RIBBLE VALLEY
BOROUGH COUNCIL

For office use only
Application No 3/2012/0255/P
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 and listed building consent for alterations, extension or demolition of a listed building
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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: Mrs First name: Margarette Surname: Alexander

Company name

Street address: c/o Davis and Bowring
6-8 Main Street
Kirby Lonsdale
Town/City Camforth
County:
Country:
Postcode: LA6 2AE

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: First Name: Judith Surname: Douglas

Company name: Janet Dixon Town Planners Ltd

Street address: 10A Whalley Road
Town/City Clitheroe
County: Lancs
Country:
Postcode: BB7 1AW

	Country Code	National Number	Extension Number
Telephone number:		01200 425051	
Mobile number:			
Fax number:			

Email address: judith@jdixonplanners.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter extend or demolish the listed building(s):

Conversion of barn into 1 dwelling

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

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

House: | Suffix:

House name: CHADWICKS FARM

Street address: SETTLE ROAD

BOLTON BY BOWLAND

Town/City: CLITHEROE

County:

Postcode: BB7 4NT

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

Easting: 378004

Northing: 449928

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

Is a new or altered vehicle access proposed to or from the public highway? ◉ Yes ○ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

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

10-011-103A

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:

External Bins enclosure

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

If Yes, please provide details:

External Bins enclosure

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. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

10. Listed building alterations

Do the proposed works include alterations to a listed building? ○ Yes ◉ No

11. Listed Building Grading

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

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

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12. Immunity from Listing

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

13. 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	3	3
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			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Coursed rubble natural stone

Description of *proposed* materials and finishes:

As existing

Roof covering- add description

Description of *existing* materials and finishes:

Corrugated sheet

Description of *proposed* materials and finishes:

Natural blue/grey slate

Chimney - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Steel Flue

Windows - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Painted Hardwood

External doors - add description

Description of *existing* materials and finishes:

Softwood

Description of *proposed* materials and finishes:

Painted hardwood

Ceilings - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Internal walls - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Floors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

14. Materials (continued)

Internal doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Rainwater goods - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Painted cast iron/colour coated cast aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Treated timber stock fence

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Unsurfaced track

Description of *proposed* materials and finishes:

Gravel track Macadem entrance and parking area

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans? ◉ Yes ○ No

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

Existing Site Plan & Location Plan 10-011 100A
Existing Plans, Sections & Elevation 10-011-101B
Proposed Plans, Sections & Elevation 10-011-102B
Proposed Site Plan 10-011 103A
Protected Species Survey
Design and Access Statement
Heritage Statement
Historic Building Record
Conversion Assessment
Package Treatment Plant details

15. 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

16. 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	

17. 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

18. Existing Use

Please describe the current use of the site:

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

19. 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'

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (●) No

21. Residential Units

Does your proposal include the gain or loss of residential units? (●) Yes ( ) No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				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

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (●) Yes ( ) No

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

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 estabishments	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	189.0	25.5	163.5	138.0
	Total	189.0	25.5	163.5	138.0

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

23. 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

24. Hours of Opening

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

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

25. Site Area

What is the site area? 2 935 sq metres

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

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28. 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

29. Certificates (Certificate A)

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

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

Title: Mrs First name: Judith Surname: Douglas

Person role: Agent Declaration date: 13/03/2012 ☒ Declaration made

29. 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

Title: Mrs First Name: Judith Surname: Douglas

Person role: Agent Declaration date: 13/03/2012 ☒ Declaration Made

30. Declaration

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

Date 13/03/2012

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DESIGN AND ACCESS STATEMENT

SITE: CHADWICKS FARM,SETTLE ROAD, BOLTON BY BOWLAND. BB7 4NT.
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, Conversion Assessment, Historic Building Record (HBR), and Protected Species Survey have also been submitted with the application.

SITE DESCRIPTION

Chadwick's Farm is located 0.75km north west of the village of Bolton By Bowland. It comprises a stone farmhouse, which is a grade II listed building a detached one and a half storey stone barn, and various modern agricultural buildings.

The Farmhouse is on the southern of the group with the barn to the north. The buildings are separated by a yard area. The eastern side of the barn abuts the field which is between the barn and Settle Road the rest of the barn is surrounded by the farmyard area which includes large areas of concrete hard standing.

The Farmhouse is served by an existing driveway from Settle Road on the southern side of the group. This vehicle access serves both the Farmhouse and the former agricultural buildings and it is possible to drive around the farmhouse in a loop. There is also an agricultural track close to the north side of the barn from Settle Road. The surrounding land is in agricultural use and the landscape is fairly open in character. The farm is within an area designated as Area of Outstanding Natural Beauty (AONB) in the adopted Ribble Valley District Wide Local Plan. A public footpath runs along the driveway to the Farmhouse from Settle Road and continues beyond the site to the west.

The barn comprises a one and a half storey traditionally constructed stone barn with a small modern single storey addition on the western side covering the original wagon entrance. It is presently used for domestic storage but prior to this it was in agricultural use. The proposal is to convert the barn to one dwelling. The modern extension on the western

side is to be demolished in order to reveal the original feature of the wagon entrance. The garden area will comprise the area which is presently used as the farm yard on the north south and western sides of the barn and will include part of the field on the eastern side of the barn.

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 ENV1 – development in the AONB will be required to contribute to the conservation of the natural beauty of the area.

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 ENV19- requires development on sites within the setting of a listed building not to cause harm to the setting of the listed building

Policy ENV20- Proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance.

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

3/2011/0647&648 Planning and Listed Building Consent Applications for the conversion of the barn into two dwelling refused permission and consent on the 12th October 2011 for the follow reason: "*The proposal would be unduly harmful to the character (including setting) and significance of the listed building and heritage asset because of the loss and alteration to the barn's important historic fabric and agricultural appearance as a result of the number, prominence and incongruous domestic style of openings. This would be contrary to Policies ENV20, ENV19 and H17 of the Ribble Valley Districtwide Local Plan*".

INVOLVEMENT

Pre-application advice was sought from the Council prior to the previous applications. After the refusal of the planning permission and the listed building consent we have considered the comments made in the delegated file report. The Council confirmed that in principle the

development is acceptable and meets the requirements of policy H15 because of its proximity to other buildings in a group. We have concluded from the reasons for refusal on the decision letters which were confined to the design of the conversion, and that the proposal had an otherwise acceptable effect on the highway safety and the residential amenity of the adjacent Farmhouse.

The Officer's Delegated Item File Report highlighted areas where the previous scheme was deficient. The Officer summarised his concerns onto five points which we have now addressed. The two existing doors in the south wall are now to be retained in situ. Criticism was levelled at the loss of the stone lean to on the west side of the building; this is now retained in the revised scheme. The 1950's windows have been reduced in number and only one new window opening is proposed within the historic fabric, the previous scheme required ten new window openings amongst other new openings. The existing arched cart entrance is retained, the 20th century opening in the north elevation is in filled and only one other existing opening (one of the 1050's ground floor windows) is altered. The existing large modern opening in the southern gable is panelled rather than glazed.
We have redesigned the scheme to address the criticism of the previous proposal. The new design has been informed by an extensive Historic Building Survey of the barn. The alterations to the historic fabric of the building have been kept to an absolute minimum, and the significance of the building has been improved by the removal or reversal of late inappropriate alterations to the building and restoration of original features.

EVALUATION

The main planning issues relating to this proposal are:

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

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. 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 to be demolished to effect the creation of a garden curtilage for the proposed dwelling.

The Listed Building

Chadwick's Farmhouse is the building which is listed; the barn which it is proposed to convert stands 15m to the north at the rear of the Farmhouse. The barn is not mentioned specifically in the list description. The applicants were advised by the Council's Officers prior to the submission of the application to convert the barn to two dwellings that listed building consent would be required for the development. We have been made aware by the Council through our enquiries regarding a proposed barn conversion adjacent to a listed farmhouse at Lower Gills Rimington that there is some debate regarding whether substantial detached stone barns within a farmyard group are to be considered as curtilage buildings to a listed building. This is particularly highlighted in the court case R v Taunton Deane Borough Council 2008 where the barn adjacent to Jews Farmhouse was not considered to be within the curtilage of the listed farmhouse.

As we are not entirely convinced that the barn is a curtilage building to the listed building we would be grateful if the Council would inform us if their opinion that the building is listed has changed and we will withdraw the listed building consent application.

The Historic Building Survey has concluded that the barn was constructed in about 1700 and is an example of a lowland combination barn of a slightly unusual construction. It would have had a shippon at the south end, a threshing bay in the centre and a storage area at the north end. The use of the northern end of the barn as a cart shed is a later 19th alteration.

Policy ENV20 of the Local Plan requires development proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance. 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 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 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 not have a negative impact on the setting of the listed building indeed it will improve the setting buy the removal of the unsympathetic modern agricultural buildings and areas of concrete. The historic association of the barn 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 conservation assessment has been submitted with the application. It confirms that the building is structurally sound and capable of conversion without needing major rebuilding;

- the building is of sufficient size to provide suitable living accommodation without extension; 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.

Housing Supply

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. In a report to the Council's Planning and Development Committee at its meeting on 10 November 2011, an update was provided on housing land supply to 31 October 2011. This showed a total supply of 640 units, equating to a 3.3 years' supply. 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.

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 ENV1, 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 with the inclusion of an area to the east which is presently part of the field. The proposed vehicle access uses an existing agricultural track to the north of the barn which is to be extended slightly towards the barn in order to provide vehicle access to the site. The area of domestic curtilage most visible from the public realm on Settle Road is proposed as garden area on the east side whilst the parking and turning area is on the west side of the barn in the area where there is already hard surfacing. The proposed domestic curtilage will not be particularly visible form the public footpath the runs to the south of the site as the substantial Farmhouse stands between the barn and the footpath and the ground level falls away to the west. The restoration and improvement of the visual appearance of this historic barn will enhance the visual appearance of the AONB.

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 local sandstone rubble laid in courses on the west and south sides with random stone on the remaining elevations. The roof is of asbestos cement corrugated sheets.

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. The low height of the building has been a significant challenge to the Architect in designing this conversion scheme. Whilst the building presently has a first floor within it is not original to the building and cuts across the top of the wagon entrance. See photograph 28 and 29 of the Historic Building Record. The roof trusses are low in height which prevents access between the bays without cutting into the lowest beam of the truss which would be detrimental to the historic fabric of the building. In order to avoid this each of the first floor rooms is accesses by its own staircase.

The design has incorporated full height spaces in three areas of the barn. At the southern end the living room includes a full height space which will allow a clear view and appreciation of the roof trusses and the internal view of the breathing holes, putlog holes and owl hole. In the centre of the barn which would have been the threshing area the full

height space here will allow the arch of the wagon entrance to be revealed. At the northern end of the building a garage or workshop is proposed within a full height space.

Existing openings in the building have been reused or reopened to provide light or access into the building. A limited number of new openings are proposed and two of the twentieth century openings have been filled in and one modified.

On the western elevation the former wagon entrance is to have a glazed screen in the position where the wagon doors would have been. The only first floor opening on this elevation is to be removed and the wall restored. As this opening is an inappropriate twentieth century addition the loss of the opening enhances the building. The barn has several unusual chamfered breathing holes. Two on this elevation have been have had the stone dressings removed. It is proposed to restore these to match similar details on the breathing holes within the building. At the left hand end of this elevation is a blocked 19th century cart entrance see photograph 8 HBR. It is proposed to reopen this entrance and provide it with door to allow this bay of the building to be used as a garage or workshop.

On the eastern elevation the former threshing door is to be reopened in its entirety. See photograph 20 HBR. The twentieth century windows in this elevation are not in line with the bays within the barn which are dictated by the position of the roof trusses. The design of the interior of the building reflects the historic position of the bays by inserting walls beneath the trusses where possible. Where this has been in conflict with the positioning of the ground floor window openings the new walls have been positioned in between the bays. See 10-011 102 B ground floor plan living room, where the truss position is shown as a dashed line. In order to create the full height space of the former threshing area of the barn within the lines of the trusses the wall falls across the existing window to the right hand side of the former threshing door. It is proposed to reduce the width of this window in order to accommodate the internal wall. As this opening is a twentieth century window and is not historically significant no harm is caused to the significance of the building. A single new window opening is proposed in the first floor of this elevation to light bedroom 2. Bedroom 4 is lit by the existing first floor opening whilst the remaining first floor rooms and the upper part of the full height spaces are lit by roof lights supplemented by light from the breathing holes. The introduction a single new opening on the eastern elevation is

certainly off-set by the proposed blocking up of two of the inappropriate twentieth century openings.

The southern gable is has the most interesting architectural details. The ground floor has a central doorway which is 20th century and two partly blocked doorways which are more historic. See photograph 12 and 13 HBR. It is proposed to reopen fully the two side doors to provide light to the living room which providing a permanent screen within the central opening. On the northern gable the ground floor opening is 20th century and the forking hole above 19th century. It is proposed to infill the modern ground floor opening to improve the appearance of the building whilst retaining the forking hole to light the garage/workshop.

The present roof covering of corrugate sheet has large panels within it of contrasting translucent materials to provide light to the interior. This has produced a rather unsightly appearance to both roof slopes of the building. The new roofing material of traditional slate with five modestly sized conservation roof lights on the eastern roof slope and none at all on the western roof slope is a significant improvement to the character and appearance of the building.

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 conversion will be served by the agricultural access to the north which will mean that the current vehicle access to the farmhouse will only be used by the occupiers of that property.

Highway Safety

The existing vehicle access to the Chadwicks Farm is from Settle Road. It is proposed to use and extend the agricultural track to the north of the site to create a separate vehicle access to serve the proposed conversion. At the entrance to the new vehicle access the track is to be widened to allow two vehicles to pass each other. There is good visibility for drivers emerging onto Settle Road. The site plan shows car parking for three cars. The proposal complies with the requirements of Policy T1.

Nature Conservation

A bat, nesting bird and Barn owl survey is submitted with this application. The Survey confirmed that the "*site survey found no evidence of bats roosting although there is a possibility of opportunistic use by low numbers of bats at some times of the year. The level of use is not considered likely to be significant and with the retention/ creation of gaps at the eaves and precautionary mitigation, a significant disturbance and or the loss of roost sites is unlikely to occur.*" Also "*there is no evidence of birds currently nesting. Work will not be commenced or undertaken in such a way as active nest sites are disturbed*". In relation to owls "*there is no evidence of past use of the barn by Barn Owls for roosting or nesting*". The survey concluded; "*It is judged that the work can take place without affecting bats, birds or Barn owls*". As such, the development should have no adverse effects on protected wildlife species and complies with Policy ENV7.

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February 2012

HERITAGE STATEMENT

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

AT

CHADWICKS FARM,

SETTLE ROAD,

BOLTON BY BOWLAND.

3201202 55 P

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HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A BARN TO A DWELLING AT CHADWICK'S FARM, SETTLE ROAD, BOLTON BY BOWLAND.

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.

Chadwick's Farmhouse, barn and outbuildings stand in a group on the west side of Settle Road. There are some modern agricultural buildings within the group but the historic buildings are readily apparent on site.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area. Chadwick's Farmhouse 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. The applicant has previously been advised by the Council that listed building consent is required for the conversion of the barn to a dwelling because it considers that barn to be a curtilage building to the Farmhouse. The list description of the farmhouse states;

Grade 2 House early C19th. Squared coursed sandstone with stone slate roof. Double-pile plan with end stacks. 2 Storeys, 2 bays. Windows tripartite with plain stone surrounds and square mullions. On the ground floor they are sashed with glazing bars. On the 1st floor sashed with no glazing bars. The door has a plain stone surround with moulded pediment on console brackets. Stone gutter corbels."

The site is within an Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. 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 and barn can be considered as a heritage assets because of the listed status of the farmhouse, the barn is within the setting of a listed building and they are also traditional buildings within the landscape. The landscape setting of the group of buildings is also a heritage asset.

We have commissioned a Historic Building Record of the barn. This dates the barn to about 1700 and is described as a stone-built combination barn of seven bays, altered in the 20th century to form a large shippon.

Assessment of the Significance of the Heritage Assets

The Historic Building Record has identified and dated features of the barn. The report states the *"barn's significance as a traditional farm building lies principally in its largely unaltered footprint, in its roof structure, and in a number of architectural features, including the two cart entrances in the west elevation, the surviving chamfered (type A) breathers, the outer doorways and owl hole in the south gable, and the former threshing doorway in the east elevation. The numerous modern inserted openings in all four elevations diminish the building's significance however, as do the asbestos roof, the rendered brick addition, the two damaged breathers in the west elevation, and the present arrangement of large shippon with continuous loft"*

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

The planning application is for the conversion of the barn to one dwelling, and the demolition of 20th century addition to the porch and the creation of a domestic curtilage. The barn is under used for domestic storage and is no longer used for agriculture. The proposed conversion offers the opportunity to secure the future of the building by finding a suitable alternative use.

The proposed conversion has sought to retain as much of the historic fabric of the building as possible and offers some specific enhancements to the significance of the building by removing modern openings and alterations which have been identified as diminishing the

building's significance. In particular the cart entrance in the west elevation will be revealed and restored by the removal of the additional block and render extension which was added in the 20th century and the brick work which fills in the arched opening. The positioning of the glazed screen as the main entrance to the building in the position of the original cart doors further enhances the significance of the building by defining the position of the original entrance doors to the barn. Original breathings holes have been identified and where these have been damaged they are to be repaired and restored using the original details of the breathers as a template. A more suitable roof covering of natural slate which incorporates a minimal number of roof lights will replace the modern corrugated sheet roof covering. This will significantly improve the appearance of the building when viewed from the listed building and from the public footpath which passes along the southern side of the site.

Within the interior of the barn it is proposed to retain three double height spaces one which is 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 conversion work will entail the removal of the first floor and cattle stalls all of which have been introduced in the twentieth century and presently detract from the significance of the building. It has been decided that the modern ground floor opening in the north gable is not necessary to light the interior of the building and the improvement to the significance of the building by returning this gable to its original condition with the later 19th century forking hole only in the gable would be desirable form a heritage point of view. The introduction of the residential use will require the subdivision of the internal space. Nearly one half of the interior is returned to having its full height which improves the significance of the building.

In order to provide a residential conversion which allows the building to have a secure and certain future and in order to fund the improvements to the historic significance of the building through repair and revealing of original features one new window opening is required in the western elevation. Whilst this will involve the loss of historic fabric this is compensated for by the positive benefits of the work already described.

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 which requires

vehicle parking within the existing extent of the farmyard curtilage on the western side of the barn and by proposing only soft landscaping within the garden area to the east side of the barn. The creation of the curtilage to the proposed dwelling will also involve the removal of an unsightly agricultural outbuilding, a large area of concrete and modern animal pens. The setting and appearance of the group of heritage assets within the landscape will be enhanced through the removal of the modern agricultural paraphernalia around the building and the restoration of the barn as described.

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.

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February 2012

RIBBLE VALLEY
BOROUGH COUNCIL

3201202 55P

This form should accompany
all planning applications
for change of use
of rural buildings to dwellings

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1. GUIDELINES FOR THE PREPARATION OF THE CONVERSION ASSESSMENT AND METHOD STATEMENT

GENERAL NOTES

In the preparation of the conversion assessment and method statement, consideration should be given to the following observations:

Roof Structures

The removal of roof structures has a great influence on the overall stability of the walls, the removal of the roof therefore increases the risk of damage and/or failure of part or whole of the existing structural elements

Removal of the roof structure should only be considered when works to stabilise the existing walls have been completed and following a full risk assessment identifying all precautions to be taken during these operations

Walling Materials

The assessment of existing structures where the wall construction is that of random stone requires special consideration This type of wall generally relies on the mass of that wall and its material for load sharing qualities and structural integrity; alterations to walls and in particular the insertion of new openings, their size and location/method of installation has considerable bearing on their future ability to sustain loading conditions

The Council's design requirements in general seek to reduce to a minimum the number of new openings In order to sustain the future viability that is to retain those parts of the existing structure, openings should, therefore, be kept as small as is practical, the number of new openings in each elevation should be decided with sensitivity having regard to the integrity of the structure.

Details should also be given of the nature, source and method of integration of any new materials to be used both for repair and reconstruction

Building over existing structure

Building on top of existing structures should be avoided, the design scheme should always aim to utilise the existing structure with the minimum effect and alteration

Building on top of the existing structure by increasing the height of the existing walls can cause failure of the existing structure or its foundations Furthermore the new wall is likely to be constructed in modern materials over masonry construction; the mixing of differential materials can itself cause serious problems in the life cycle of that structure

External features

The proximity of watercourses, trees, and external services should always be taken into account in the conversion assessment

General advice

It is further recommended that conversion works should only be carried out by a competent person with knowledge and experience in conversion work Those carrying out the works should hold the necessary insurances including for financial loss

Works should always be carried out following good practice following an identified sequence, incorporating adequate precautions so as not to prejudice or weaken any part or whole of the existing structure.

Those responsible for carrying out conversion operations should take the responsibility to consult with the local authority where there is any doubt with regard to any part of demolition or part of the repair process or indeed when an unknown defect presents itself.

2. CONVERSION ASSESSMENT

The conversion assessment must draw together all the elements in the conversion/construction process (having regard to the condition of the existing structure), which have an influence on the stability and/or integrity of the structure

The assessment must be distinctive and specific to that project

The report should follow this general format and headings; the space between the headings is mainly indicative; you may wish to expand or extend the information provided under a particular heading

Site/Location Address

CHADWICKS FARM, SETTLE RD., BOLTON BY BOWLAND CLITHEROE BB7 4NT

Ordnance Survey Grid Reference

E - 378004 N - 449928

CONDITION OF EXISTING STRUCTURAL ELEMENTS

List the condition/type of construction/materials of each structural element separately, along with your intentions to alter/repair/extend or demolish elements in connection with this conversion

A. Roofs;

Condition of existing roof/roofs:

Including the type of construction and roof covering, condition of trusses, purlins and rafters The degree of attack by wood - boring insects should be assessed together with remedial measures

TRADITIONAL OAK TRUSSES + PURLINS STRUCTURALLY SOUND GENERALLY

Continue on next page/

Roofs;

Alteration/repair/removal:

ALL EXISTING TIMBER TO BE PRESERVATIVE TREATED AND DE-FRASSED AS NECESSARY. ANY MEMBERS REQUIRING REPAIR (FOUND ON REMOVAL OF EXISTING ROOF COVERING) TO BE CARRIED OUT TO AGREED & APPROVED DETAILS.

B. Walls;

Condition of existing walls:

Including type of construction and materials; list each elevation separately eg north, south, etc in conjunction with the accompanying plans

Any defects (ie cracks and bulges etc) should be clearly identified and marked on the accompanying plans

Walls significantly out of plumb also need identifying together with an assessment of their effect on the overall integrity of the structure The method of repairing defects should be fully specified in the paragraphs below

WEST ELEVATION : APPROX. 600 mm. THICK RANDOM COURSED STONE IN LIME MORTAR (EXCLUDING PART BLOCKWORK OUTBUILDING TO BE DEMOLISHED) NEAR TO PLUMB WITH NO SIGNIFICANT DEFECTS, 2 UPPER OPENINGS LEFT UNMADE WHERE BREATHER SURROUNDS HAVE BEEN REMOVED.
EAST ELEVATION : AS WEST, WITH RECENT WINDOW OPENINGS AND STEEL LINTOLS TO BE REPLACED WITH STONE.
NORTH ELEVATION : (GABLE) WITH ONE LARGE CENTRAL DOOR OPENING TO BE MADE UP IN MATCHING STONEWORK.
SOUTH ELEVATION : (NEAR PLUMB AS N.E. & W.) LARGE CENTRAL OPENING TO BE MADE UP INTERNALLY WITH EXTERNAL BOARDING.

Continue on next page/

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C. Walls;

Alteration/repair/extension or demolition:

Indicate type of construction and materials

List each elevation in sequence eg north, south, etc in accordance with the accompanying plans

The formation of each new or altered opening should be assessed having due regard to the size and position of the opening with respect to the overall structural integrity of the building

EXISTING WALLS : RANDOM COURSED STONE IN LIME MORTAR. ALL REPAIRS TO OPENINGS & NEW OPENINGS TO BE CARRIED OUT WITH APPROPRIATE PROPPING : NONE PRESENT ANY THREAT TO THE STRUCTURAL INTEGRITY OF THE BUILDING.

Continue on next page/

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D. Details of demolition work;

Total wall area , measured externally AS EXISTING

Total wall area to be demolished NIL

% of walls demolished DEMOLITION ON 6m OF LEAN-TO BLOCKWORK OUTBUILDING - NOT PART OF ORIGINAL STONE STRUCTURE.

(refer to guidance notes on method of calculation)

E. Walls;

Formation of internal lining walls:

Indicate if it is the intention for new walls to provide additional support to the existing structure

INTERNAL SKIN TO EXTERNAL WALLS AND ALL LOAD BEARING INTERNAL WALLS TO BE CONSTRUCTED ON NEW FOUNDATIONS IN 7.N. BLOCKWORK (100 mm thick or 140 mm thick) TIED TO THE EXISTING STONEWORK WHERE RELEVANT. ALL THE INTERNAL BLOCKWORK IS TO BE DESIGNED TO CARRY ALL PROPOSED FIRST FLOOR LOADS AND PROVIDE ADDITIONAL SUPPORT TO THE EXISTING AND PROPOSED ROOF STRUCTURE.

Continue on next page/

E. Floors;

Existing/proposed floors:

Include construction materials and relationship to internal and external ground levels, also relationship to depth of existing and proposed foundations

Identify where upper floors are to be used to provide additional support to the existing structure

GROUND FLOOR : NEW FLOOR TO BE FORMED WITH IN-SITU CONCRETE SLABS, AT A LEVEL AS EXISTING GROUND FLOOR.

FOUNDATIONS : PERIMETER (INTERNAL) AND INTERNAL FOUNDATIONS TO BE FORMED AT EXISTING BASE OF WALL LEVELS. NORMAL PRECAUTIONS TO BE TAKEN TO AVOID DISRUPTION OF THE EXISTING STRUCTURE.

Continue on next page/

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F. **Ground works;**

Identify all external or internal ground works which may require alteration and the effect on the existing structure and the conversion process. These should include:

Foundations:

Including any remedial works ie underpinning or retaining walls

The assessment should consider the level of the existing foundations in relation to existing and proposed ground floor and external levels

Any proposal to reduce external levels should identify how adequate cover is to be maintained to the foundations

NO LEVEL CHANGES ARE ANTICIPATED IN THIS CONVERSION. NORMAL PRECAUTIONS AND PROPPING TO BE EMPLOYED FOR INTRODUCTION OF UNDER-GROUND SERVICE PIPES + DUCTS.

Continue on next page/

Services:

Identify all service excavations in close proximity likely to affect the existing structure. Include existing/proposed drainage arrangements

A NEW PROPOSED DRAINAGE & SERVICE CONNECTIONS TO BE FORMED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. THERE ARE NO RESTRICTIONS ON SITE TO ALLOW ROUTING OF MAIN SERVICE RUNS AWAY FROM THE BUILDING.

G. Other factors;

Include all other features which you feel either have a bearing on the structural conversion assessment and/or should be brought to the attention of the developer Including:

- Assumptions made which must be proven by further investigation.
- Items which require specific cross reference to the method statement

EXISTING STRUCTURE: FROM VISUAL INSPECTION & SITE INVESTIGATION THE EXISTING STRUCTURE IS GENERALLY SOUND WITH NO SERIOUS DEFECTS, CRACKING OR OUT OF PLUMB ELEMENTS.
ON CONVERSION THE ROOF STRUCTURE IS TO BE CHECKED AND REPAIRED WHERE NECESSARY TO AGREED/APPROVED DETAILS. DURING CONSTRUCTION ADEQUATE PROPPING AND SHORING TO BE EMPLOYED TO ENSURE AND MAINTAIN INTEGRITY OF THE WALL AND ROOF STRUCTURE.

Continue on next page/

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3. METHOD STATEMENT

The method statement must demonstrate that works will be carried out in such a manner, following an identified sequence, incorporating adequate precautions, so as not to prejudice or weaken any part or whole of the existing structure

Where parts of the structure have been identified for demolition, those demolition processes to form part of this method statement

The assessment must be distinctive and specific to that project

The report should follow this general format and headings, the space provided between the headings is merely indicative; you may wish to expand on the extent of information provided under a particular heading

Site/Location Address

CHADWICKS FARM BARN
SETTLE RD
BOLTON BY BOWLAND
CLITHEROE
BB7 4NT

Ordnance Survey Grid Reference

E. 378004 N. 449928

Continue on next page/

A. Initial Procedures;

Identify the initial procedures which must be carried out prior to any works commencing on site

This to include; notifications and familiarisation with the site conditions and construction elements Areas of the building which are to be retained and those which are to be demolished

1) CARRY OUT LOCAL INTERNAL & EXTERNAL EXCAVATION TO ESTABLISH: EXISTING FOUNDATION DETAIL AND ENABLE DETAIL DESIGN OF PROPOSED FOUNDATIONS, THE NATURE OF ANY EXISTING UNDERGROUND SERVICE ROUTES.

2) CARRY OUT FULL INSPECTION OF ROOF TIMBERS TO ESTABLISH CONDITION AND ANY REQUIREMENTS FOR STABILISATION DURING CONVERSION

3) EMPLOY A STRUCTURAL ENGINEER IN THE DESIGN OF ALL STRUCTURAL ASPECTS OF THE CONVERSION.

B. Initial Precautions;

Indicate clearly all walls and other structural elements to be propped and/or provided with raking shores Itemise the full extent of those operations and the method to be employed; the location of props and shores to be marked on the accompanying plans and elevations

IT IS NOT ANTICIPATED THAT ANY PROPPING OR SHORING WILL BE REQUIRED OTHER THAN THE NORMAL LOCAL STANDARD PROCEDURE FOR REPAIR OR MAKING NEW WINDOW OPENINGS.

Continue on next page/

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C. Sequence of Works;

Clearly identify the sequence in which the works are to be carried out; including the precautions to be taken This should be carried out having regard to the interaction of structural elements and operational procedures

Particular reference should be made to works which require independent support measures ie the formation of openings in the existing structure Where necessary make reference to the accompanying plans and elevations
Sequence as follows:

1) REMOVAL OF EXISTING 1ST FLOOR CONSTRUCTION, GROUND FLOOR CONCRETE SLABS + STALLS.
2) EXCAVATE FOR NEW FOUNDATIONS AND TO NEW FLOOR FORMATION LEVEL.
3) CONSTRUCT NEW FOUNDATIONS + STRUCTURAL BLOCKWORK INTERNAL SKIN + WALLS, WITH NEW 1ST FLOOR STRUCTURE.
4) CARRY OUT REPAIRS, MAKING UP AND NEW EXTERNAL WALL WORK OPENINGS.
5) REMOVE EXISTING ROOFCOVERING, CONSTRUCT NEW ROOF INCORPORATING REPAIRS, TREATMENT, BUILD UP AND SLATE

Continue on next page/ (N.B. page 13 blank)

D. Special Considerations;

Demolitions

Clearly identify the areas of the existing structure which are to be removed in part or whole, these areas to be marked on the accompanying plans and elevations (areas to be removed edged red on the plan and elevation).

Make clear distinction where walls are being repaired ie parts of walls being removed for defective areas and where lengths of the walls full height are being demolished

The method statement should include these parts of the demolition by each structural element ie south facing wall, and shall include all necessary precautions to restrain and support the remaining structure during the course of these works

THE ONLY DEMOLITION WORK IS OF THE BRICKWORK EXTENSION TO THE WEST ELEVATION. NO PROPPING OR SHORING WILL BE NECESSARY FOR THIS AS IT HAS NO STRUCTURAL RELATIONSHIP TO THE ORIGINAL STONE BUILDING.

Continue on next page/

E. General

Attention should be drawn to all items of work which, although not identified specifically within the sequence of works, may have a bearing upon or influencing factor within the conversion process.

IT IS RECOMMENDED THAT THIS CONVERSION IS CARRIED OUT UNDER THE CONTROL OF APPROPRIATE PROFESSIONAL CONSULTANTS.

320120255P

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3201202 55P

BAT, BARN OWL & NESTING BIRD SURVEY AT

Chadwicks Farm, Bolton by Bowland

BAT/11/1024

Envirotech NW Ltd
Director: A Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv, Dip NDEA
Registered Office: Stone Lea, Sedgwick, Kendal, Cumbria, LA8 0JP
Registered in England Company Registration Number 5028111

BAT, BARN OWL & NESTING BIRD SURVEY

Instructions

Investigate for the presence or absence of bat species, nesting birds and Barn Owls as part of a planning application for the renovation of a barn a Chadwicks Farm, Bolton by Bowland.

Professional responsibility

This report has been commissioned and the actions of the surveyor have been made in accordance with the Code of Professional Conduct for the Institute of Ecology and Environmental Management. (www.ieem.org.uk) and the Royal Institution of Chartered Surveyors (www.rics.org.uk)

Accuracy of report

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats, nesting birds and Barn Owls are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and or in their interaction with bat species, nesting birds and or Barn Owls. If bats, nesting birds or barn owls are found during a work programme and continuing the work programme could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

These species may only be disturbed, injured or killed under license.

If in doubt, stop work and seek further professional advice.

Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech has been awarded the gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

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1. Introduction

1.1. Site Description

The site is a large barn, which is subject to renovation. The site is located to the Northwest of the village of Bolton-by Bowland.

1.2 Proposed Works

The proposal is for the conversion of the barn into two residential units.

1.3 Aims of Study

To ensure that the proposed development does not affect any bat species which is listed under the Conservation (Natural Habitats, &c) Regulations 1994 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
The survey will:-

- ⇒ Identify the past and/or current use of the site by bat species
- ⇒ Assess the likely impact of the proposed development on these species
- ⇒ Provide a basis upon which to propose mitigation (if required) for bat species affected by the development

To ensure the proposed development does not affect Barn Owls as it is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damaging or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturbing the dependent young of a Barn Owl
- ⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

To ensure the proposed development does not affect nesting birds as it is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Intentionally kill, injure or take any wild bird.
- ⇒ Intentionally take, damage or destroy the eggs, young or nest of a birds whilst it is being built or in use.

2 Methodology

The methods used **comply with those described in BCT (2007)**. This is a progressive assessment starting with a broad habitat assessment then increasingly more thorough survey methods, until a level is reached at which additional survey effort is unlikely to provide additional useful information about the site.

2.1 Desk Study

⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography at 1:5000 scale. This allows us to determine likely commuting routes into and off the site.

⇒ A records search was undertaken of the Envirotech dataset. The purpose of a records search is to establish the species of bat found in the local area and any past history of bats at the site. No additional data searches were considered necessary at this site as the bat species likely to be found in the local area could be adequately determined from the records searched.

2.2 Field Survey

2.2.1 Methodology

⇒ Field assessment of adjacent bat feeding and roosting sites made following a review of aerial photography.:- This allows us to cross check our interpretation of aerial photography with actual habitat on the ground.

⇒ Thorough inspection of the walls and eaves using a torch and 10x40 binoculars to locate potential bat roosts:- Gaps and cracks in the walls or under the eaves and soffits may provide access to the building by bats. Where possible all gaps and cracks judged to be of a suitable size for bats to take entry to the building were inspected either from the ground or the top of a ladder. Where appropriate an endoscope was used to fully inspect these gaps internally.

⇒ Thorough inspection of the roof using a torch and 10x40 binoculars to locate potential bat roosts:- Gaps under the tiles, ridge lines and flashing may provide suitable roosts for bats. All gaps and cracks judged to be of a suitable size for bats to take entry to the building were inspected either from the ground or the top of a ladder. Using binoculars and a torch to illuminate the gaps underneath the tiles and ridge lines it is often possible to see residual evidence of bats such as droppings, scratch marks or bats themselves.

⇒ Thorough inspection of interior and exterior of building to look for signs of bats such as grease or scratch marks, bat droppings and feeding detritus.

⇒ Thorough search for detritus associated with bat feeding perches and roosts:- These roosts are usually associated with Brown Long-eared (Plecotus auritus) bats in roof voids and under eaves.

⇒ Search for detritus associated with bat feeding perches and roosts:- These roosts are usually associated with Brown Long-eared *(Plecotus auritus)* bats in roof voids and under eaves.

⇒ Dusk emergence survey. Bat commuting routes and activity in and around the building were observed and noted. We judge from the position of the site that this period covered the time from the begining of emergence until such a time as any bats at the site would have emerged.

- Passive pre-emergence scan of building made with Bat Box Duet (heterodyne and frequency) division detector set at 17 KHz below potential roost sites. This would detect pre-emergence social chatter from bats.

- Active scan with Bat Box Duet, heterodyne and frequency division detector set at 40KHz made post emergence. The surveyors then move around the site adjusting the frequency of the detector in response to bat sightings.

Birds

⇒ Search for indications of nesting and roosting birds, white wash and owl pellets, nesting materials, chick down and feathers.

2.2.2 *Timing*

Date of Visit	Site/ Local area Inspection	Emergence Survey
21st June 2011	20:30- 21:30	21:30- 23:00

2.2.3 *Weather conditions*

Site conditions can have a large impact upon the results of an emergence survey. At this site, we judge that the weather had no impact on the results of the emergence survey.

- Wind 0- 2mph
- Cloud cover 75%
- Temperature 17 degrees Celsius

2.2.4 *Personnel*

The survey was carried out by

Mr Jack Sykes
Natural England Bat License- All species, All counties

Miss Kiri Jones BSc (Hons),
Unlicensed observer

3 Results

3.1 *Desk Study*

Bats

There are records of six bat species on the datasets within 1km but no records for the site.

Having visited the area we are of the opinion that the records on the Envirotech dataset are likely to be under representative of the species of bats in the local area.

From the pre-existing records, a review of aerial photography, a field assessment of the

area adjacent to the site and the experience of the surveyor, bat species which may occur adjacent to the site are:-

- Common Pipistrelle *(Pipistrellus pipistrellus)*
- Soprano Pipistrelle *(Pipistrellus pygmaeus)*
- Whiskered *(Myotis mystacinus)*
- Brandt's *(Myotis brandtii)*
- Noctule *(Nyctalus noctula)*
- Daubenton's *(Myotis daubentonii)*
- Natterer's *(Myotis nattereri)*
- Brown Long-Eared *(Plecotus auritus)*

This assessment has been made on the following basis:

Landscapes can be divided into four categories for use by bats; open, closed, edge and water. Each type of landscape category is suitable for use by a different combination of bat species. We would classify the landscape immediately adjacent to the site as "open", within 1km of the site the landscape could also be described as "edge" and "water".

The hedge lines to the South and East of the site were judged to be the primary commuting route and foraging area for bats next to the site. The local area was judged to be **a moderate quality** foraging area for bats.

There is a large river to the East which would be favourable for bats which feed in "water" landscapes such as Soprano Pipistrelle *(Pipistrellus pygmaeus)* and Daubenton's *(Myotis daubentonii)*. Soprano Pipistrelle *(Pipistrellus pygmaeus)* are not always confined to landscapes including water bodies, although they have a strong preference for them. This river is poorly linked to the site.

Both Natterer's *(Myotis nattereri)* and Brown Long-eared *(Plecotus auritus)* bats prefer to roost or fly inside enclosed spaces before emerging. There are two accessible but only marginally suitable roof voids in the building surveyed and we judge they would be unlikely to utilise the adjacent environs in large numbers as the surrounding landscape is insufficiently "closed" to be ideal for these species. They may however be found in the wider area.

Noctule *(Nyctalus noctula)* are rarely found roosting in buildings but have been known to do so. These species of bat disperse widely from their roosts, which tend to be in trees, to feed. We would judge it unlikely they would roost in a building such as that surveyed but are likely to be found in the wider area.

Whiskered *(Myotis mystacinus)*, Brandt's *(Myotis brandtii)* and Common Pipistrelle *(Pipistrellus pipistrellus)* are likely to make use of the fields and hedge lines in the local area to forage although the site is not considered to offer optimal foraging potential.

Barn Owls

There are no records of Barn owls within 1km of the site on the Envirotech datasets. The habitat around the site appears to be suitable for hunting Barn owls.

3.2 Field Survey

3.2.1 Habitat Description

The site is a large barn Northeast of Bolton-by-Bowland at (SD 780 499) see figure 1. The site is bounded by a road and river to the East and pasture fields to the North, South, East and West. There are small patches of woodland to the West and Northeast which are poorly connected to the site. There are a small number of broad leafed trees immediately adjacent to the site to Southwest and an area of long grass running alongside the east elevation of the barn, which we judge to be the primary foraging areas for bats around the site.

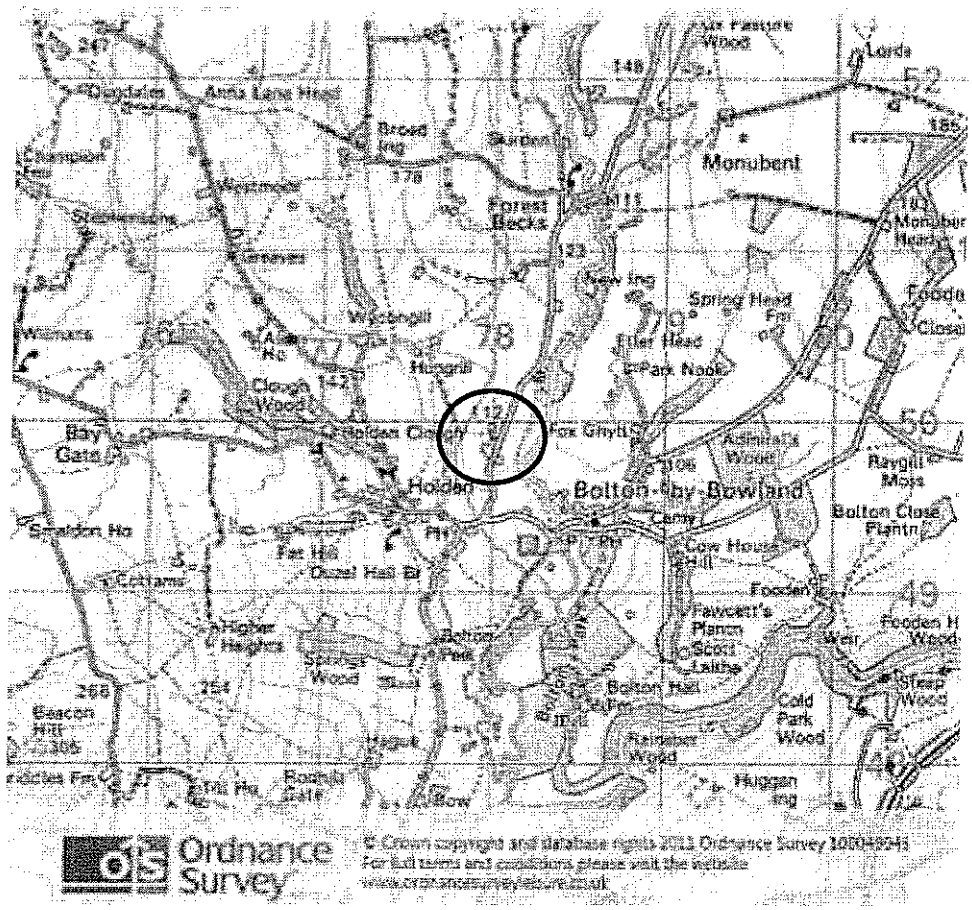


Figure 1.

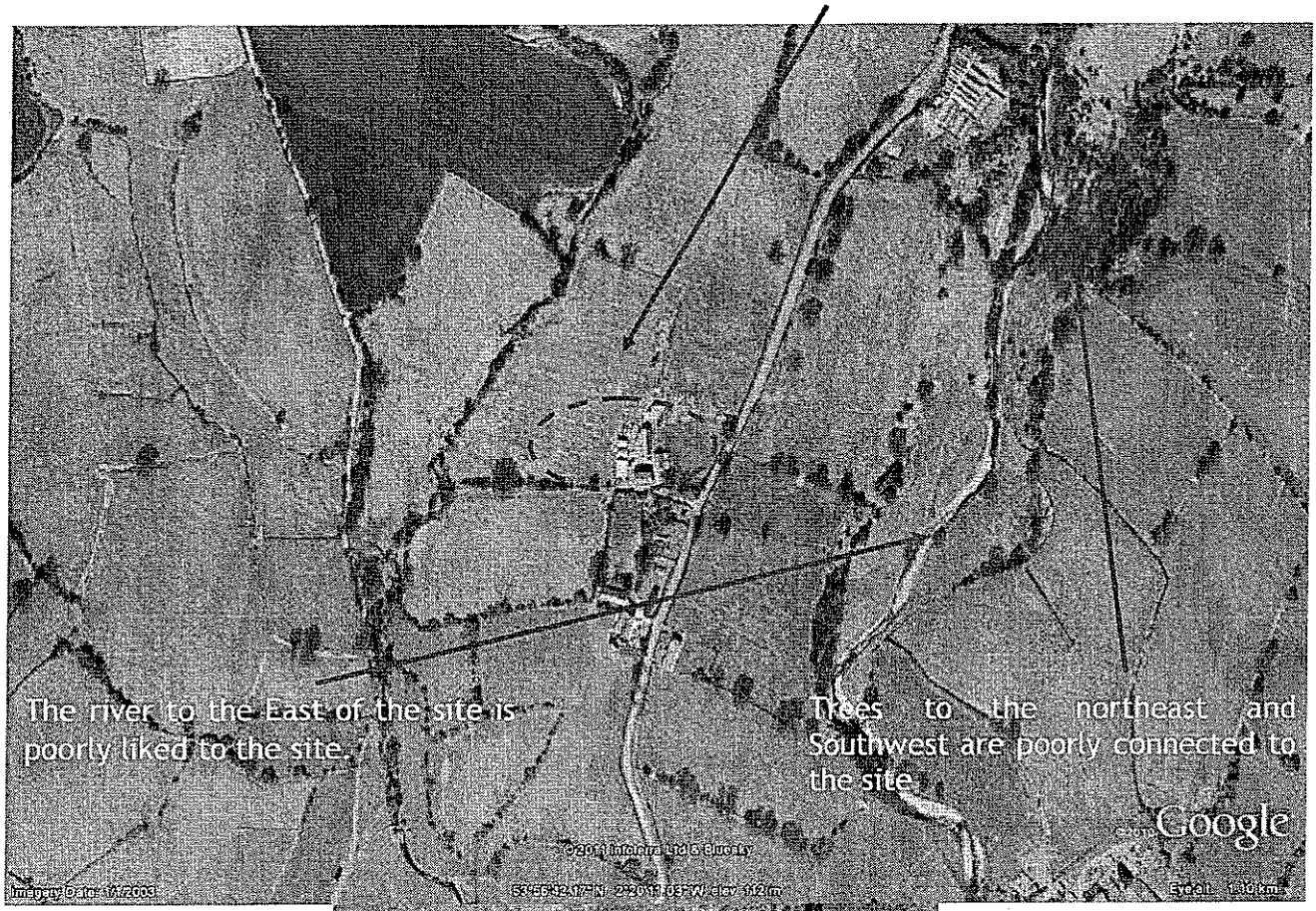
The habitats adjacent to the site comprise pasture fields bounded by low hedges.

It is judged that the most suitable commuting route for bats into and out of the site are the hedgerows and tree line to the North. The surrounding habitat is considered to be of moderate foraging potential.

An annotated satellite image of the surrounding habitat is shown below figure 2.

Satellite Image of surrounding area

Pasture fields and low hedgerows provide poor quality foraging opportunities for bats adjacent to the site



Survey area

The trees to immediately adjacent to the site to the Southeast and the area of long grass to the east are judged to be the primary foraging areas for bats around the site.

Figure 2

3.2.2 *Bat Roost Survey*

The building comprises a large two storey barn and adjoining lean-to outbuilding. The ground floor of the barn is currently being used for storage, the upper floor is empty. For the purposes of this description the site is taken to be one building.

The exterior walls of the building were inspected for gaps, cracks, areas of rotten wood and or signs of bats such as grease marks, bat droppings and feeding detritus. Where appropriate ladders, binoculars and an endoscope were used to inspect areas above head height. The walls of the barn are relatively high, some are inaccessible, although all areas could be adequately inspected and were visible.

The walls on all elevations were found to be generally well pointed with only occasional gaps and crevices between the stonework apparent. No past or current use by bats could be located inside the walls on any elevation.

There were occasional gaps noted along the roof line under the eaves along facia boards and wall tops on the West and East elevations. The gaps were found to be potentially suitable although there was no evidence of past use such as droppings, grease or scratch marks, or urine staining on the walls themselves.

The roof is made of asbestos and is unlined we consider that the potential for roosting bats in the roof is negligible. The entire roof could be easily inspected from the ground and the eaves line with close focus binoculars and a 1,000,000 candle power torch. No indication of use of the roof by bats such as lichen staining, grease or scratch marks could be found. The ridge line could also be fully inspected, and was found to be very well sealed, no indications of use could be found. The roof structure generally appears of low quality for use by bats.

Both Natterer's *(Myotis nattereri)* and Brown Long-eared *(Plecotus auritus)* bats prefer to roost or fly inside enclosed spaces before emerging. There are two accessible roof voids in the building; one in the main barn the other above the lean-to outbuilding. Both could be fully inspected. The void above the outbuilding is very low and only marginally suitable, we found a heavy covering of undisturbed cobwebs along the beams indicating that there has been no recent use by bats. In the main barn skylights make the internal space very light. No indication of use such as scratch marks on the beams or staining were found.

Internally the walls were found to be generally well sealed although some gaps and cracks which could be potentially suitable for crevice dwelling species do occur. The wall tops are open and exposed; all are largely unsuitable for use. The timber frame which supports the roof has a number of gaps and crevices, around joints and where the wood has split. Again these have potential for use by crevice dwelling species. A number of droppings were found scattered about the second floor of the barn; however there were no clear concentrations of droppings which would indicate intensive or regular use of a particular roost site. The dropping were small, and considered characteristic of Pipistrelle Sp. bats. We consider these will have been deposited by bats foraging in rather than using the building for roosting. This is typical behaviour for bats in large open buildings such as that surveyed.

To summarise the building is large. The internal space is open and light due to skylights. The asbestos roof is considered to have negligible potential for bats. The timber frame has some potential for bats however no indications of use were found. The internal and

external walls offer some potential for use by bats but again no indications of use could be found. There were scattered droppings found on the second floor of the barn but no clear concentrations of dropping indicating a roost were found. We consider these droppings may have been left by bats foraging within the barn. The proposed work to the building is considered to be relatively low risk.

Overall we consider the building and proposed work is low risk and consequently a single emergence survey is sufficient to be reasonably confident in the absence of bats. The building is unlikely to be suitable for use by void dwelling or late emerging species.

3.2.3 Barn Owls

There was no "white wash" and or old owl pellets on the floor and or n surfaces inside the building which suggest that Barn Owls have roosted at the site in the past.

3.2.4 Nesting birds

We found droppings within the barn indicating use by nesting or roosting birds but no active nest sites

3.2.5 Emergence survey

Conditions for an emergence survey on the 21st June 2011 were judged to be good, with a starting temperature of 17 degrees centigrade.

The building was scanned with a bat box duet (frequency division) and bat box griffin (time expansion) detector set at 17Khz to detect pre-emergence chatter and/or movement of bats within roosts. No such chatter was heard.

The surveyors were then positioned around the building in such a way that all sides offering roosting or foraging potential could be monitored.

At 22:06 two bats commuted on to the site, either from the main house, or from the track leading onto the site, both were Common Pipistrelle *(Pipistrellus pipistrellus)*. One bat remained on the site throughout the survey and was observed making numerous passes through the barn itself. This correlates with the scattered droppings found within the internal space.

Regular inspections inside the barn resulted in no Brown Long-Eared *(Plecotus auritus)* or Natterer's *(Myotis nattereri)* bats being seen.

The survey was terminated at a time when it was too dark (0.25 lux) to see additional bat activity and any bats which could use the site would have emerged.

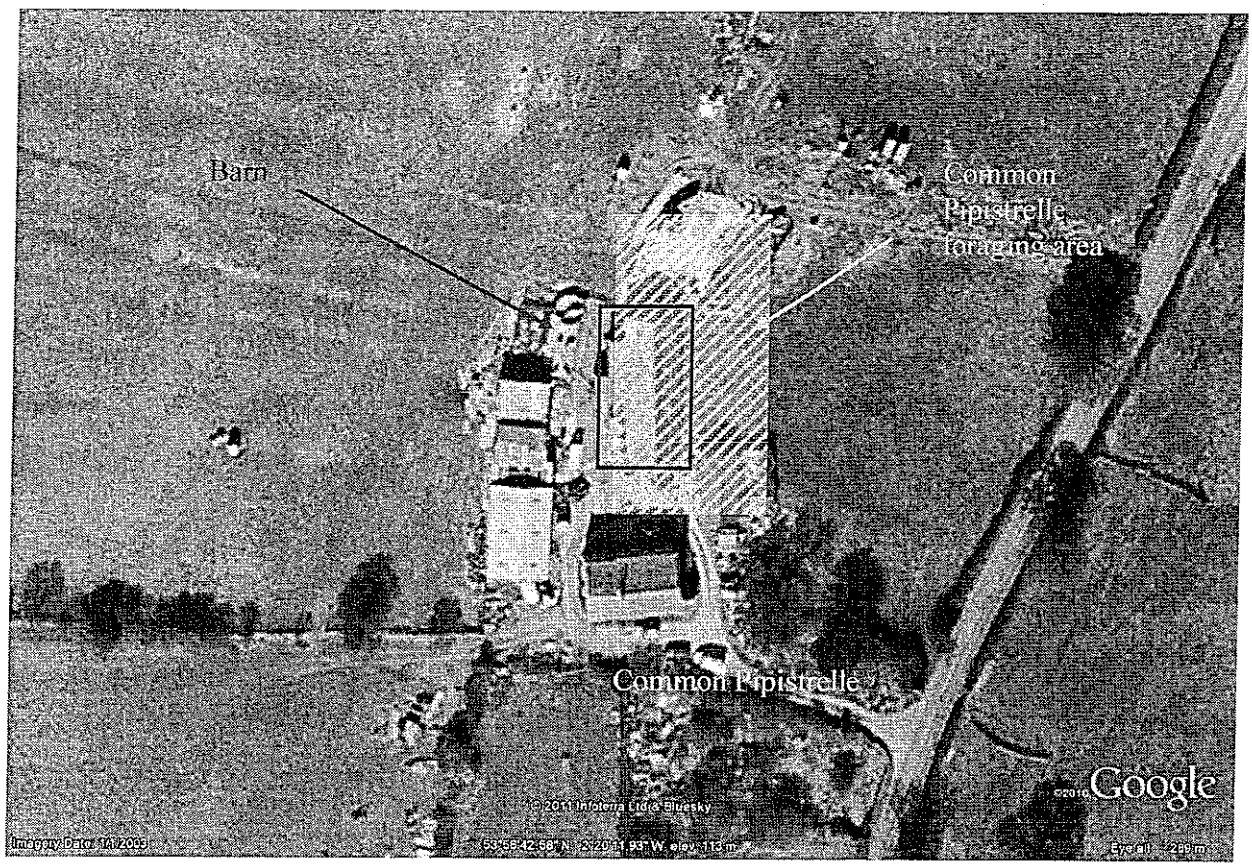


Figure 3

4 Assessment

4.1 Constraints

We judge that the site survey is sufficient to address the risk to bats at the site based on the species present in the local area, construction of the barn and nature of the proposed work. **The level of survey effort accords with the recommendations of BCT (2007).**

4.2 Interpretation

4.2.1 Presence/ absence

There was no past or current evidence of bats roosting found at the site during the survey.

We consider that the building is unlikely to be used by significant numbers of bats for roosting. There are gaps in the walls however and these were judged to be at worst suitable for opportunistic or transitory use by individual bats. There was however no evidence of such use found during the survey. Precautionary mitigation would be appropriate.

There is no evidence that Barn owls have nested or roosting in the barn.

There was evidence of use of the barn by nesting and roosting birds although no active nests were found.

4.2.2 Population size class assessment

From a review of adjacent habitat the maximum number of bats that are likely to use the area around the site is of the magnitude 10-100 (medium).

Barn Owls are currently considered to be absent.

There were indications of current use of the site by nesting birds although no active nests were found.

4.2.3 Site status assessment

Whilst the site itself is unlikely to be used as a roost by a significant number of bats, there is use of the adjacent landscape. Bats are likely to rely on a number of roost sites in buildings and trees in the local area. It is therefore likely that the site has a low significance for bats.

We are of the opinion that the building is not currently used by Barn owls and will have a low significance for this species.

The building is not currently being used by Swallows other nesting birds.

4.3 Potential Impacts

4.3.1 Bat Roosts

4.3.1.1 Pre and mid-activity impacts

A worst case scenario will be considered in addressing potential impacts at the site without mitigation.

No signs of past maternity or gathering roosts were found at the site during the survey. The potential for a maternity or gathering roost in the building is judged to be very low due to the absence of highly suitable roost sites. Evidence of past use of the site by large numbers of bats such as would occur in a maternity or gathering roost, such as staining on the roof or walls, was absent. **We judge there is no risk to a maternity colony or gathering roost at this site from the proposed work.**

We judge there is a low risk of disturbing bats in or loss of transitional, bachelor or non breeding female roost sites. We judge that on balance it is unlikely this sites potential for use for these purposes will be degraded by the proposed work. There are likely to be numerous other more suitable sites in other buildings and trees in the wider area as well as those which will be retained and improved in the scheme due to re-roofing and darkening of the internal spaces.

In our experience lek sites are commonly found in proximity to the main feeding and commuting routes. The primarily commuting and feeding area at the site was judged to be around the East side of the bard, this was judged to be **medium quality**. There were potential lek sites identified in the building facing this commuting route which are also close enough to it to be used by male bats for leks. **It is therefore possible there will be use of the building by bats for leking but the risk of a significant disturbance to bats in or loss of lek sites by the proposed work is considered to be low.**

There are no areas of rotten wood in the building which offer crevices which could be suitable for hibernating Pipistrelle Sp. bats. There are no areas of the building which are sufficiently damp and cool which would be ideal for hibernating Myotis Sp. bats. There is very little evidence and limited potential for hibernation at the site; **it is therefore unlikely there will be loss of hibernation sites.**

There is unlikely to be any loss of a swarming site. Swarming sites are generally found at or near hibernation sites. We judge that the site is unlikely to be used by Myotis Sp. bats and Brown Long-eared *(Plecotus auritus)* which have been known to swarm as **there are no hibernation sites for these species in the building.**

Without mitigation, there is considered to be only a low potential for the alteration or loss of occasional, unconfirmed roost sites for bats at the site and this is unlikely to have a significant impact on their local distribution.

4.3.1.2 Long term impacts

There is on balance a low risk of the disturbance of roost sites for bats.

It is the opinion of the surveyor that the loss or creation of occasional roosts for crevice dwelling bats will not have a significant long term impact on the local population of the species.

4.3.1.3 Post activity interference impacts

The barn was found to be used by foraging bats, there would therefore be a small loss of foraging habitat. This is unlikely to be significant in the local context.

4.3.1.4 Other impacts

It is our opinion that there will be no significant other negative impacts relating to the proposed work which may affect bat species.

4.3.2 Bat Foraging and Commuting Habitat

There is unlikely to be a disruption to any commuting routes at the site.

There would be a small loss of foraging habitat during and after the construction phase of the project.

4.3.3 Barn Owls

There is a very low potential for use of the site by Barn Owls.

4.3.4 Nesting birds

There was evidence that the barn has been used by birds for roosting and or nesting, however there are likely to numerous suitable nesting sites within the area, we judge that there should be no long term impacts.

4.4 Legislation and Policy Guidance

320120255P

4.4.1 Legislative context - Bats

All bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats, &c.) Regulations the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act.

Annex IV of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) lists animal and plant species of Community interest in need of strict protection; this includes all bat species.

In the UK, the EC Habitats Directive has been transposed into national laws by means of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). These are commonly and collectively known as the 'Habitats Regulations' and they give bats, their breeding sites and resting places a high level of strict protection.

In summary, it is a criminal offence to:

- ⇒ capture or kill a bat;
- ⇒ disturb a bat whilst in a place of shelter or rest; or
- ⇒ damage or destroy a bat's breeding site or resting place.

The breeding sites and resting places of bats are usually known as 'roosts' and resting places also include, for example, feeding perches where a bat consumes its prey. Bat roosts are protected even when bats are not present.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

It is essential that all contractors are instructed to work with particular care in order to avoid disturbing or harming bats. All those working at the site must be aware of the procedures to be followed if bats are found during works. Project Managers must commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

Natural England advises that, if possible, any works at bat roosts should be undertaken so as not to affect the bats and/or their roosts.

With careful working, it is judged that no significant disturbance to bats will occur at the site and no offence will be committed.

4.4.2 Legislative context - Barn Owls

It is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damaging or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturbing the dependent young of a Barn Owl

⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

It is judged that so long as work on the building takes place when Barn Owls are not nesting, then no offence will be committed.

If Barn Owls start to nest in the building, work must be deferred until the young are fledged.

4.4.3 Legislative context - Nesting Birds

It is an offence under the Wildlife and Countryside Act 1981 to

⇒ Intentionally kill, injure or take any bird.

⇒ Intentionally take, damage or destroy the eggs, young or nest of a bird whilst it is being built or in use.

It is judged that so long as work on the building takes place when birds are not nesting, then no offence will be committed.

If birds start to nest in the building, work must be deferred until the young are fledged.

5 Recommendations and Mitigation

5.1 Further Survey

We consider that the risk to bats in the building will remain low and no additional survey work is required.

The site should be rechecked for nesting birds if work is to commence in the period March-September inclusive.

5.2 Mitigation Measures

5.2.1 Mitigation for Roost Sites

Natural England requires that mitigation addresses the impacts picked up by the site assessment, as follows:-

• Quantitative characteristics: There should be no net loss of roost sites, and in fact where significant impacts are predicted there will be an expectation that compensation will provide an enhanced resource compared with that to be lost. The reasoning behind this concept is that the acceptability of newly created roosts by bats is not predictable

• Qualitative characteristics: the plans should aim to replace like with like. As an extreme example, it would be unacceptable to replace maternity roosts with hibernation sites.

• Functional characteristics: compensation should aim to ensure that the affected bat population can function as before. This may require attention to the environment around the roost.

Natural England also recommends that precautions are taken to avoid the deliberate killing or injury of bats during development work at the site.

The site survey found no evidence of use of the building by roosting bats although there is a possibility of a low level of use at some times of the year. The survey effort was sufficient to allow for an assessment of this to be made.

As a precautionary approach the following guidelines will be adhered to.

1. All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work.

2. Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, **all work will cease** and an appropriately qualified individual will be contacted for further advice.

3. Contractors will be observant during demolition work for bats which may use the building if new areas of the roof are exposed and left open over night. Bats are opportunistic and may make use of gaps opened up during work overnight.

4. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.

5. **If bats or bat roosts are found during work, all work should cease** as per point 2. The site will need to be re-assessed in regard to its use by bats. A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.

6. **Remove roof coverings by hand only.**

7. **Retain at least 8 gaps along the eaves line which allow access to the wall tops under the eaves of the barn during re-roofing. A plan for this type of roost is shown overleaf figure 4.**

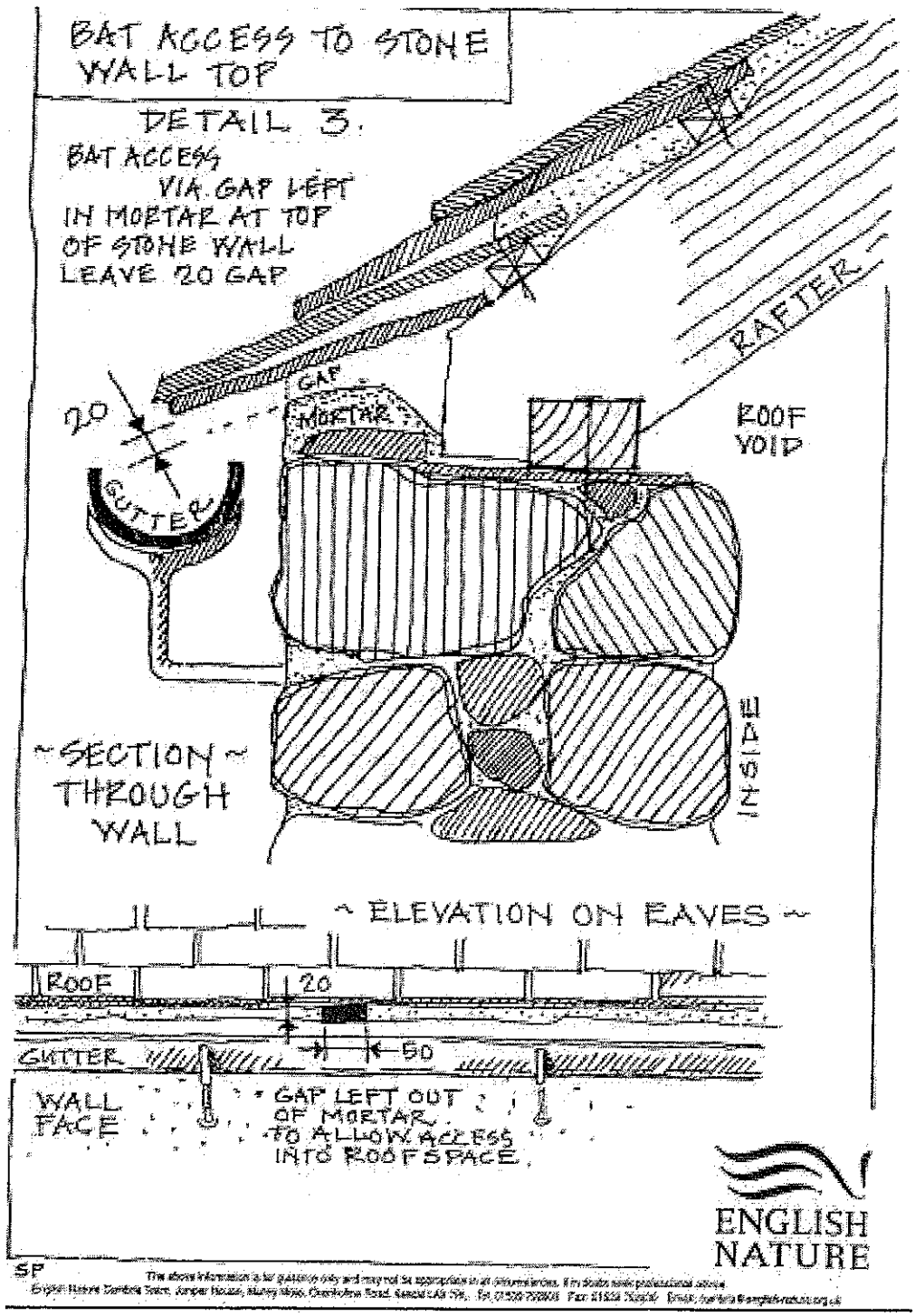


Figure 4

8. There is no need to restrict the timing of work. Use of the structure by bats is equally likely to occur at any time of the year but will be at low levels.

Following English Nature (Natural England) guidance Mitchell-Jones (2004), if these guidelines are followed we would consider that on balance, a disturbance to bat species which could be contrary to the 1994 Habitat Regulations and Wildlife and Countryside Act 1981 (as amended) is unlikely. **If bats are found prior to or during work a license application may be required.**

9. If Barn Owls are seen nesting at the site, all work should cease. The site will need

to be re-assessed in regard to its use by Barn Owls. **A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance of nesting Barn Owls or their killing or injury. The probability of Barn Owls using this site is very low.**

10. Work should not commence while any Swallow or other bird nests are still in use. Birds usually finish nesting by early September. A check of the site for active nest sites should be made prior to work commencing if this is in the period April - September. **A delay in the start of work may be required if active nest sites are located.**

5.2.2 Mitigation for Foraging and Commuting Habitat

No specific mitigation for foraging and commuting habitat is necessary. The habitat surrounding the site does not change.

5.3 Requirement for Habitats Regulations (EPS) Licence

At this stage, we judge that a Natural England license will not be required to cover work on the building. No bats were confirmed as roosting at the site, the loss of potential roost sites will be avoided and no significant disturbance to bats will occur, so long as the recommendations at paragraphs 5.1 and 5.2 of this report are followed.

If bats are disturbed or bats are found as a result of work, **all work must cease** as per point 5 above and the site will need to be re-assessed by a suitably qualified person with regard to its use by bats. A **Natural England license** may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of a roost site.

6 Summary

An application is to be submitted for the renovation of a large barn.

A bat, nesting bird and Barn owl survey was requested following guidance under Regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994, the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation.

The survey was undertaken by licensed surveyors and an unlicensed observer following a methodology which would be likely to identify past or current use of the site by bat species, nesting birds and/or Barn owls. The level of survey was in accordance with published guidelines (BCT, 2007).

The site survey found no evidence of bats roosting although there is a possibility of opportunistic use by low numbers of bats at some times of the year. The level of use is not considered likely to be significant and with the retention/ creation of gaps at the eaves and precautionary mitigation, a significant disturbance and or the loss of roost sites is unlikely to occur.

There is no evidence of birds currently nesting. Work will not be commenced or undertaken in such a way as active nest sites are disturbed.

There is no evidence of past use of the barn by Barn Owls for roosting or nesting.

It is judged that the work can take place without affecting bats, birds or Barn owls, **so long as the recommendations in paragraphs 5.1 and 5.2 of this report are followed**.

On the basis of survey information, specialist knowledge of bat species and the mitigation that has been proposed, it is considered that on balance the proposed activity is reasonably unlikely to result in an offence under regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994. We do not consider there to be a need for a Natural England licence at this time.

I certify that this report reflects my objective opinion of the facts found in relation to the instruction received and information available based upon the methodology, assumptions and constraints detailed within this report.

Signed

Andrew Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv, Dip NDEA
Director
Wednesday, 29 June 2011

7 *References*

Information from the following sources has been used in preparing the survey report.

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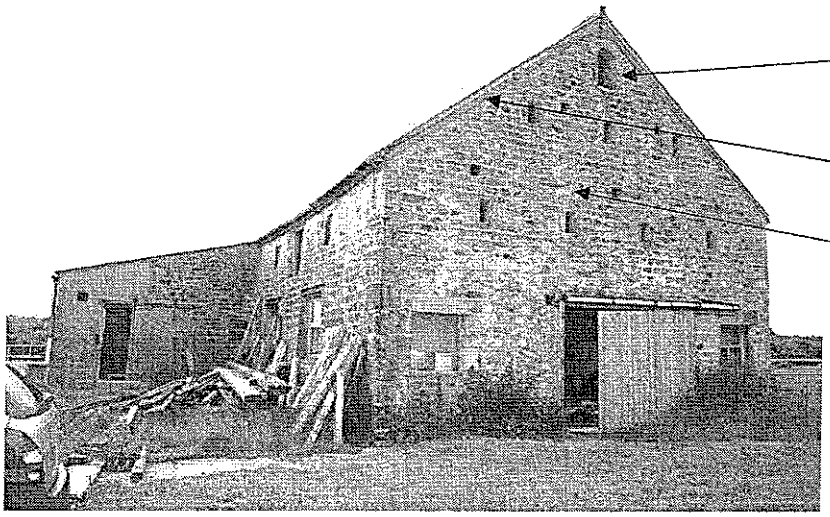
Appendix 1 Previous Survey Information

No previous survey information is known to exist.

Appendix 2 Photographs

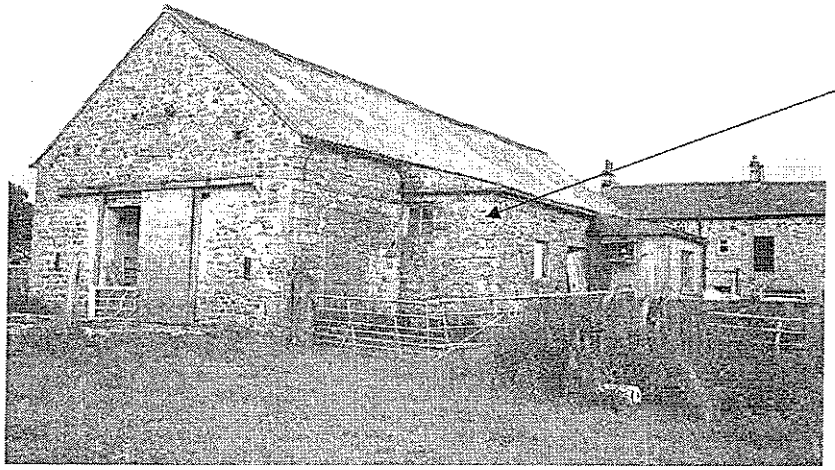


Ventilation holes giving access to the internal space.

Slight gap roof verge easy to inspect

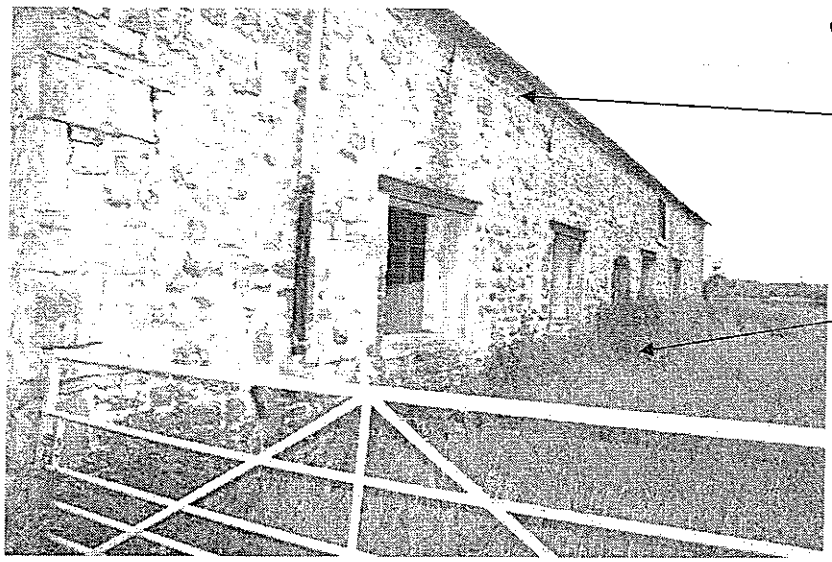
Walls with occasional gaps and crevices

South and West elevation



Lean-to outbuilding offering poor roosting potential

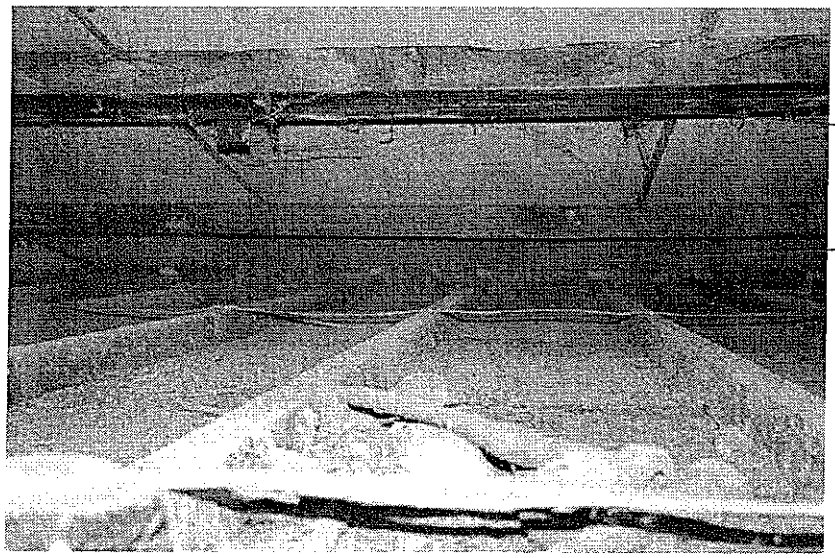
North and West elevation



Facia boards along the eves offer some roosting potential, easy to inspect.

Area of long grass offering foraging potential.

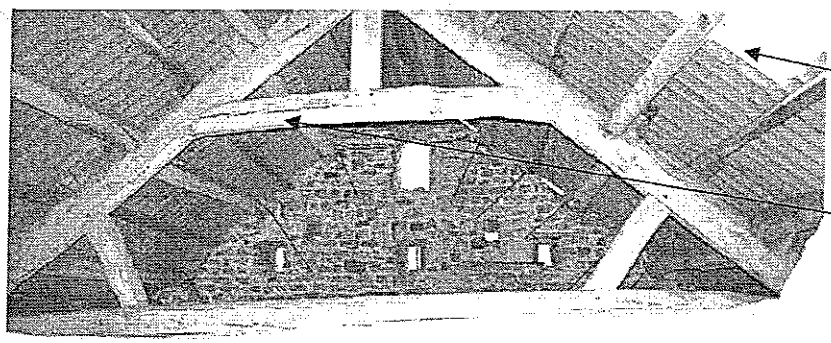
East elevation



Cobwebs along the beams indicate no recent use by bats.

Very low roof space is only marginally suitable for void dwelling species.

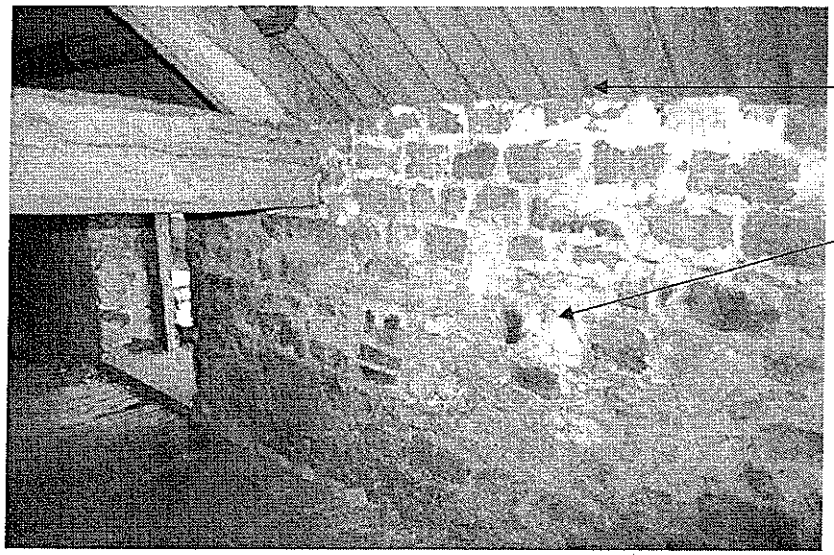
Internal- Lean-to



Skylights in the roof make the internal space very light.

Cracks in beams and around joints

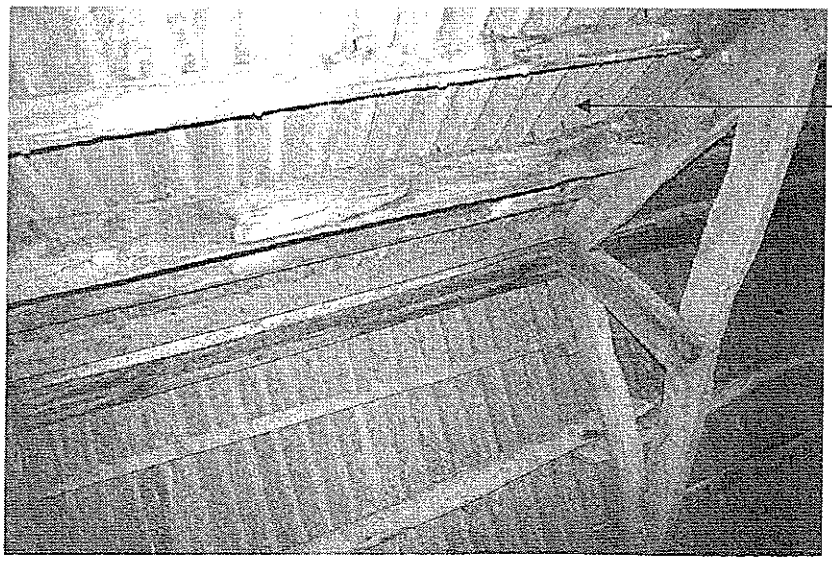
Internal- main barn



Wall tops are open and exposed.

Walls are generally well sealed.

Internal- main barn



Asbestos roof offer ing negligible roosting potential.

Environmental

Certified up to 95% efficient to European Performance Standards

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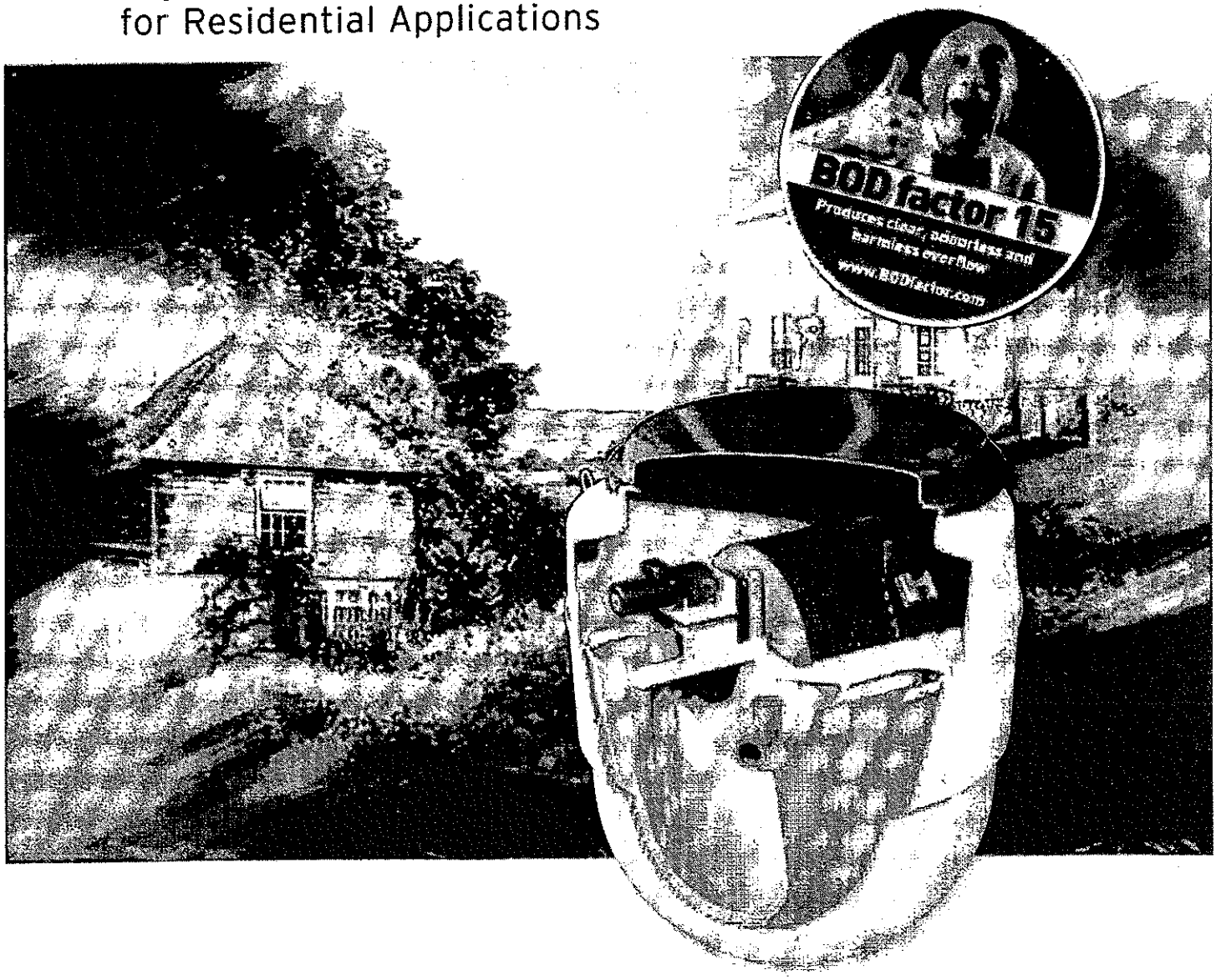
Klargester BioDisc® BA-BD

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.

CE 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 Agrément 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.

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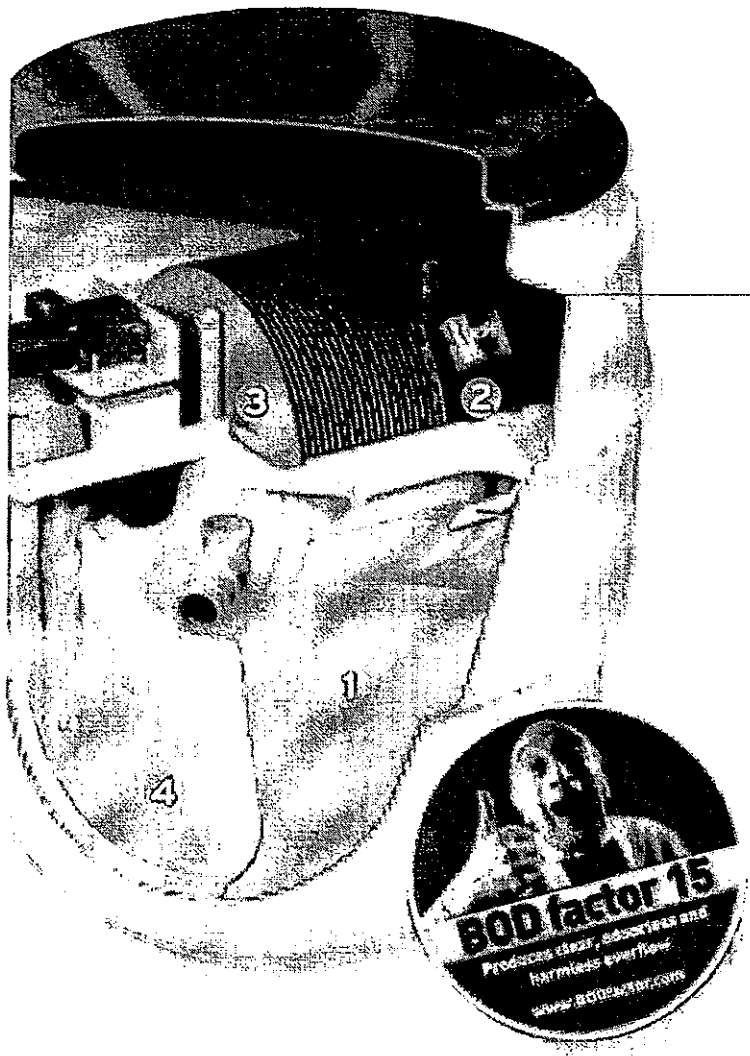


How the Klargester BioDisc® Works

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 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.

Kingspan Environmental

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

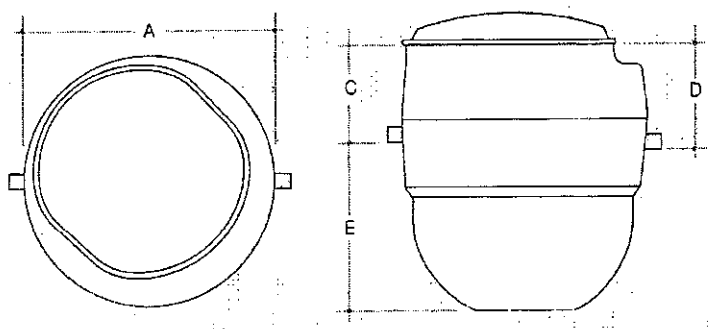
	Single House *		Multiple Houses		
Unit Size	BA	BA-X	BB	BC	BD
Population Equivalent	1 house, up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	2450
Overall Length (B) mm	-	-	-	-	3340
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

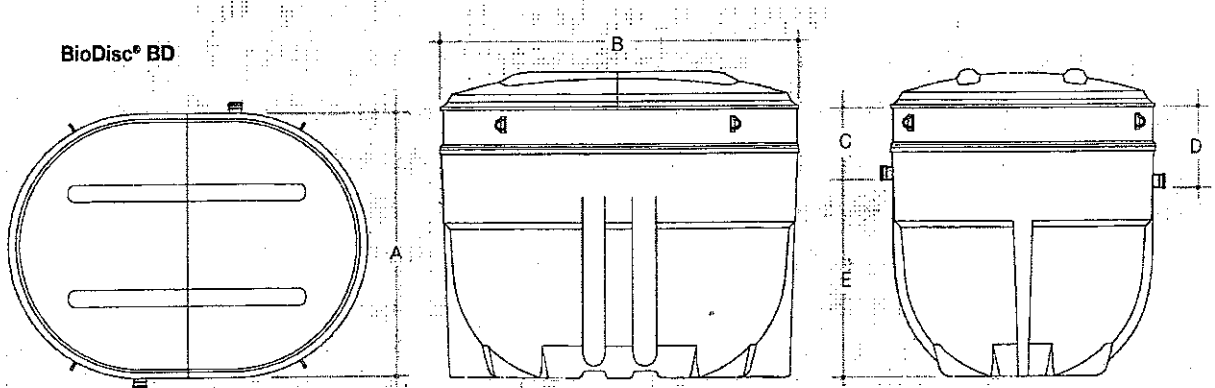


Sizing Your Treatment Plant

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

BioDisc® BD



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Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargester 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 Klargester BioDisc® process, siting, installation, effluent disposal and other specific topics.
Please contact Kingspan Environmental for further information

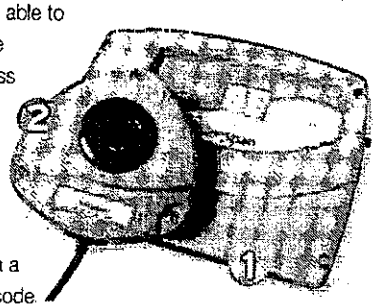
Hiab Off-loading

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:

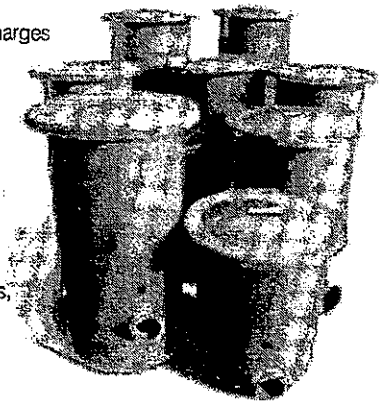
"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

* Optional sensor fitments.

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.

Kingspan Environmental

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

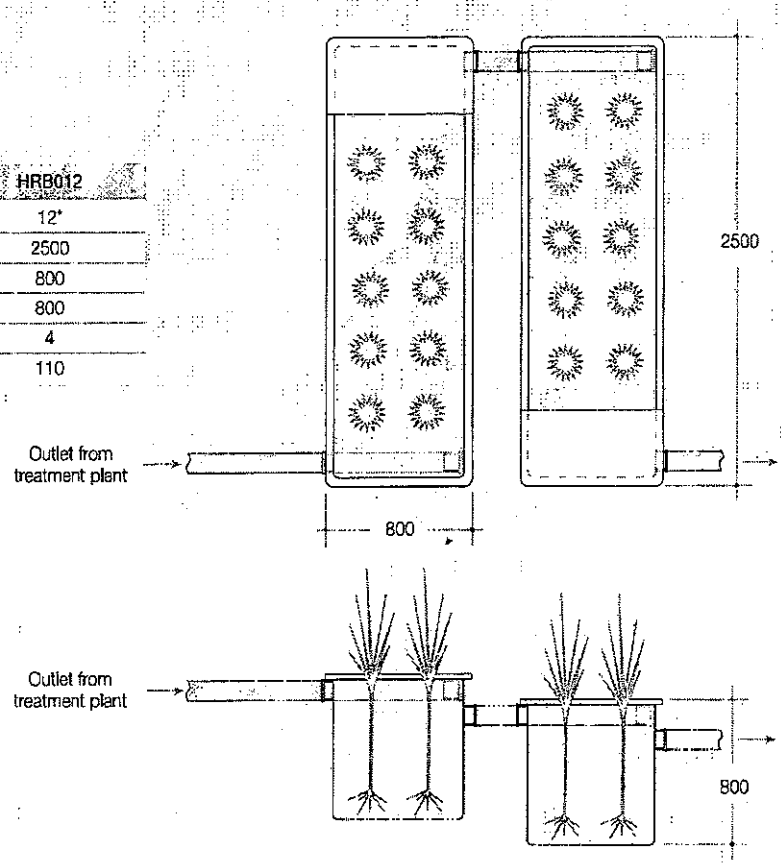
Design

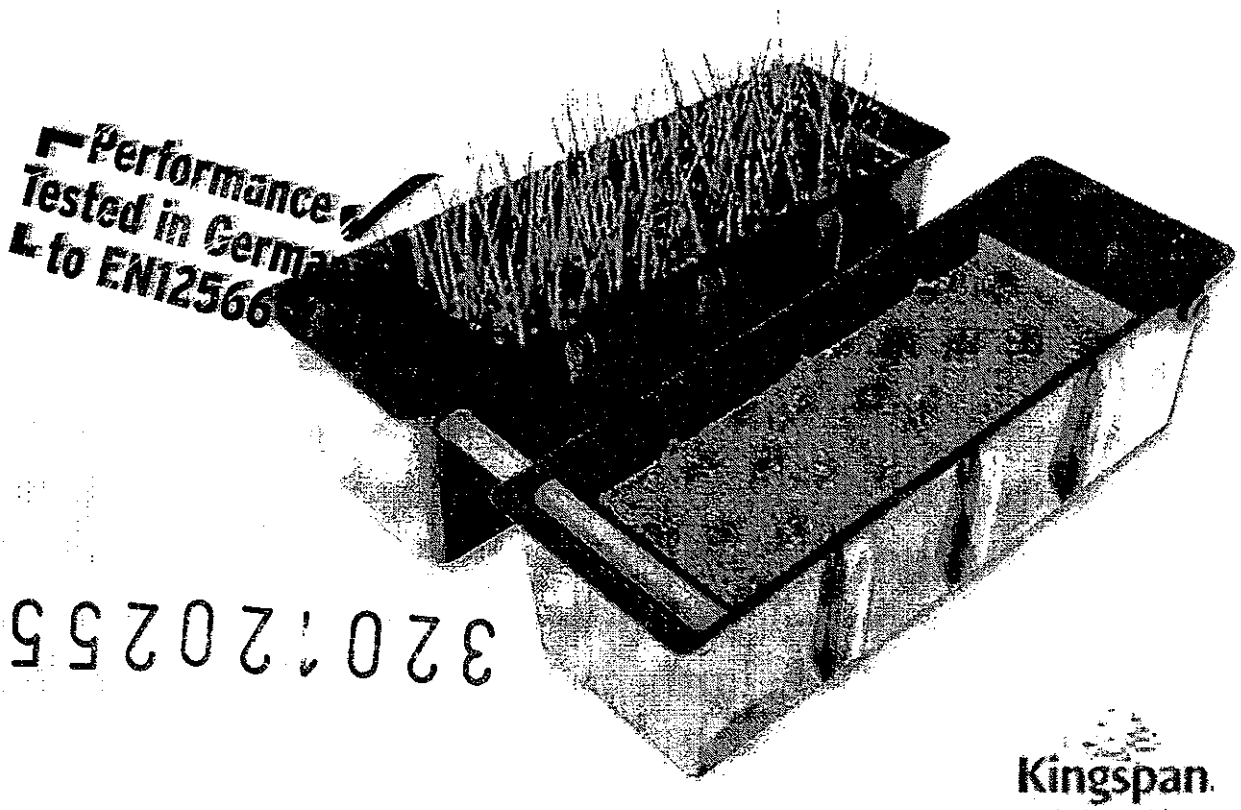
- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- 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)

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*





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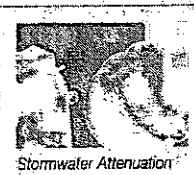
Kingspan Environmental

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

Kingspan Environmental Service

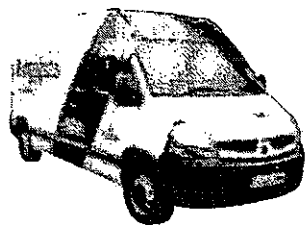
Who better to look after your treatment plant than the people who designed and built it?

Kingspan Environmental have a dedicated service division providing maintenance for wastewater treatment products

Kingspan Environmental : Service

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

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.kingspanenvservice.com**



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Kingspan®

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