existing openings on the ground floor are reused to light the kitchen and dining area. An existing high forking hole at high level is used to light the bedroom at first floor. Similarly on the north west elevation the existing ground floor openings have been reused to light the main living area. The bedroom above is to be lit by a small window at eaves level on the south west elevation.

The present south west elevation of the building is completely covered by the large modern shippon which is a lean-to where the roof of the barn extends down over the addition. An inspection of the building has revealed that there are two blocked openings at first floor level on this elevation and these have been reused to provide lighting to the first floor of the building. The proposed replacement of this modern extension provides an opportunity to introduce more traditional building materials to replace the modern block and render of the shippon. Only one roof-light is to be introduced into the main roof slope to light the area above the staircase. The proposed extension reflects the form of many traditional lean to extensions in the area and is appropriate to the form of the building.

The domestic curtilage follows the extent of the existing enclosure of the farm yard. As previously stated this does not involve expanding the site into agricultural land. The conversion will connect into the existing septic tank which serves the farmhouse.

Neighbour Amenity

There will be no direct impact on the neighbouring residential property in term of amenity. The present vehicular access serves the farmhouse and the agricultural buildings the change in the character of vehicular traffic will not be significant. The farmhouse is at a higher level than the barn with buildings in between. The proposal with not affect the amenities of the occupiers of the farmhouse.

Access

Vehicle access to the site is via a track from Wytha Lane. Traffic speeds on Whytha Lane are slow because the Lane is narrow. Visibility at the junction of the track with the lane is reasonable. The proposal complies with Policy T1. There is ample space within the curtilage to park cars and four spaces are indicated on the submitted drawings.

Nature Conservation

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

Appendices

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Appendix 1 Pre-application advice from RVBC

Appendix 2 English Heritage Conservation Bulletin Issues 61: Summer 2009 Extract

Judith Douglas BSc (Hons) Dip TP, MRTPI
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January 2012



RIBBLE VALLEY BOROUGH COUNCIL

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my ref: RV/2011/ENQ/00346

date: 8th November 2011

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320120046P

Dear Ms Douglas

RE - PROPOSED CONVERSION OF BARN TO DWELLING AT LOWER GILLS, WYTHA LANE, RIMINGTON.

I write in response to the above enquiry received on the 1st of September 2011 and apologise for the delay in responding. Following an assessment of the information provided and a site visit on the 7th of November I have the following observations to make;

With regards to the principle of converting the barn into a two-bedroomed property Policy G5 of the Ribble Valley Districtwide Local Plan outlines a number of criteria that should be met if permission is to be granted for small-scale development outside the main settlement boundaries, one of which is *'other small scale uses appropriate to a rural area which conform to the policies of this plan'*. Policy H2 of the Local Plan states that the conversion of buildings outside settlement boundaries will be approved, provided they are *'suitably located and their form, bulk and general design are in keeping with their surroundings'*. In addition, Policy H15 and H16 of the Local Plan in relation to barn conversions states that planning permission will be granted for the conversion of buildings to dwellings in situations where *'there would be no materially damaging effect on the landscape qualities of the area and there would be no unacceptable harm to nature conservation interests'* and that the building should be *'structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building'*. In addition, the character of the proposed building and the materials used should be appropriate to its surroundings and be worthy of retention.

The structural survey has confirmed that the building is capable of conversion, the materials used in the conversion scheme are appropriate and the barn is considered to be of landscape merit. The building will not be viewed within the public realm as an isolated building as it is sited close to other agricultural buildings, and in relatively close proximity to the farmhouse. Therefore it is considered that the principle of converting the barn into a two-bedroomed property is acceptable in policy terms.

The building is located within an area of designated Open Countryside therefore consideration should be made of the details within Policy ENV3 of the Ribble Valley Districtwide Local Plan which states that *'development will be required to be in-keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials'* and that proposals should seek to conserve, renew and enhance landscape features. Considering that the barn is visible within the public realm due to the location of a public footpath (FP41), that follows the main access track, which

then diverts in a south-westerly direction, the proposed design scheme and overall visual appearance of the barn is an important consideration in any subsequent application.

Policy H17 of the Ribble Valley Districtwide Local Plan details the importance of good design to protect the rural environment, and that traditional farm buildings should remain largely unaltered and remain looking like farm buildings after conversion. Policy H16 states that conversion of buildings to dwellings will be granted providing *'the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building'*. The policy also stresses that *'farm buildings are operational structures with a functional simplicity which is an essential part of their character'*. With specific reference to new openings and extensions policy H17 states that *'apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account'*. With regards to extensions and additions this policy states *'farm buildings are operational structures with a functional simplicity, which is part of their appeal. It is important that farm buildings are preserved in their original form without alien, urban additions or alterations'*.

Upon review of the proposed scheme and in consideration of the above policies, I do have serious concern with regards to the appearance of the barn following the erection of the proposed rear extension and additional alterations to the building.

Whilst I note that the proposed single storey lean-to extension to the south-west elevation will replace a larger building to this elevation that was erected in the 60's the proposal is essentially a new-build extension to the original barn. Due to its size, design and the number of openings to the rear elevation it will appear wholly domesticated in appearance and will not reflect the traditional appearance of this former farm building.

I consider that the north-west elevation of the building is the most prominent within the site and should therefore remain unaltered. The introduction of a window at first floor level interrupts the simplistic form of this gable elevation contrary to Policy H17 of the Ribble Valley Districtwide Local Plan. I also consider that use should be made of the existing blocked opening to the south-east elevation at first floor level rather than removing this original feature and inserting a larger opening.

You consider that due to the relationship with the main farmhouse the barn could be considered a curtilage building, and as a result is also likely to be Listed. I have discussed the relationship of the barn to the main farmhouse with the Conservation Officer Adrian Dowd who has advised me of the following;

The Planning (Listed Buildings and Conservation Areas) Act 1990, which makes specific reference to detached buildings in close proximity to Listed Buildings, would appear to support your view that the barn is Listed. Part 1 of the Act states that:

'In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act -

- (a) any object or structure fixed to the building;*

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- (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948.

shall be treated as part of the building.

However the conservation officer is also aware of a number of legal decisions, which have questioned the definition of the above Act (*Calderdale* case (1982) 46 PCR 399 and *R v Taunton Deane Borough Council* (2008) All ER (D) (Oct). In the *Calderdale* case the courts suggested that there were three key factors in deciding the extent of the curtilage: the physical layout; ownership, past and present; and, use and function, past and present. In *R v Taunton Deane Borough Council* the high court examined a Grade II Listed Farmhouse (Jews Farmhouse) and its nearby barn. In this case the judge rejected the argument that the farmhouse and Mill Barn were functionally so close that the curtilage should be drawn around all the farm buildings at the heart of the farm. He accepted that the farm was being run from the farmhouse at the date of listing, but did not believe the whole of the farm and all of the agricultural buildings could be sensibly regarded as being within the curtilage of the farmhouse on that account. Further guidance can also be found in a recent publication produced by English Heritage entitled 'The Setting of Heritage Assets'.

The wording of the 1990 Act would suggest that the barn is Listed, however a number of legal decisions has established that depending upon the circumstances some detached buildings cannot be considered Listed. Firmly establishing the status of the barn is fundamentally a legal decision, and not one that the department can answer without seeking further advice from our legal department. If not Listed the barn would most certainly be identified as a non-designated heritage asset, therefore policies contained within PPS5: Planning for the Historic Environment will be considered in any subsequent application.

I have also sought advice from the conservation officer in relation to the demolition of the more modern extension to the rear of the barn. He considers that these works are more likely to be classed as an alteration rather than demolition, and therefore no separate Listed Building Consent would be required for this aspect of the works.

Due to the proximity of the barn to the Listed farmhouse the impact of the works upon the setting of the Listed Building would also need to be considered. Policy ENV19 of the Ribble Valley Districtwide Local Plan states that 'development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted'. This policy pays particular attention to the fact that 'the setting of an individual listed building very often owes its character to the harmony produced by a particular grouping of buildings and to the quality of the spaces created between them'.

Therefore consideration should be made in ensuring that the proposed works do not detract from the significance and setting of the Listed building and that alterations and extensions to the building are kept to a minimum to retain the simplistic form and historic character of the original barn.

Any subsequent application should make clear (by highlighting with a red edge) the extent of residential curtilage to the property, with land in the applicants ownership marked with a blue edge. What appears to be the extent of residential curtilage on the proposed site plan, beyond the south-west elevation follows an historic boundary which is currently marked by a post and rail fence. It is therefore considered that this aspect of the development will result in minimal visual impact upon the landscape.

I have also discussed the proposal with the County Surveyor who has verbally confirmed that he has no objection to the number of parking spaces, or to the application on highway safety grounds.

I trust you find the above observations of use and if you have any further queries please do not hesitate to contact me.

My comments are made for your information and guidance only, and without prejudice to any recommendation I may make on any subsequent application or the ultimate determination thereof. This information is believed to be correct on the basis of the facts set out in the submitted pre-application enquiry form; the position may be otherwise if there are additional or different material facts.

Yours sincerely,



RACHEL HORTON
ASSISTANT PLANNING OFFICER

Ms Judith Douglas
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Legal Developments

Curtilage and farm buildings

Mike Harlow, Legal Director, *English Heritage*

When the Heritage Protection Bill eventually becomes law, we will be able to list buildings with certainty. We will be able to draw a line around what is listed and say: 'That's your lot.' But until then, and even after then for existing and unrevised list entries, there will always be a question mark over what has been given listed status.

While the list entry might be perfectly clear that 'Barleymow House' is a Grade II farmhouse, protection does not necessarily end there. The law says that objects or structures fixed to the house, or fixed to the land and within its curtilage since before 1948, are to be treated as listed as well. This does not mean that those other buildings and structures necessarily hold any special interest, but if they do, works affecting that special interest will require consent.

For attached structures to be protected their function must be ancillary to the principal building.

For attached structures to be protected their function must be ancillary to the principal building, otherwise listing a terraced house would bring listed status to the remainder in the row.

The extent of curtilage is a relatively vague concept and has received considerable judicial attention over the years. In the *Calderdale* case (1982) 46 PCR 399, the courts suggested that there were three key factors in deciding the extent of the curtilage: the physical layout; ownership, past and present; and, use and function, past and present.

Reading those rules alone is unlikely to give anyone a real feel for the concept without seeing their application to common circumstances. One such common situation is a listed farmhouse and neighbouring (but not attached or separately listed) farm buildings.

In *R v Taunton Deane Borough Council* (2008) All ER (D) (Oct), the high court examined Jews Farmhouse (Grade II) near Wiveliscombe in Somerset and its nearby Mill Barn (not separately listed but pre-1948). The physical layout and ownership past and present were factors in this case and may distinguish it from other farm situations, but the key point of interest was the way the judge approached function and use.

Mill Barn was being used as a farm building at the date of listing. The farmhouse was used as a

house and the hub from which the agricultural business of the farm was being conducted. Everyone agreed that the curtilage could not extend to the outer limit of the fields of the farm, so where was it? Logically it must be either around the collection of farm buildings at the heart of the farm, giving Mill Barn listed status, or be more immediate to the farmhouse and thereby excluding the working farm buildings.

The judge rejected the argument that the farmhouse and Mill Barn were functionally so close that the curtilage should be drawn around all the farm buildings at the heart of the farm. He accepted that the farm was being run from the farmhouse at the date of listing, but did not believe the whole of the farm and all of the agricultural buildings could be sensibly regarded as being within the curtilage of the farmhouse on that account.

The primary use of the farmhouse was as a house. The primary use of Mill Barn was agricultural business. It was not being used, for example, to garage the farmer's car, to store his domestic items, as a children's playroom or staff quarters etc.

So Mill Barn was outside the curtilage and not listed.

The primary use of the farmhouse was as a house.

The primary use of Mill Barn was agricultural business. So Mill Barn was outside the curtilage and not listed.

Although the layout of the buildings, their distance apart and the existence of physical boundaries between them were also factors in this decision, it is hard to see why this functional distinction would not weigh heavily in all farm cases, even where the buildings were very much closer and no boundaries between them existed.

In this case it could also be argued that non-domestic agricultural buildings attached to a farmhouse are not protected by listing either.

Of course each case depends on its facts, which is the most unhelpful phrase a lawyer can ever utter. The obvious advice is: if in doubt, the owner and local planning authority should speak. Hopefully together a clear view can be formed and unnecessary applications and illegal works can be avoided.

HERITAGE STATEMENT

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

AT

LOWER GILLS, WYTHA LANE , RIMINGTON.



320120046P

**Janet Dixon Town Planners Ltd.
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**HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION
TO CONVERT A BARN TO A DWELLING AT LOWER GILLS, WYTHA LANE, RIMINGTON.**

Planning Policy Statement 5: Planning for the Historic Environment.

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

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

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

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

Identifying the Heritage Asset.

Lower Gills farmhouse, outbuildings and barn stand in a loose group on the slopes of a valley. There are modern additions to some on the buildings but the historic grouping of the buildings is readily apparent on site. The group is in an isolated position away from other farm groups which is the pattern of agricultural development in this part of the Ribble Valley.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area. Lower Gills is a grade 2 listed building. Only the farmhouse is mentioned on the list description, the outbuildings and the barn are not specifically mentioned in the listing. We consider that the barn the subject of the planning application is not a listed building see Design and Access Statement. The list description dates the farmhouse to 1698. See Appendix 1 List Description.

The site is within an area of Open Countryside as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV3. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises the traditionally built stone barn as a heritage asset in making this statement. It also distinguishes between traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone farmhouse, outbuildings and barn can be considered as a heritage assets because of the listed status of the farmhouse, the outbuildings and barn are within the setting of a listed building and they are

also tradition buildings within the landscape. The landscape setting of the group of buildings is also a heritage asset.

We have commissioned an Archaeological Assessment of the barn. This dates the barn to the late 18th or early 19th century being a typical combination barn of the Ribble Valley which is not of a high architectural or constructional standard and lacks distinguishing architectural features.

We have consulted the historic maps available on the Lancashire County Council mapping service Mario. The 1940's and 1960's aerial photograph are not very clear and it is difficult to make out the individual buildings on the site, however it is clear on the 1940's aerial photograph that there is no modern lean to on the stone barn.

We have also consulted the Community History Section of Clitheroe Library which has provided the maps attached in the appendix. The 1853 map shows the farmhouse, the stone barn to the south and three sets of out buildings in between with the farmhouse and the barn in the position that they are in today. The later 1908 which is much clearer shows the same arrangement of buildings as was present on the 1853 map. This is repeated on the 1955 map whereas the 1971 map indicates that the barn has been extended on the western and southern sides new outbuildings have been constructed to the west of the group and the footprint of other outbuildings has altered. The footprint of the farmhouse remains the same. The 1955 and 1971 map indicates that changes began to happen in the second part of the twentieth century when new buildings are added to the group and extensions are added to the barn.

Assessment of the Significance of the Heritage Assets

The list description dates the farmhouse to 1698 and the archaeological assessment dates the barn to about 1800. The archaeological assessment has identified that all four elevations of the barns have over time been modified by the insertion of new openings in the 20th century, and three small original openings in the north and east elevations have been infilled. The roofing material is mid 20th century and non-traditional and the roof trusses have been replaced. Internally the central threshing bay survives as a remnant of the original internal layout, but the internal arrangements in the two end bays have been altered.

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

The planning application is for the conversion of the barn to one dwelling, the demolition of the lean-to on the rear elevation its replacement with a new lean to extension and the creation of a domestic curtilage.

The barn is no longer suitable for modern farming practices. The proposed conversion offers the opportunity to secure the future of the building by finding a suitable alternative use.

The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn using these openings for windows and doors where possible and keeping the introduction of new window to introduction of roof lights. Existing openings have been glazed with simple frames without glazing bars. We identified the north eastern elevation with the wagon entrance as being the most significant elevation as it has the most architectural features including the wagon entrance. The wagon entrance doors are retained to be used as internal shutters to cover the glazing in the wagon entrance at night. No new opening are proposed in this elevation which has ensured that the character of the barn is retained by preserving the large wall to window ratio, indeed in this elevation apart from the wagon entrance there are no windows in the wall.

Within the interior of the barn there is a double height space within the area which has been identified as the threshing bay. This part of the interior of the barn has been least altered and the retention of the double height space respects the historic function and character of the interior of the barn.

The north western elevation is presently covered by a modern lean-to structure which dominates the appearance of the barn. It is built wholly out of non-traditional material and has no architectural merit. Its replacement with a smaller more sympathetically designed extension will enhance the appearance of the barn and the setting of the listed building.

The setting of the barn as heritage asset and the setting of the listed building have been protected. This has been achieved by locating the new domestic curtilage within the

existing extent of the farmyard curtilage. The visual appearance of the building will be enhanced by the removal of the modern agricultural lean to on the north western side of the building and by replacing it with a stone built extension of smaller proportions. The non-traditional roofing material will be replaced by a more appropriate blue slate. This will significantly improve the appearance of the building when viewed from the listed building and from the public footpath which passes along the western side of the site. At the present time the view of the barn from the public realm is dominated by the modern extension on the north western side of the barn. The setting and appearance of the group of heritage assets within the landscape will also be enhanced by the removal of the modern structure and its replacement with a more low key feature.

The proposed alterations to the barn have kept to a minimum the destruction of the historic fabric of the barn and have retained the existing openings in their current position so that it is possible to retain the identity of the history of the barn through its historic fabric.

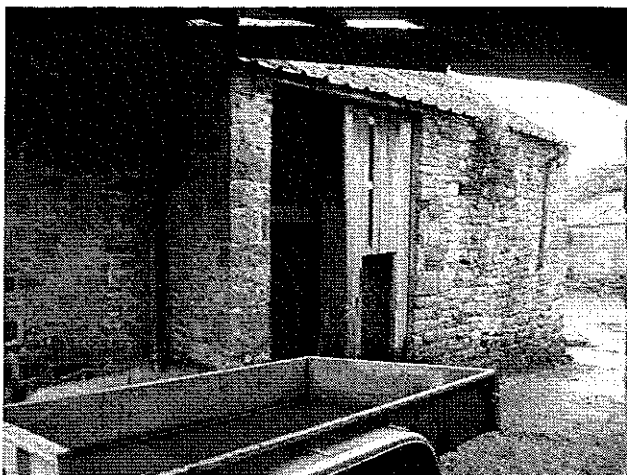
Photographs



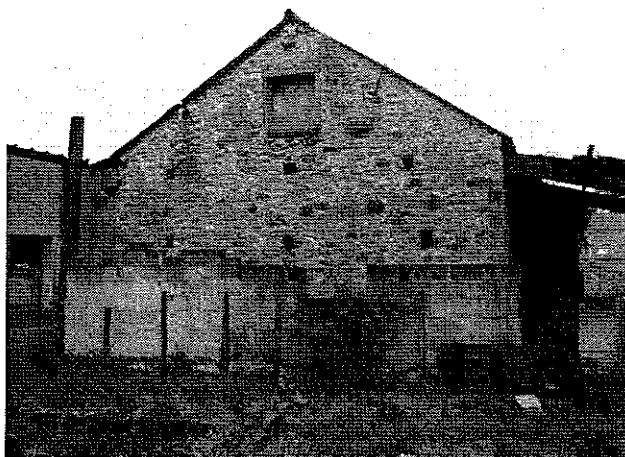
North elevation



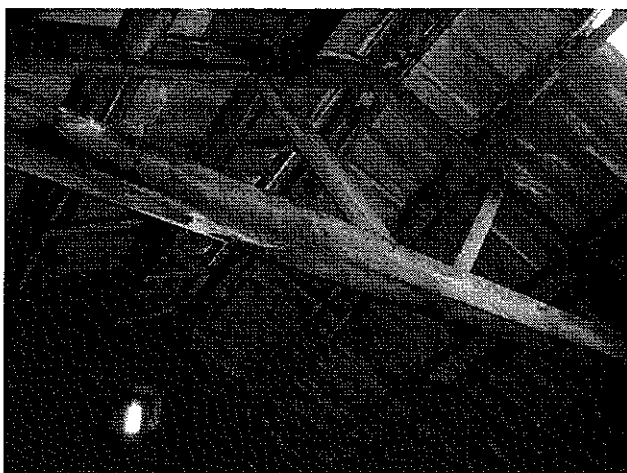
North elevation of lean to



East elevation wagon entrance



South elevation



Internal of barn roof



North and west elevations

Appendix

Listed building description.

Maps dated 1853, 1908, 1955 and 1971.

Judith Douglas BSc (Hons) Dip TIP, MRTPI

Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW

Tel: 01200 425051

January 2012

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Lower Gills Farmhouse, Rimington

DESCRIPTION: Lower Gills Farmhouse

LOCATION: Whytha Road, Rimington, Lancashire BB7 4EQ

GRADE: II

DATE LISTED: 16 November 1954

ENGLISH HERITAGE BUILDING ID: 183455

LOCALITY: Rimington

LOCAL AUTHORITY: Ribbles Valley

COUNTY: Lancashire

COUNTRY: England

POSTCODE: BB7 4EQ

OS GRID REFERENCE: SD8236144759

OS GRID COORDINATES: 382361, 444759

LATITUDE/LONGITUDE: 53.8987, -2.2699

Incorrect location/postcode? [Submit a correction!](#)

Explore more of the area around Rimington, Lancashire at [Explore Britain](#).

[Listing Text](#)
[Google Map/Street View](#)
[OS Map](#)
[Bing Map/Birds Eye View](#)
[Comments](#)
[Photos](#)

Listing Text

SD 84 SW RIMINGTON

SD 823 447

8/136 Lower Gills Farmhouse

16-11-1954

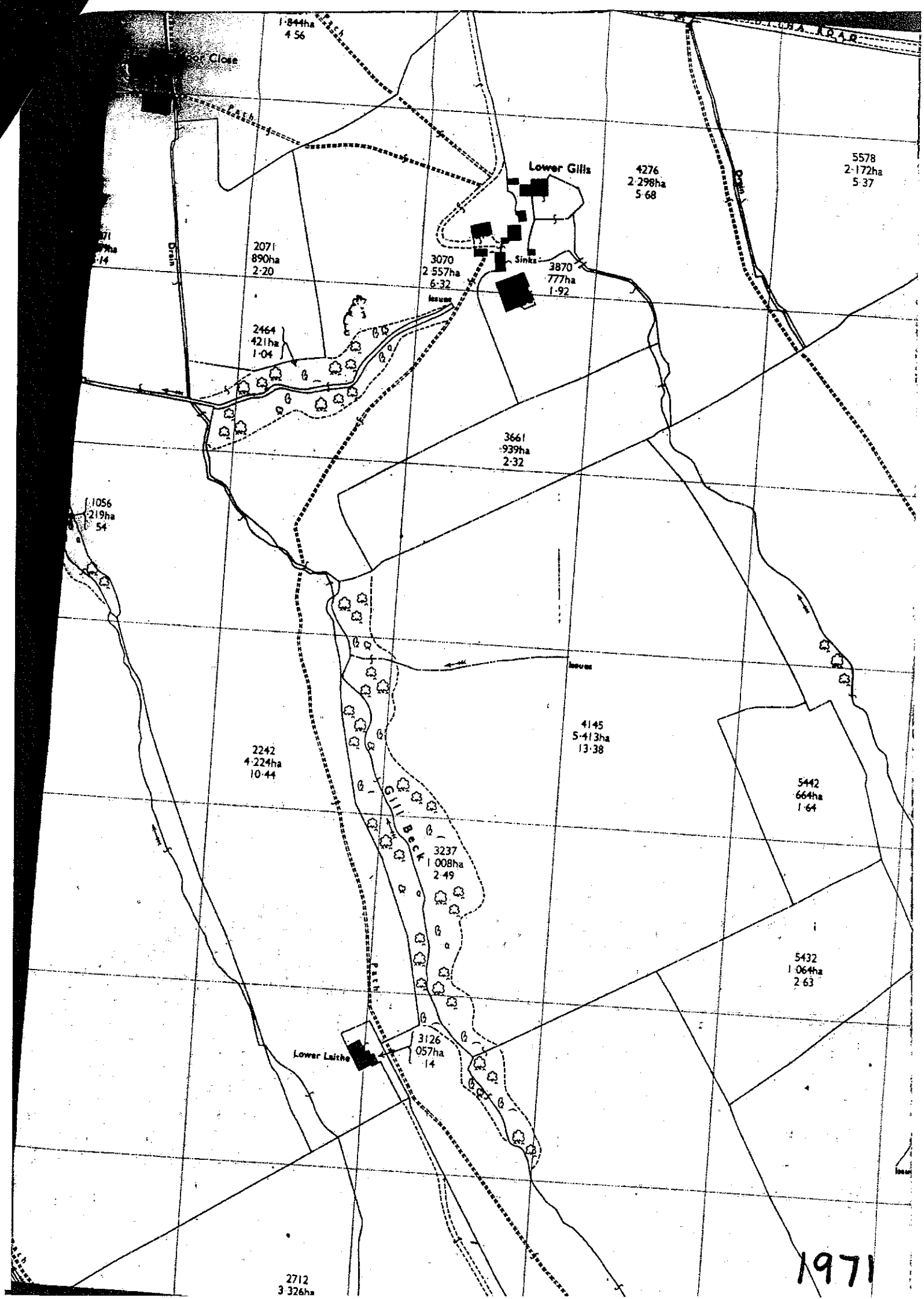
- II

House, 1698, altered. Rendered rubble with slate roof. 3-cell plan. 2 storeys. The 2 right-hand cells, of one bay each, have windows with double-chamfered surrounds. The left-hand window now has 2 square mullions. The right-hand window, formerly of 4 lights, now has a central mullion remaining and has a hood. On the 1st floor the left-hand one has no mullions: the right-hand one is of 3 lights. The door, between bays, has a plain stone surround and a hood of 2 pitched stone slates. The left-hand cell has one window on the ground floor and 2 on the 1st floor, all with plain reveals. At the left is a door with plain stone surround under a modern glazed porch. Chimneys on left-hand gable and to right of left-hand cell. Part of the rear (north) wall is covered by an outshot, which has a one-light chamfered window on each floor of its west wall. Interior. The east room has a shouldered stone fireplace. Above is a plaster panel with '1698' in raised numbers.

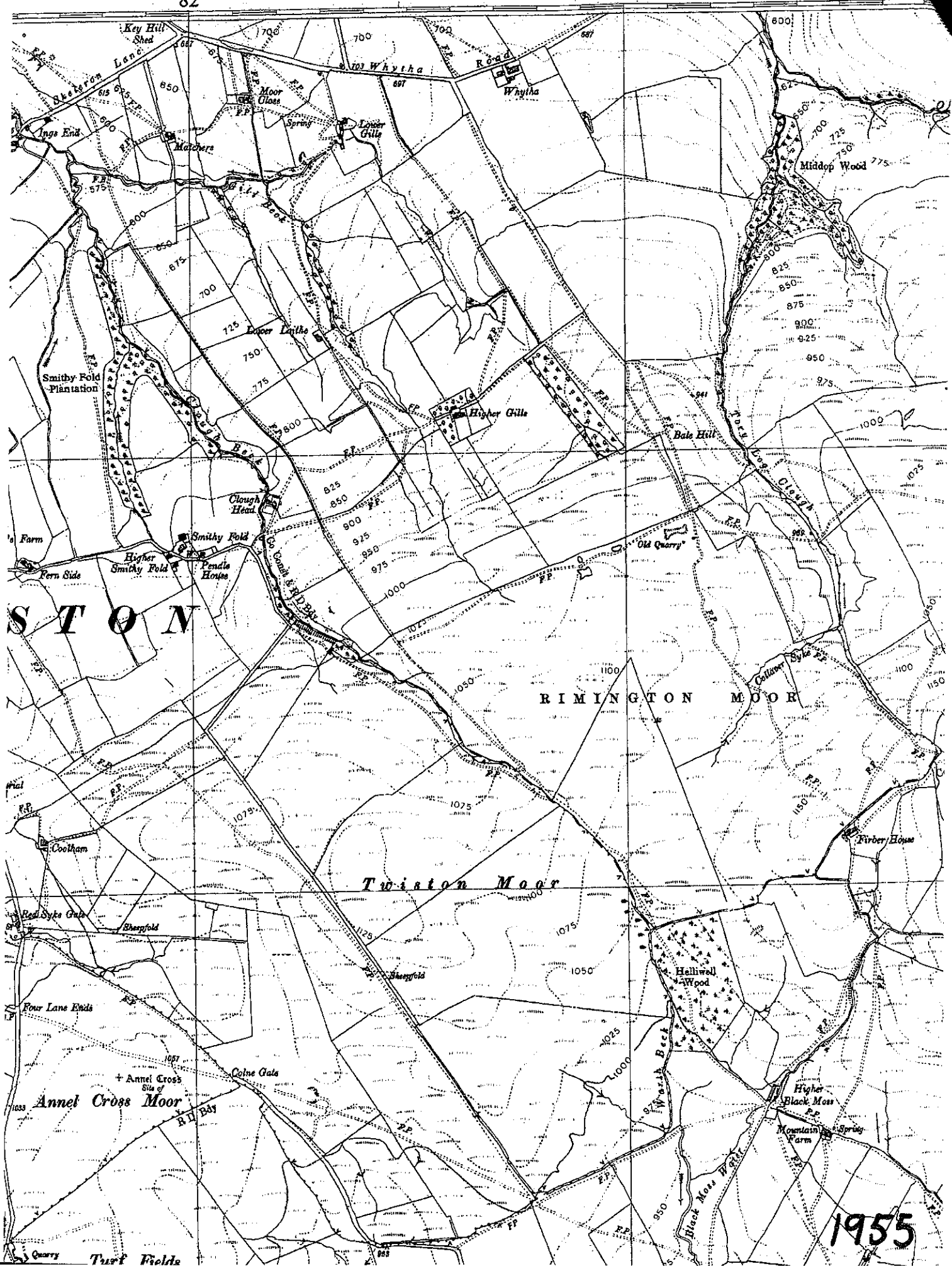
Listing NGR: SD8236144759

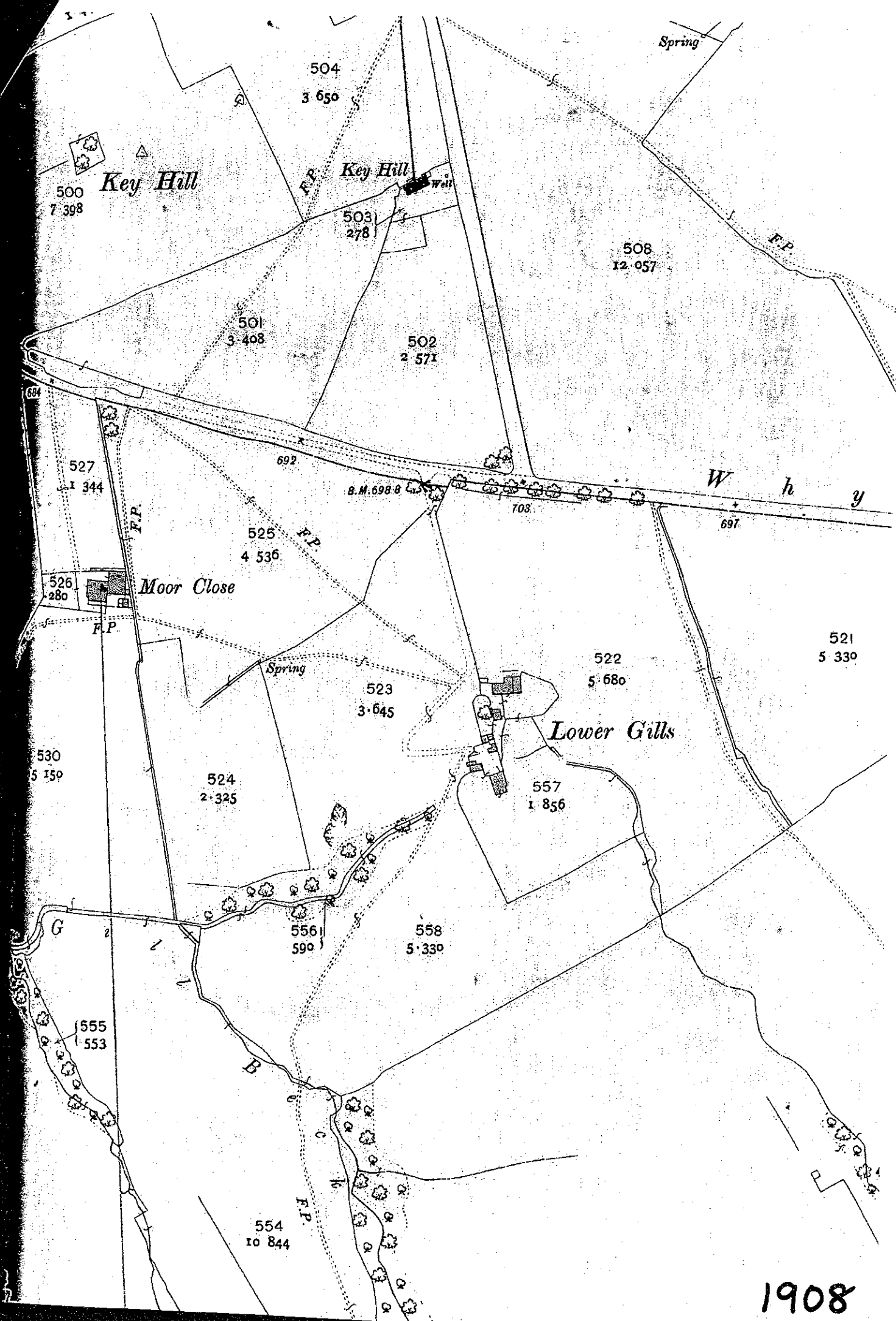
Source: *English Heritage*

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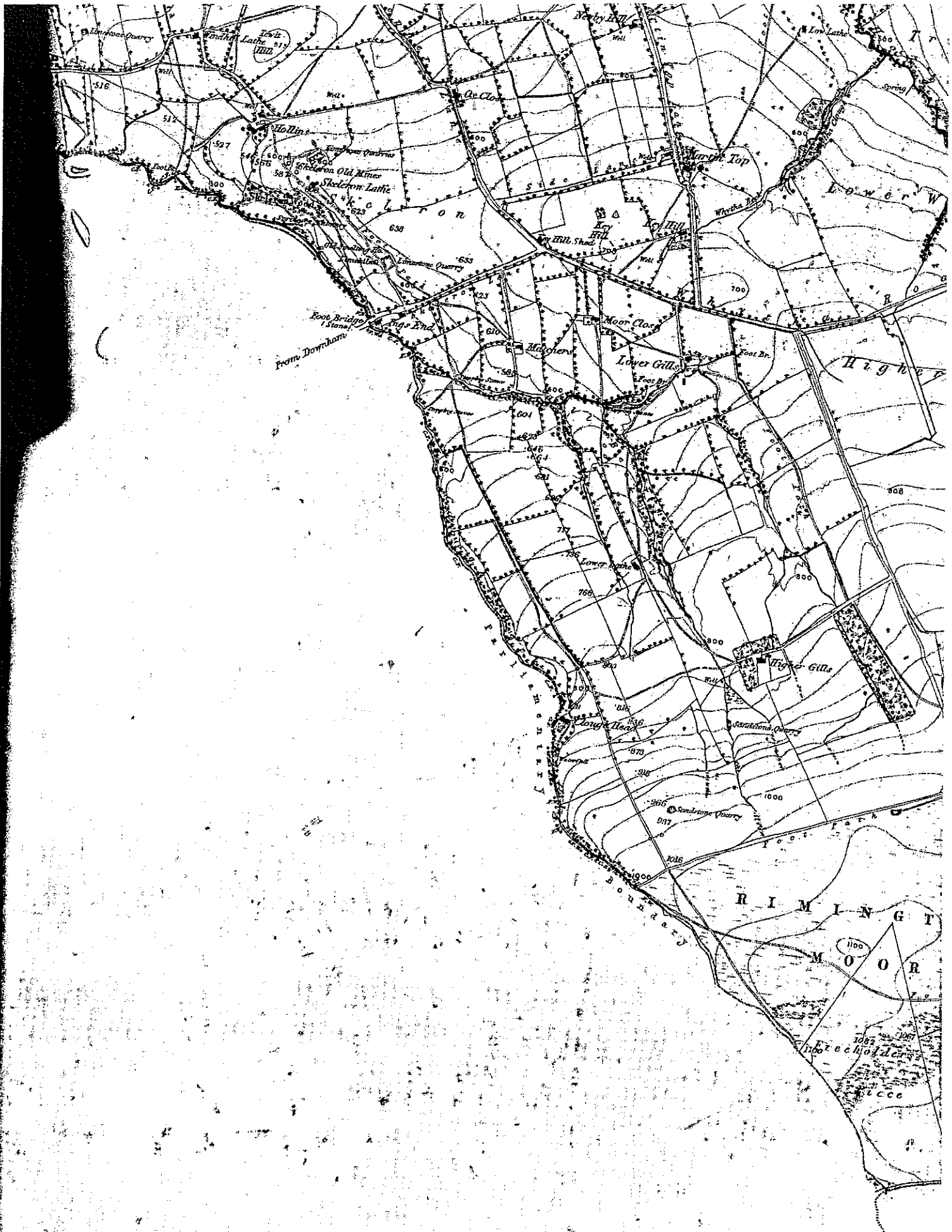


1971





1908



BAT SURVEY

AT
LOWER GILLS BARN
RIMINGTON

DATE AND TIME OF VISIT
1st JUNE 2011 9.30 - 11.00AM
14TH JUNE 2011 8.30 - 10.20 PM

WEATHER CONDITIONS

Sunny, no breeze 17° C

REFERENCE NO. 4150

320120046P

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

320120046P

Convert disused barn , involving demolishing lean- to addition and replacing with stone built extension , to form a dwelling.

TYPE OF BUILDING

☐	HOUSE
☒	BARN
☐	GARAGE
☐	OTHER

COMMENTS: A disused agricultural barn with an attached shippon lean -to, which is a later addition.

LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

COMMENTS: The barn is detached and located approx 30m from the farmhouse which it was ancillary to. This property is remote from any village or other dwellings and is surrounded by agricultural land. There are other open type disused agricultural buildings within 10m of the barn as well as other store type outbuildings adjacent to the Farmhouse.

BUILDING ADJACENT TO OR WITHIN 10M OF

☒	TREES
☒	HEDGEROW
☐	OPEN WATER

COMMENTS: Fields bordered with trees and hedges surround the buildings. Starting approx 20m from the west of the barn is a gully which is quite densely lined with trees.

WALL CONSTRUCTION

☒	STONE
☐	BRICK
☐	STEEL
☒	BRICK/BLOCK AND RENDER
☐	OTHER

COMMENTS: The barn is constructed in random stone the attached lean to shippon has a render finish.

ROOF CONSTRUCTION

☐	SLATE
☐	TILE
☐	GREY SLATE
☐	STEEL
☐	FLAT ROOF FELT

COMMENTS: The roof is ridged fibre cement sheets.

BAT ACCESS POINTS IN WALLS

Yes	No
☒	☐

COMMENTS: There are vent holes in the walls and various cracks and crevices. Bats would also have free access to the building via the cart opening.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN	X	
	DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X	

COMMENTS: The daytime survey involved searching for dropping and external staining evidence none of which was found. On the evening survey a pair of soprano pipistrelles were seen flying in the area, however they emerged at 10.00pm from an outbuilding located near and belonging to the farmhouse (approx 20m from the barn)

		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS	X	
	FELT		X

COMMENTS: The main barn is open to the rafters. The lean-to has timber boarding to the underside of the trusses.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: There are some holes in the roof covering. The boarding to the underside in the Lean-to is in poor condition with many access points.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: The floors were carefully examined for dropping or feeding evidence none was found, the detector result was also negative on both occasions. The boarded ceiling was closely checked for staining or grease marks , none were found. No bats were seen in the building.

CONCLUSION

As mentioned before a pair of soprano pipistrelles were sighted emerging from an out building adjacent to the farmhouse and flying to the tree lined gully to forage. None emerged from the barn and the bats did not enter the barn at any time to forage. The Barn was carefully examined for signs that bats feed, roost or hibernate in the building .No signs where found. The development of this barn will not pose a threat to the bat population and is not significantly reducing the amount of suitable bat habitat in the area.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

Low

NOTES:

When bats are found to be present in a building:

320120046P

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

PHOTOGRAPHS



North facing elevation



West facing elevation with the farmhouse and its various outbuildings in the background. The corrugated steel roof in the background on the left hand side being the building that the bats emerged from.

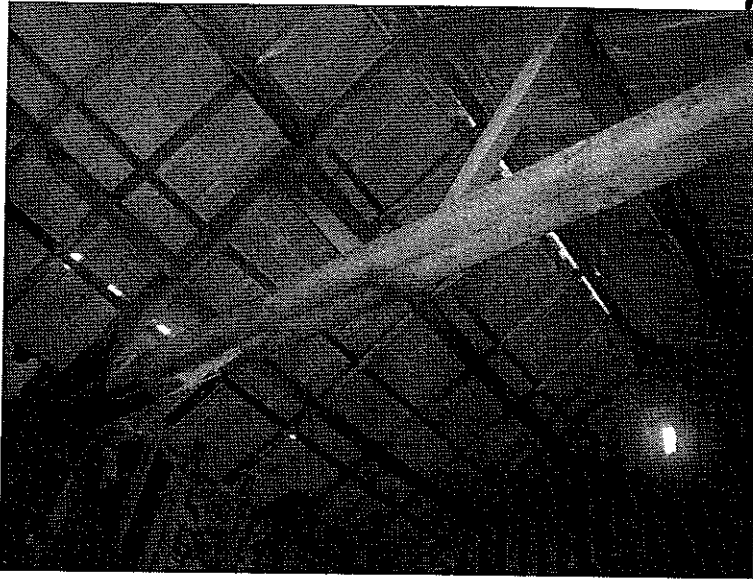


North Elevation

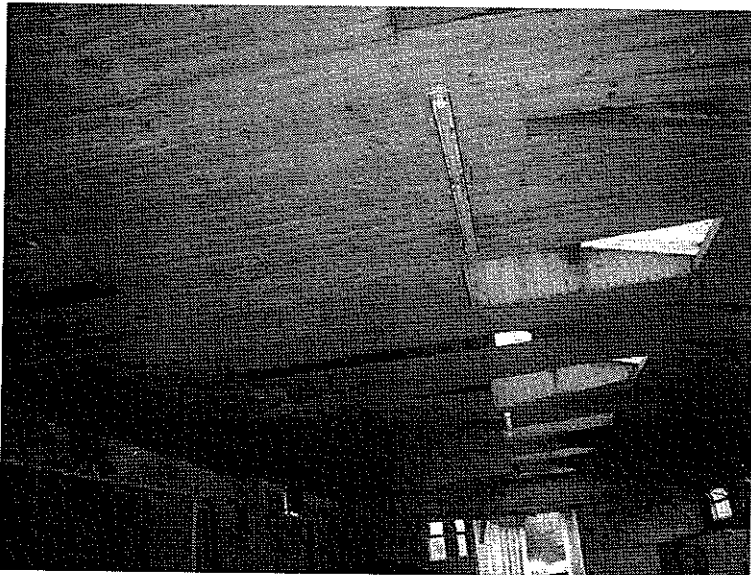


Part South Elevation

320120046P



Main barn roof



lean - to roof.

The boarded underside of the

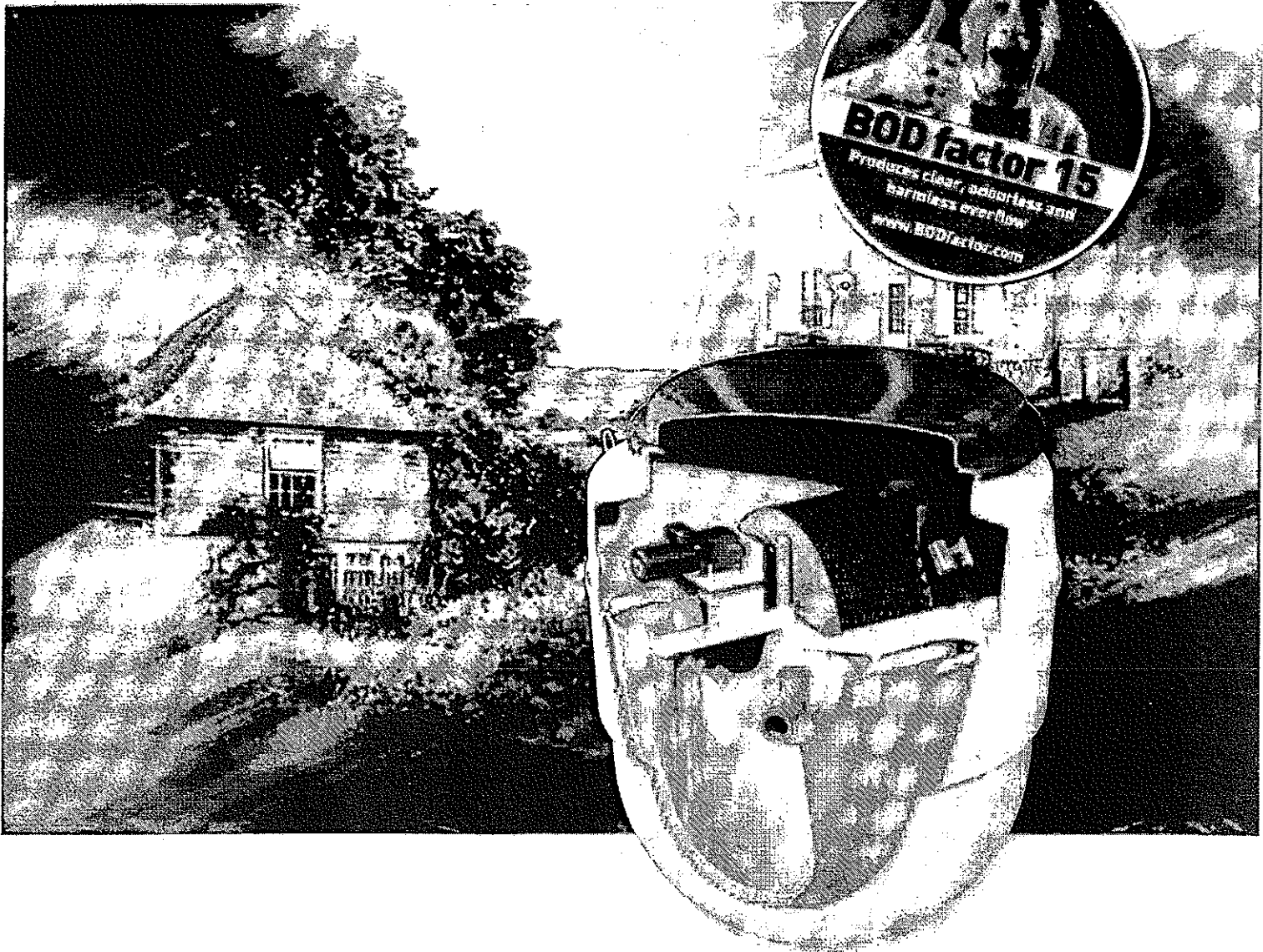
Environmental

320:20046P

Certified up to 95%
efficient to European
Performance Standards

Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable



Kingspan®

Klargester BioDisc® BA-BD from Kingspan Environmental

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

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

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

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

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

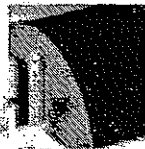
The test report also highlighted:

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

Designed for Quality, Reliability and Peace of Mind

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

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



Unique Design

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

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

Assured Performance

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



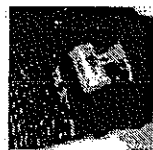
Low Running Costs

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

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

Low Lifetime Costs

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



Process Stability

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

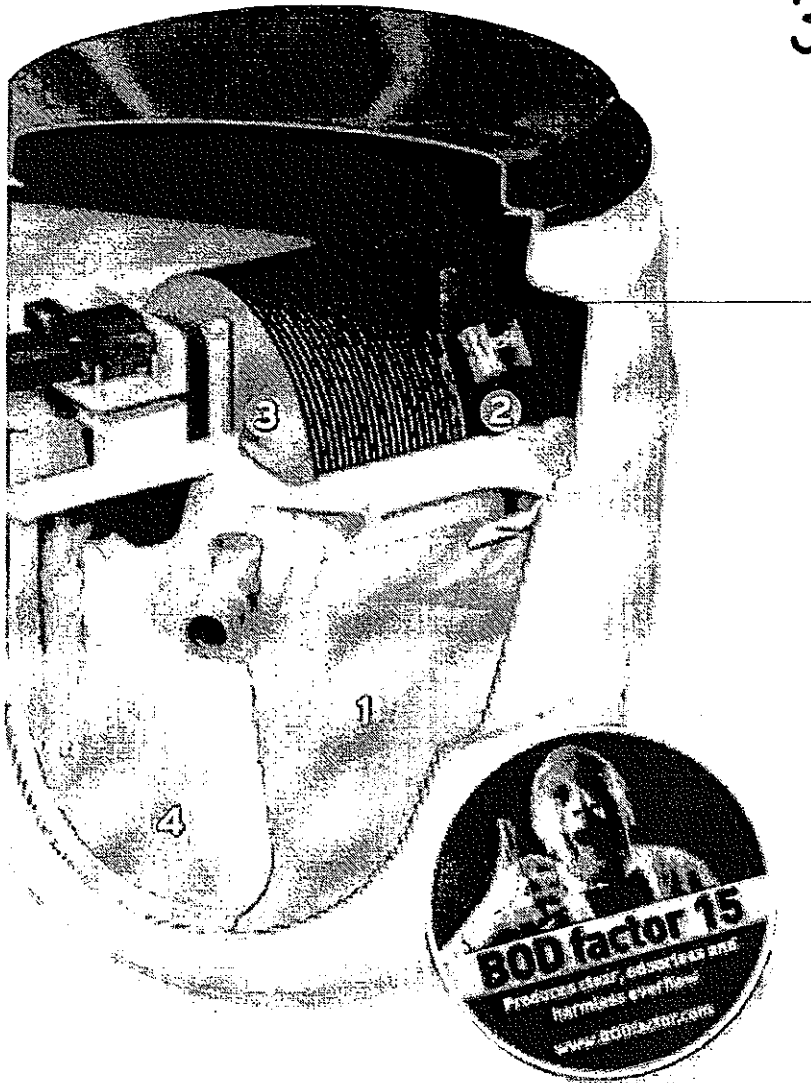


Low Profile Covers

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

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

320120046P



How the Klargester BioDisc® Works

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

The Breakdown Process

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

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

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

Rotating Biological Contactor (RBC)

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

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

Dispersal

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

Standard Invert Options

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

Nationwide Availability

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

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

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

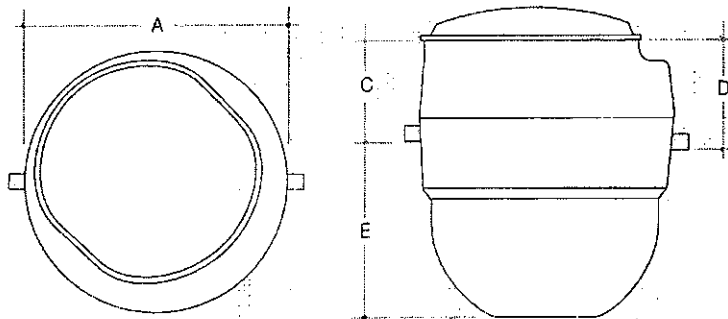
Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental

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

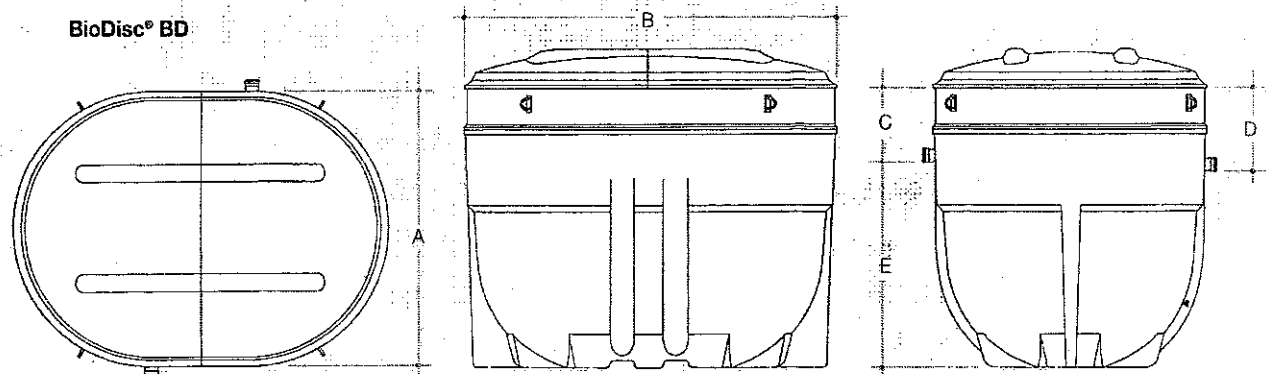
† Optional invert depth of 1100mm is available

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

BioDisc® BA, BA-X, BB and BC



BioDisc® BD



Sizing Your Treatment Plant

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

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'. By following this best-practice, Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs.

320120046P

Quick and Easy to Install

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

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

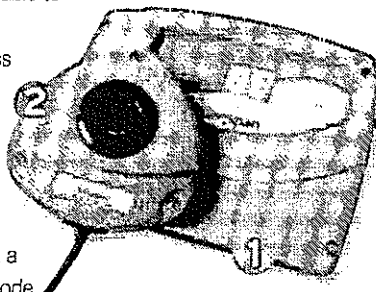
Hiab Off-loading

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

Complete Monitoring and Control

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

The control panel ① is able to communicate the nature of any fault, including loss of disc rotation*, pump failure*, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code. The system also features a highly visible external beacon ② (optional) as a primary warning.



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

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

EN 12566-3 Section 6.0 para 6.1.1 states:

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

* Optional sensor fittings.

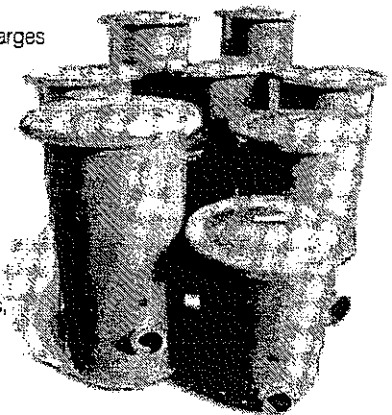
The new control and alarm panels offer a range of features and benefits including:

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

Sample Chambers

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

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



Solutions for All Your Off-mains Needs

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

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

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

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

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

Klargester Reed Beds from Kingspan Environmental

What is a Reed Bed?

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

Benefits

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

Design

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

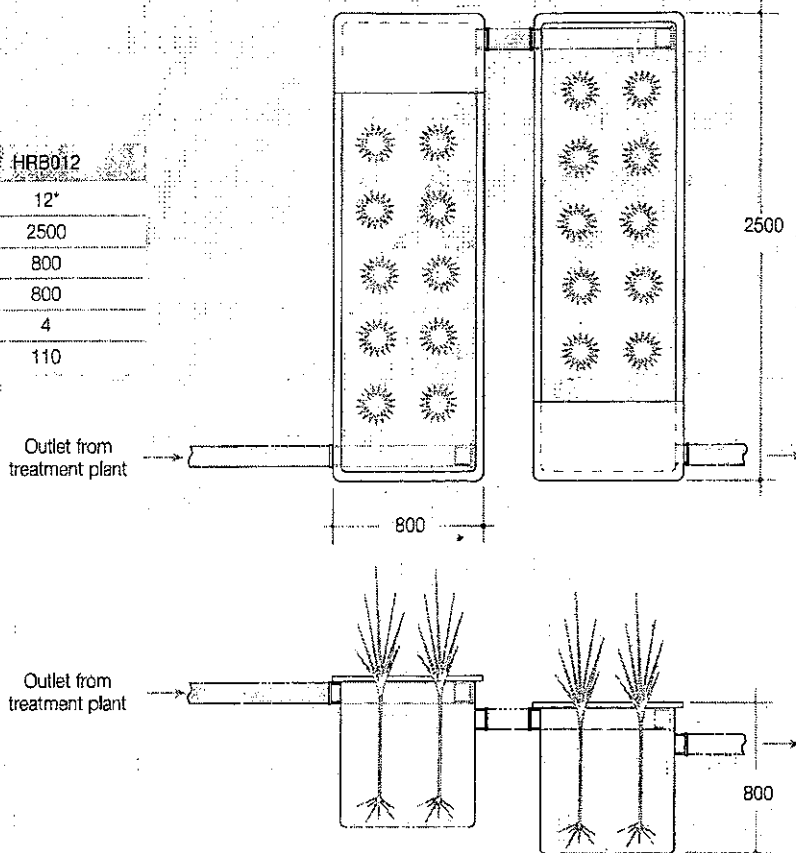


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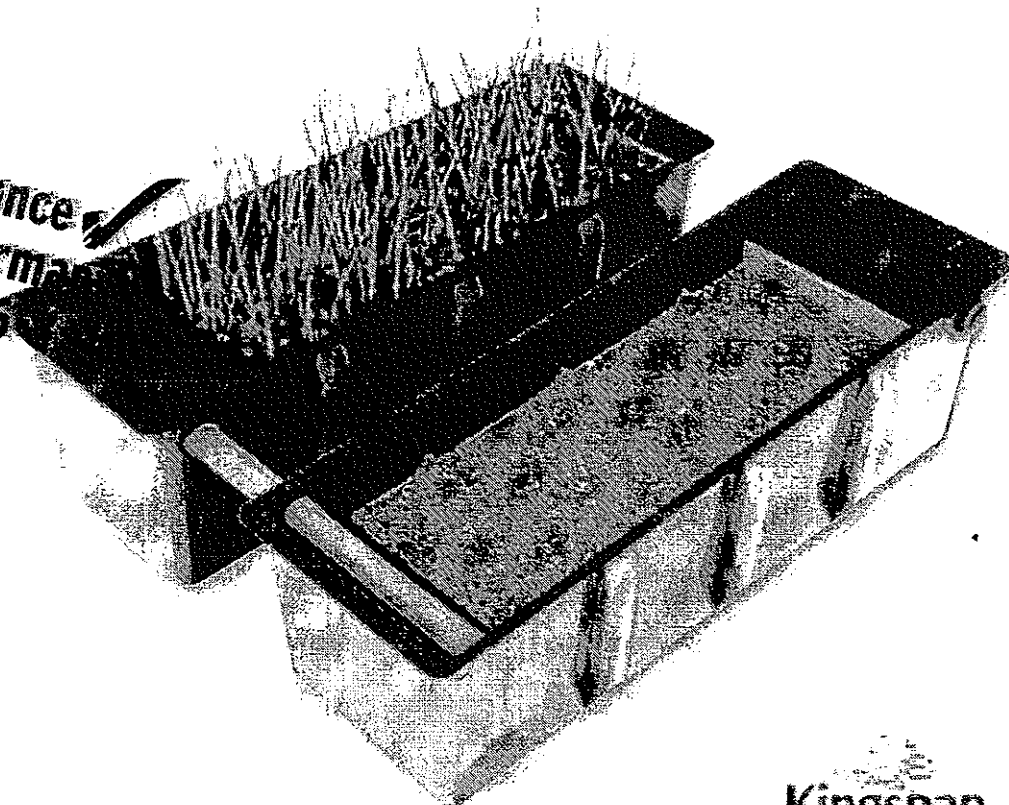
Specification

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

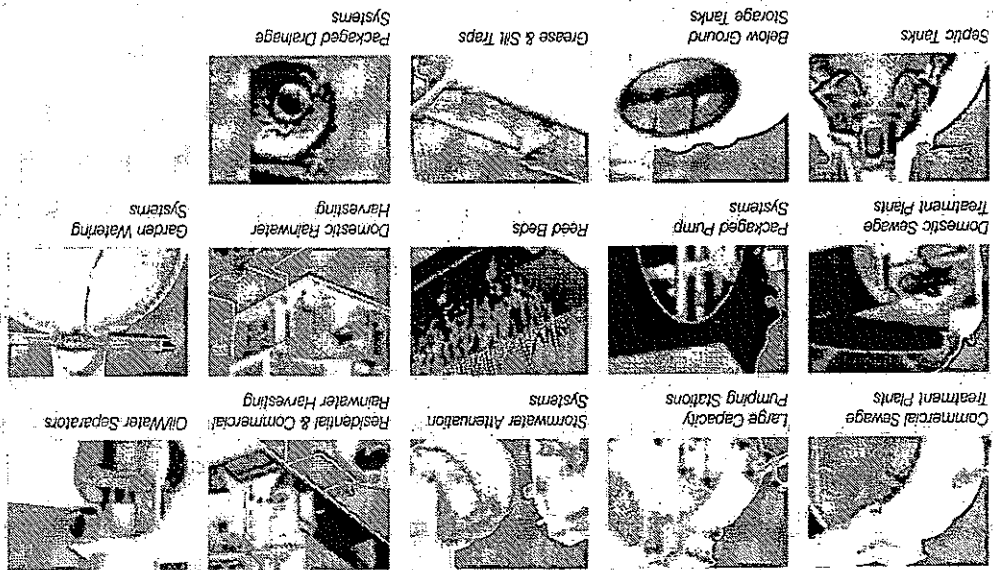
*12 population equivalent maximum



Performance
Tested in Germany
to EN12566



Kingspan Environmental Solutions



Commercial Sewage Treatment Plants

Large Capacity Pumping Stations

Stormwater Attenuation Systems

Residential & Commercial Rainwater Harvesting

Oil/Water Separators

Domestic Sewage Treatment Plants

Packaged Pump Systems

Reed Beds

Domestic Rainwater Harvesting

Garden Watering Systems

Septic Tanks

Below Ground Storage Tanks

Grease & Silt Traps

Packaged Drainage Systems

Kingspan Environmental Approved Installers



Strategically located throughout the UK and Ireland, Kingspan Environmental Approved Installers are appointed following a selection process which assesses their installation expertise, reputation and financial status. These performance criteria, together with their design skills and knowledge of Kingspan Environmental products are also reviewed to ensure that the highest levels of professionalism are maintained.

Larger Applications

Kingspan Environmental also manufactures a range of Klargester BioDisc® plant to cater for larger applications such as residential developments, caravan sites and hotels. As specialists in wastewater treatment we are able to provide solutions for many different applications. Please contact us for further information.



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



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

Who better to look after your treatment plant than the people who designed and built it? Kingspan Environmental have a dedicated service division providing maintenance for wastewater treatment products.

Environmental Service

Kingspan



Kingspan Environmental

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

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

