



RIBBLE VALLEY
BOROUGH COUNCIL

08 MAY 2012

For office use only

Application No.

Date received 0320120516P

Fee paid £

Receipt No:

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

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Peter	Surname:	Fletcher
Company name:					
Street address:	89 Church Street		Country Code	National Number	Extension Number
			Telephone number:		
			Mobile number:		
Town/City:	Great Harwood		Fax number:		
County:	Lancashire		Email address:		
Country:	England				
Postcode:	BB6 7QB				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Anthony	Surname:	Flanagan
Company name:	Flanagan Design Associates Ltd.				
Street address:	194		Country Code	National Number	Extension Number
	196 Spring House Union Road		Telephone number:		
	Oswaldtwistle		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB5 3EG		flanagandesign@hotmail.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Internal and external alterations to a Grade II Listed Building

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details - see attached e-mail

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

Description:

House: Suffix:
House name: Abbeycroft
Street address: The Sands
Whalley
Town/City: Clitheroe
County:
Postcode: BB7 9TN

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

Easting: 372928
Northing: 436141

5. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title: Mr First name: A Surname: Dowd

Reference:

Date (DD/MM/YYYY): 16/03/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Letter in response to a pre application consultation

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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. 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:

Random stone

Description of *proposed* materials and finishes:

random stone to match

Roof covering - add description

Description of *existing* materials and finishes:

no work to main roof

Description of *proposed* materials and finishes:

no work to main roof

Chimney - add description

Description of *existing* materials and finishes:

existing chimney to remain (untouched)

Description of *proposed* materials and finishes:

n/a

Windows - add descriptionDescription of *existing* materials and finishes:

Existing stone surround jambs, sills, & lintels with label moulds over and timber windows between mullions

Description of *proposed* materials and finishes:

Windows to remain as they are at present

External doors - add descriptionDescription of *existing* materials and finishes:

Front door is a stone chamfered jambs and lintel with a timber palmed door

The rear door in a plain jamb and lintel stone surround with a timber door and frame

Description of *proposed* materials and finishes:

Former door position to be re-opened and fitted with chamfered jambs and lintel with label mould to match adjacent windows.

Ceilings - add descriptionDescription of *existing* materials and finishes:

Existing lath and plaster ceilings

Description of *proposed* materials and finishes:

Existing ceilings to be over boarded with plaster board and skim

Internal walls - add descriptionDescription of *existing* materials and finishes:

Ground floor walls are random stone

Internal walls at f/f level are 1950's & 60's timber stud with plaster board finish

Description of *proposed* materials and finishes:

New partitions to be timber frame with plasterboard finish and plaster skim

Floors - add descriptionDescription of *existing* materials and finishes:

Ground floor was a raised floor (145mm) with screed on foam.

First floor is timber joists sat into floor beams with a mix of butt edged boards and newer T&G boards

Description of *proposed* materials and finishes:

Defective boards are to be removed and others salvaged, replaced with T&G boards

Internal doors - add descriptionDescription of *existing* materials and finishes:

existing door are flush panel doors Circa 1955

Description of *proposed* materials and finishes:

New doors to be framed with planked infill field

Rainwater goods - add descriptionDescription of *existing* materials and finishes:

to remain

Description of *proposed* materials and finishes:

n/a

Boundary treatments - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - add description

Other soil pipe

Description of *existing* materials and finishes:

existing black soil pipe

Description of *proposed* materials and finishes:

new black p.v.c. soil pipe

8. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

12/2009/01 existing plans and section
12/2009/02 proposed plans and sections
12/2009/03 proposed and existing elevations
statement
location plan

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

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster floorboards)?

☒ Yes ☐ No

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

State references for these plan(s)/drawing(s):

12/2009/01 Existing plans and section
12/2009/02 Proposed plans and sections
12/2009/03 Proposed and existing elevations

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

12. Immunity from Listing

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

☐ Yes ☒ No

13. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

14. 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

15. 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

Certificates (Certificate A)

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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: First name: Surname:

Person role: Declaration date: ☒ Declaration made

16. 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: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

17. Declaration

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

Date

Louise Blatchford

From: Anthony Flanagan [flanagandesign@hotmail.co.uk]
Sent: 17 May 2012 09:26
To: Louise Blatchford
Subject: RE: Planning application and listed building consent application - Abbeycroft, The Sands, Whalley
Follow Up Flag: Follow up
Flag Status: Completed

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Louise.

I can confirm that the address for the application site is No2 Abbeycroft The Sands Whalley. I agree to this being used as an authorized alteration to the submitted forms.

I also confirm that a bat survey will be provided, even though there are no bats using the roof space or any other space.

Yours sincerely

Anthony Flanagan
 Agent

Subject: Planning application and listed building consent application - Abbeycroft, The Sands, Whalley
Date: Wed, 16 May 2012 14:55:11 +0100
From: Louise.Blatchford@ribblevalley.gov.uk
To: flanagandesign@hotmail.co.uk
CC: Lesley.Lund@ribblevalley.gov.uk

Dear Anthony

RE: Internal and external alterations to a Grade II Listing Building (householder application and listed building consent application)
AT: Abbey Croft, The Sands, Whalley

Thank you for your applications which we received on 8th May 2012. The applications have been vetted and we need the following information before they can be validated:

- Question 4 on the application form only lists the address as 'Abbeycroft, The Sands, Whalley'. I know from the rest of the paperwork that the applications are for no. 2 Abbeycroft but I'm not allowed to alter the forms myself. Please could you just send a quick e-mail reply confirming the address and I'll attach it to the forms?

- Finally, the Countryside Officer has checked the applications against the scoring system used by the East Lancashire Bat Group. The final score concludes that a bat survey will need to be submitted with the applications. I've attached a copy of the scoring and a list of Ecological Consultants who are suitably qualified to carry out these surveys along with a letter from the Countryside Officer explaining the need for bat surveys.

Once the above information has been received the applications can be validated. Please quote ref nos. 258 & 259 in any reply. If you need any assistance please do not hesitate to contact me.

Kind regards
 Louise

Louise Blatchford
 Technical Admin Assistant
 Planning Department
 Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

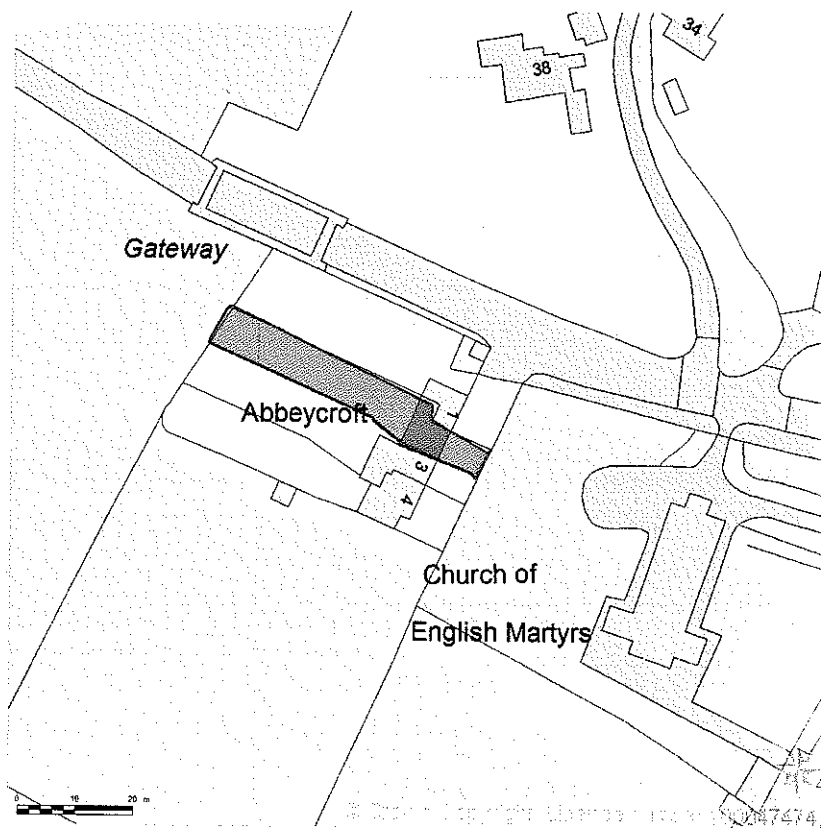
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uise.

I can confirm

08/06/2012

AREA 2 HA
SCALE: 1:1250
CENTRE COORDINATES: 372928 , 436141



Supplied by Streetwise Maps Ltd
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*Design & Access Heritage Statement to support a Listed Building Application
To carry out internal and external alterations to a Grade II Listed Building
No 2, Abbeycroft, The Sands, Whalley, BB7 9TN.
Whalley BB7 9JD*

Requirements of Design.

The Area.

The area is the of The Sands and Abbeycroft is within the Whalley Conservation Area and is situated to the South West of the town centre. The area lies between King Street & the railway viaduct to the west Whalley. Abbeycroft lies between the Abbey complex and the Western Gateway.

The Present Use.

The building is presently a domestic dwelling, as are the other two houses within the building.

The Building.

The property is part of a row of 3no houses, which have all undergone alterations and changes in size and appearance since originally constructed in the mid 17th Century. Alterations have been carried out during the 18th Century and in the 19th Century, when according to maps in the conservation area statement the property may have been part of the Abbey Farm situated to the West of the main abbey buildings. On this map it clearly indicates that No2 has had a rear extension removed in the later half of 19th or first half of the 20th Century.

The building is two storey building with 2no attic windows with drip course label moulds over each window. The main elevation has windows with chamfered surrounds and a centre mullion. The door to the left of the window has chamfered stone jambs and lintel. The material of the front elevation is sandstone rubble. The roof is finished with slate and stone slate

The rear elevation has windows to ground & first floor with chamfered stone surrounds and lintels with label moulds over. Later inserted is a window into the bathroom which is a rectangular window with lintel and sill in stone.

The rear door into the kitchen is a plain stone surround, inserted during the late 19th century when the dwelling was extended to incorporate what is now the ground floor kitchen. It was probably during this alteration that the door in the rear elevation to the right hand side of the ground floor living room, was removed and closed up. Evidence of the jamb quoins can be seen in the rear elevation

The first floor construction is of floor joists supported on timber floor beams running back to front, both of which are visible below ceiling level in the main living room. The second floor construction is of timber floor joists 170x70 at 400 to 500-mm ctrs supported into the bottom member of a substantial timber roof truss and a timber floor beam.

The roof joists are supported on large irregular shaped timber roof purlin which in turn are supported on the truss.

At ground floor inside the door opens against a fire hood, the heck post and bressumer timbers are moulded and stopped, 2no studs remain of the plastered infill, the infill has been removed

The fire and chimney breast have been altered during the 1960's. The breast has been built out into the room and a modern stone fire surround added. The original fire hearth and opening have been in-filled with red brick.

At first floor the existing partitions are modern timber frames with plasterboard linings and are of an low quality and finish, inserted in the 1950's or 60's These will be removed and replaced as per the plan.

The living room has a modern and very plain staircase with a quarter landing giving access to the first floor.

The floor of the living room and kitchen have been raised by 145mm to allow the formation of a drain channel around the perimeter of the rooms to provide some form of protection against flood, as the dwelling is within the flood plain of the River Don.

Proposed Use.

The use of the property will not change it will after reconstruction, it will remain a private domestic dwelling.

Historical.

In the Whalley Conservation Area Appraisal there is mention of Abbeycroft in the context of Whalley Abbey and surrounding area.

Proposed Use and amount of development.

It is proposed to alter the interior layout by removing the wall between the living room and kitchen. This wall is a 700mm thick wall and although it has been altered in the past by the insertion of a door opening, that opening is supported over by modern reinforced concrete lintels. The wall has also undergone alterations in the past, a window or opening has been closed and the timber frame has been left in situ. The wall is a random stone wall which is not tied into the external wall of the rear elevation by any stone or metal ties at all. This wall is in a very poor state of repair.

The floor of the living room and kitchen is to be taken back to the original level by removing the later modern floor.

It is proposed to replace the existing modern un-attractive staircase with a new staircase more in keeping with the later alteration made in the 19th Century.

Layout.

The layout and footprint will remain the same

Scale.

The scale of the building will not be affected by extensions or other kinds of external alterations

Access Component.

The dwelling is easily accessed by foot and vehicle, at the front are vehicle parking places for on The Sands adjacent to the Dwellings

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3 JUN 2012

ATTENTION OF

Bat Survey

Arbtech Consulting Ltd

The Surveyor

The surveyor and principle author of this report is Gail Armstrong (Bat Licence No 20113084.)

The Client

The client is Sharon Wilk.

Site of Proposed Development

The client is preparing a planning application for this listed building, in order to make the roof void into habitable accommodation at 2 Abbey Croft, Whalley, BB7 9TN.

The Survey Brief

The client commissioned Arbtech to undertake a scoping bat survey; referring to a method of ecological assessment outlined in the Bat Conservation Trust publication "Bat Surveys—Good Practice Guidelines 2nd Edition" (BCT 2012).

These guidelines state that the aim of the scoping bat survey or appraisal is to observe and catalogue "*informing and identifying the type and extent of further bat survey work needed (if any).*", thus recommendations for further survey work may be recommended in this report, which is appropriate to the development.

Data Searches

A search of the National Biodiversity Network Gateway¹ and the Department for Environment, Food and Rural Affairs MAGIC² service returned relevant records that can be found in *Survey Results* section of this report.

Date of the Survey

The site survey was carried out on 31st May 2012.

Limitations

This survey type can be conducted at any time of year and therefore no constraints or limitations have been identified at this time.

If information about the development or project has been with-held from the surveyor, it may become necessary to change the results of this report.

¹ <http://data.nbn.org.uk/>

² <http://magic.defra.gov.uk/>

Informative: Statutes and English Law

All 18 species of bat common in the U.K. are fully protected under the Wildlife and Countryside Act 1981 as amended through inclusion in Schedule V. All bat species in the U.K. are also included in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Cumulatively, this legislation makes it illegal to:

1. Intentionally or deliberately kill, injure or capture bats.
2. Deliberately disturb bats, whether at roost or not.
3. Damage, destroy or obstruct access to bat roosts.
4. Possess or transport a bat or any part of a bat, unless acquired legally.
5. Sell, barter or exchange bats, or any part of a bat.

A bat roost is defined by the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines as "*the resting place of a bat*" (BCT 2012). Generally however, the word roost is interpreted as "*any structure or place, which any wild bat uses for shelter or protection.*"

Bats tend to re-use the same roosts; therefore legal opinion is guided by recent case law precedents³, that a roost is protected whether or not the bats are present at the time. This can include for summer roosts, used for breeding; or winter roosts, used for hibernating.

Informative: Planning Policy

In addition to the statutes described above, various local planning policy imposes duties upon would-be planning applicants to take account of protected species and habitats at sites of proposed development and in particular, protected species. The objective of these policies is to prevent a net loss of species and habitats diversity identified as priorities for the U.K. as a consequence of development activity.

Further, The National Planning Policy Framework (NPPF) states the following when EU protected species may be affected:

³ Internet search for e.g. the Woolley case (R. Simon Woolley v. Cheshire East Borough Council) and see here: http://www.naturalengland.org.uk/Images/WoolleyVsCheshireEastBC_tcm6-12832.pdf

'119. The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.'

The Survey Methodology

In order to fully assess the potential value of bat habitat at this site this scoping bat survey has observed widely accepted national standards set out in the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines (BCT 2012).

The survey includes for a thorough internal and external inspection of all buildings (and trees) referred to in the *Survey Results* section below for cracks, holes, cavities and voids in buildings and cracks, fissures and voids in trees.

Inspections are internal and external, making use of torches, ladders, endoscopes, mirrors, binoculars and cameras where appropriate to do so.

The survey is performed during daylight hours and provides an opportunity to exclude the need for further survey work, if the following triggers can be confirmed absent from the site of proposed development:

1. Bats.
2. Evidence of recent bat activity e.g. droppings, prey remains, urine staining.
3. Features suitable for roosting.

If bats, evidence of their recent activity and/or features suitable for roosting cannot be confirmed absent from the site of proposed development, this report will make recommendations for further survey work and/or mitigation where this is consistent with the BCT (2012) guidelines and considered appropriate by the surveyor in the context of the proposed development.

Recommendations for further survey work may include so-called “*Roost emergence surveys*” (BCT 2012) which enable e.g. population numbers and species to be confirmed present, indeterminate or absent.

Bat Potential

Table 1: Bat roost **habitat value** adapted from the Bat Conservation Trust (BCT 2012).

Confirmed	✓ Bats are found to be present during the survey. ✓ Evidence of bats is found to be present during the survey. ✓ Bats heard 'chattering' inside a roost on a warm day or at dusk
High	✓ Buildings, trees or other structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, ice houses and cellars. ✓ Habitat of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. ✓ Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. ✓ Site is close to known roosts.
Medium	✓ Several potential roosts in buildings, trees or other structures. ✓ Habitat could be used by foraging bats e.g. trees, shrub, grassland or water. ✓ Site is connected with the wider landscape by linear features that could be used by commuting bats e.g. lines of trees and scrub or linked back gardens.
Low	✓ A small number of potential roosts, most likely less significant roosts. ✓ Isolated habitat for foraging e.g. a lone tree or patch of scrub but not parkland. ✓ An isolated site not connected by prominent linear features.
Negligible	✓ No features suitable for roosting, foraging or commuting.

*"There are no clearly defined categories of **habitat value**; rather there is a continuum from low to high value for bats. Expert judgment will be required when assessing the relative value of a site for bats based on the features identified and the context in which the site or survey area is located."* (BCT 2007).

All buildings and/or trees within the site of proposed development referred to in the *Survey Results* section have been assessed in accordance with the criteria in Table 1 under the judgment of the surveyor [expert].

Survey Results

Table 2: Buildings, Groups or Trees

Desk Study Records	The desk study search returned the following results for the grid square (SJ69) SJ651938 from the National Biodiversity Network (NBN). NBN: <i>Species from the NBN data search cannot be published without the owner's permission.</i> <i>A search of the NBN found records for Pipistrellus sp, small Myotis and Plecotus sp. in the 10km square in which the site is found.</i>		
Local Environment	The site is on the edge of Whalley village in a semi-rural location close to the remains of Whalley Abbey. To the East and North are other residential and agricultural buildings. To the West is permanent pasture, a railway viaduct and the A59 Trunk Road approximately 300m away. 100m to the South is the River Calder which, in this location, has little bank side vegetation. Within 500m are areas of natural woodland. There are good quality hedgerows and tree lines at the site which offer commuting routes to and from the water bodies and other foraging areas. There is one building on site; building B1. B1 will have the roof void converted into habitable space. No external alterations to the building are planned. B1 is a small terraced cottage constructed from natural stone with a traditional slate roof. The external walls are very well pointed. There are two dormer windows to the front (East) which are located within the unused roof void and allow light in. The roof slates are lined with traditional bitumen roofing felt. The dormers also have traditional slate roof coverings. A fascia board runs the length of the terrace on the Eastern elevation. Weather conditions [at time of survey]: Temperature: 23 °C Cloud Cover: 30% Precipitation: none Wind: 1/8		
Building; Tree; Group of trees	Actual bats found.	Evidence of Activity	Habitat Value (Negligible/Low/Medium/High potential roosting habitat.)
B1	Negative. No bats found.	Negative. No evidence was located either externally or internally.	Medium Suitable features allowing access into the roof void or onto the wall tops could be found under the fascia board. Suitable features allowing access under the roof slates, to roost between the

		The roof void is light due to the presence of dormer windows within it.	slates and lining, could be found No gaps or crevices could be found around the doors or window frames. No gaps or crevices could be found in the walls of the building and the walls are solid stone. The site is well connected to the wider landscape which contains water, woodland and hedgerows that are likely to be suitable as foraging sites.
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Conclusions and Recommendations

Table 3: Buildings, Groups or Trees

Building; Tree; Group of trees	Habitat Value [As defined in Table 1]	Are emergence survey works necessary?	Is an EPSL necessary?
B1	Medium	No. It is understood that the works will not affect the features suitable for roosting. If at any time bats are found work should stop and further advice sort from Abtech.	No.

Contact Information

For further information please contact:

Arbtech Consulting Ltd
Arboricultural and Ecological Consultants
Tel. 08450 176950

Head Office:

Murlain House, Union Street, Chester, Cheshire CH1 1QP

Also in London, Surrey, Bedfordshire & Sussex

More information about our company, people and services can be accessed via our Web site, at the URL: <http://www.arbtech.co.uk>

www.arbtech.co.uk

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Bibliography

Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust ISBN-13: 9781872745985

[http://www.bats.org.uk/publications_detail.php/1127/bat_surveys_good_practice_guidelines_2nd edition](http://www.bats.org.uk/publications_detail.php/1127/bat_surveys_good_practice_guidelines_2nd_edition)

National Planning Policy Framework, 2012

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

Document Production and Approval

Status	Issue	Surveyor	Edits	Date
Draft	1	Gail Armstrong	First draft	07/06/12
Issued	2	M O' Connor	Issued	07/06/12

Limitations

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Contemporary Elements™



The following products from the NEW Elements™ range appear here:

Product code	Description
HRR3600WO	Elements Rake Handrail
BRR3600WO	Elements Rake Baserail
WOSCN1500	Stop Chamfer Complete Newel
WONC8	Square Newel Cap
MB05R	Elements Single Spiral Baluster
MB06R	Elements Double Spiral Baluster
TBRWO	Elements Rake Newel Fixing

(All timber products are White Oak)

Price points



Metal Baluster

Installation method



Elements

Testing categories

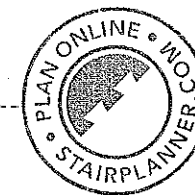


Domestic

Additional information

The Elements range consists of pre-drilled hand and baserails. These can be installed with our Trademark White Oak and Classic White Oak newels

Contemporary Elements™



Elements Primed Balusters

Hybrid single

Product code	Description	Pack qty
MB02RW	Rake baluster	3
MB02LW	Landing baluster	3

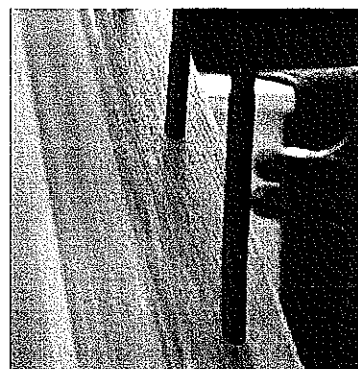
Ready-to-paint with your chosen colour

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Top: NEW – Elements hybrid double baluster, Elements hand and baserail with Classic newel all White Oak

Bottom: NEW – Elements spiral baluster with Elements baserail in White Oak

Far right: NEW – Elements hybrid single baluster (primed painted) with Elements baserail and Classic newel all painted



Contemporary Elements™

Elements Black balusters

Hybrid double

Product code	Description	Pack qty
MB01R	Rake baluster	3
MB01L	Landing baluster	3

Hybrid single

Product code	Description	Pack qty
MB02R	Rake baluster	3
MB02L	Landing baluster	3

History

Product code	Description	Pack qty
MB03R	Rake baluster	3
MB03L	Landing baluster	3

Plain

Product code	Description	Pack qty
MB04R	Rake baluster	3
MB04L	Landing baluster	3

Single spiral

Product code	Description	Pack qty
MB05R	Rake baluster	3
MB05L	Landing baluster	3

Double spiral

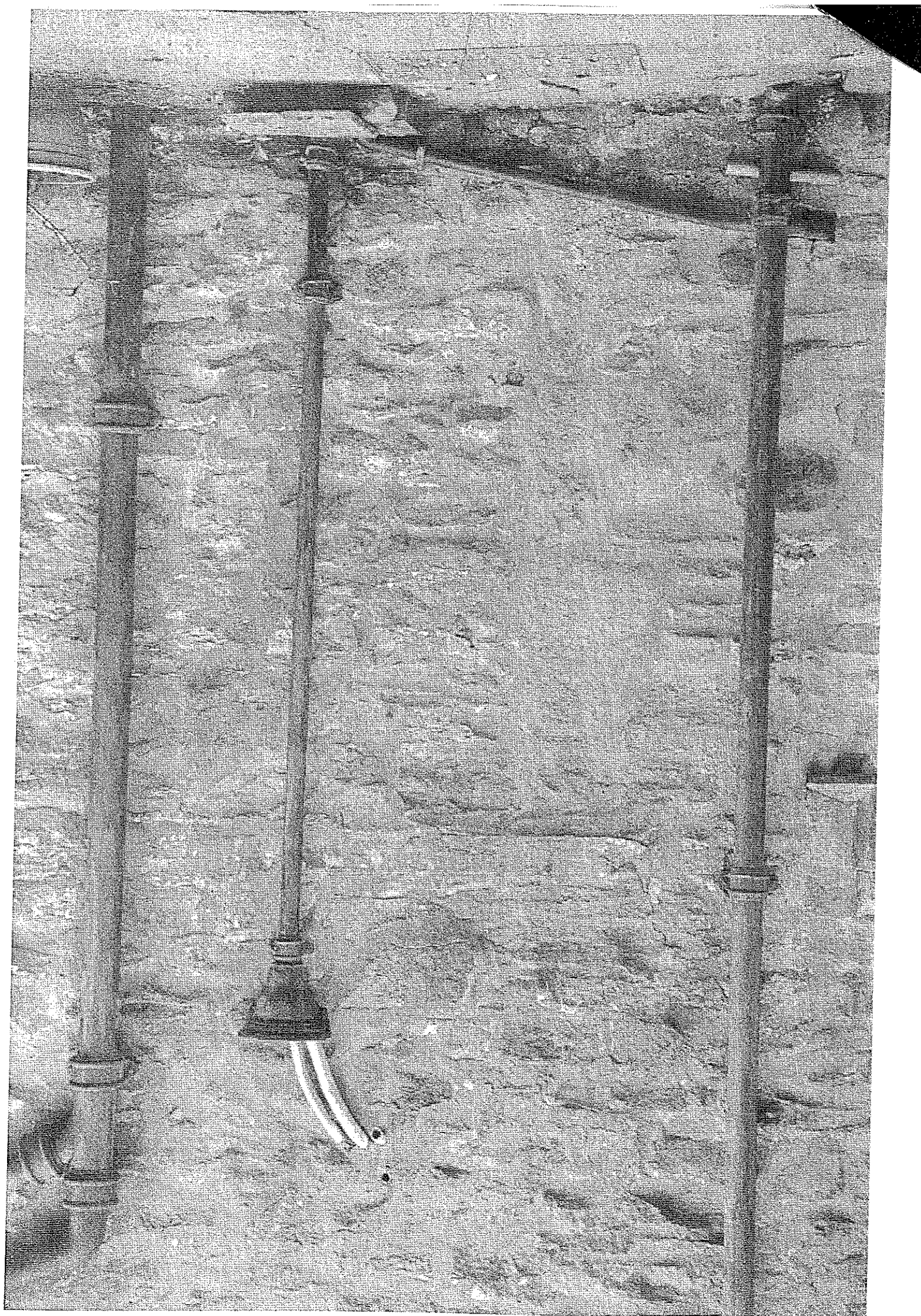
Product code	Description	Pack qty
MB06R	Rake baluster	3
MB06L	Landing baluster	3

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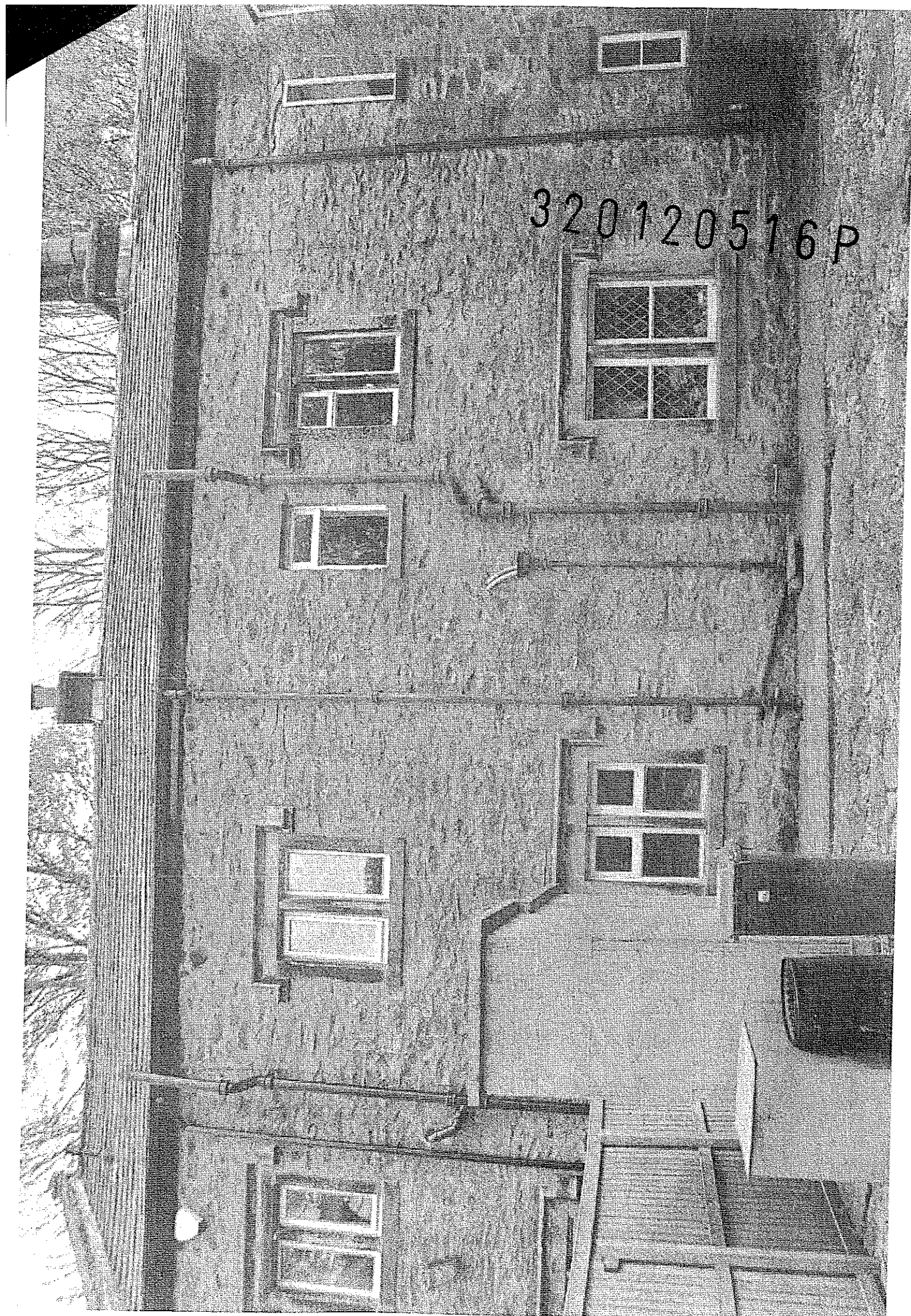
Suitable for stair pitches 40-43°

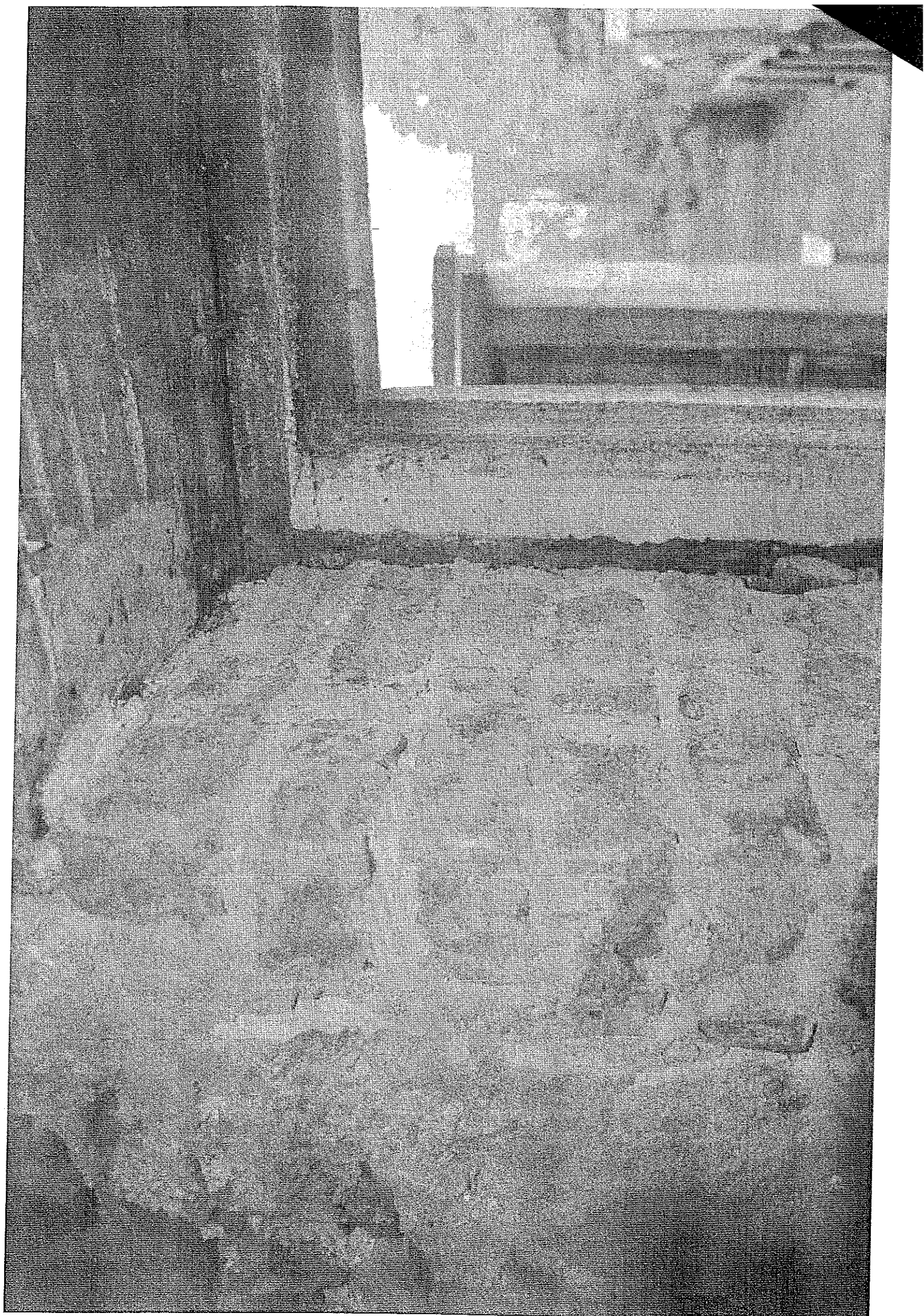
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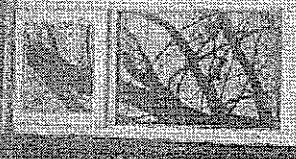
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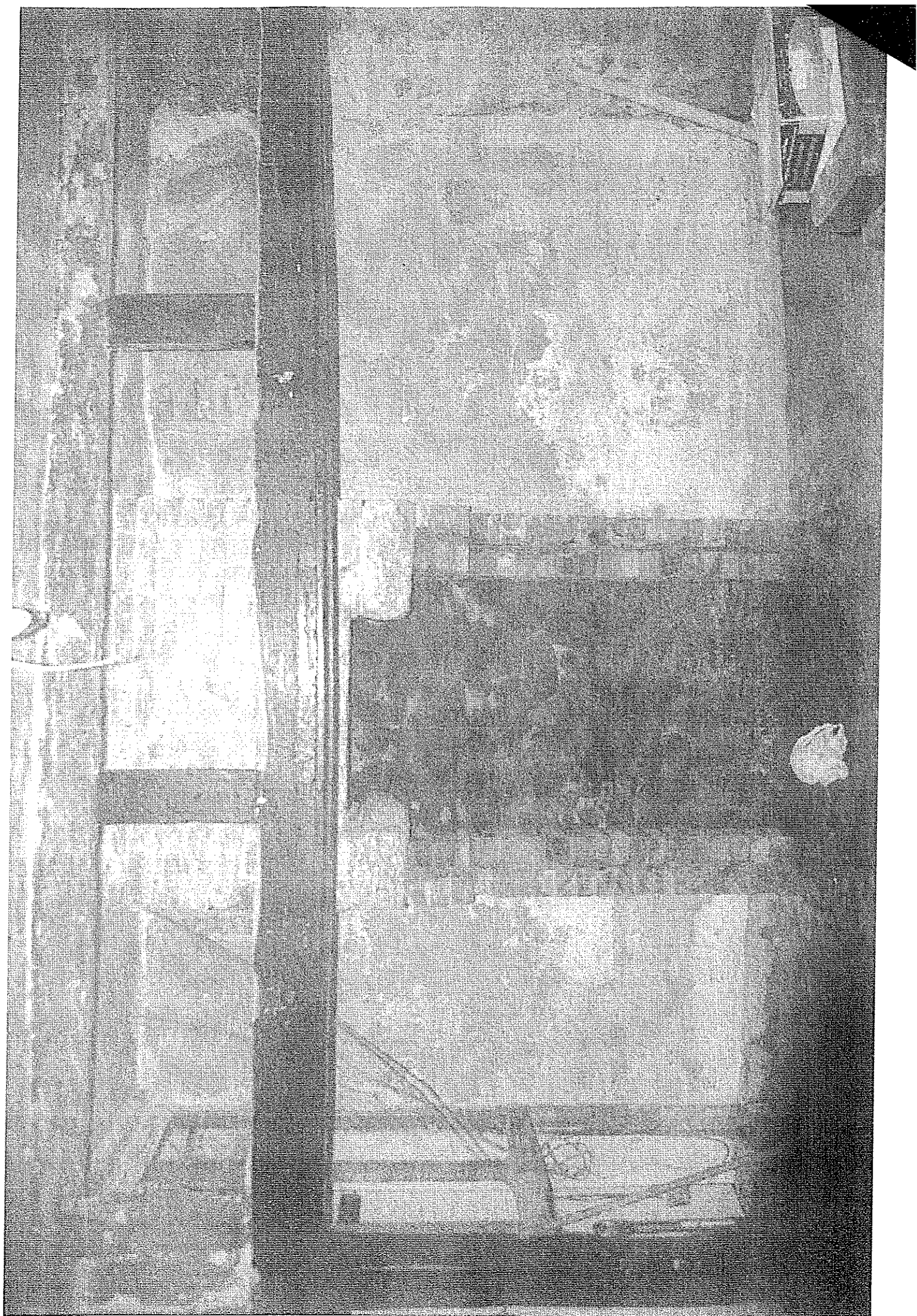


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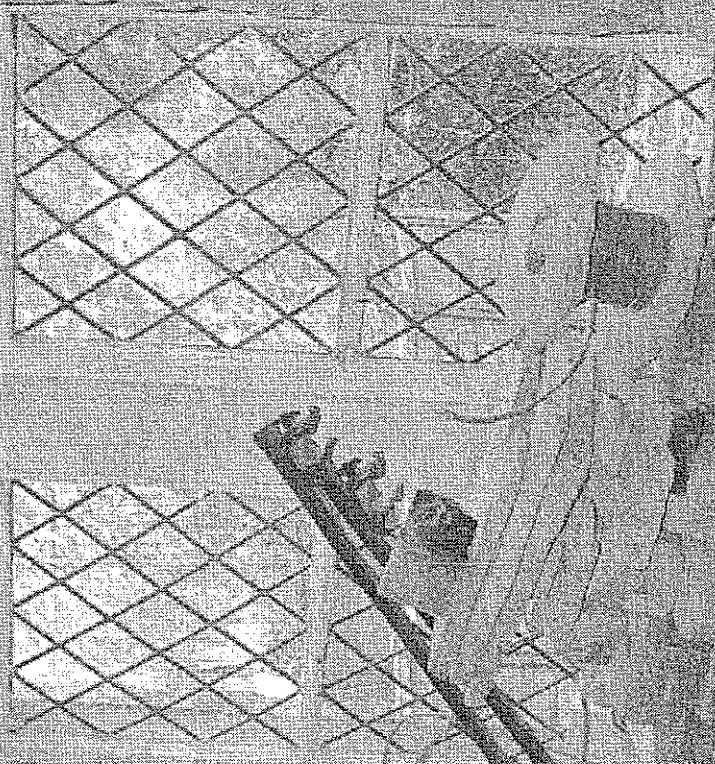


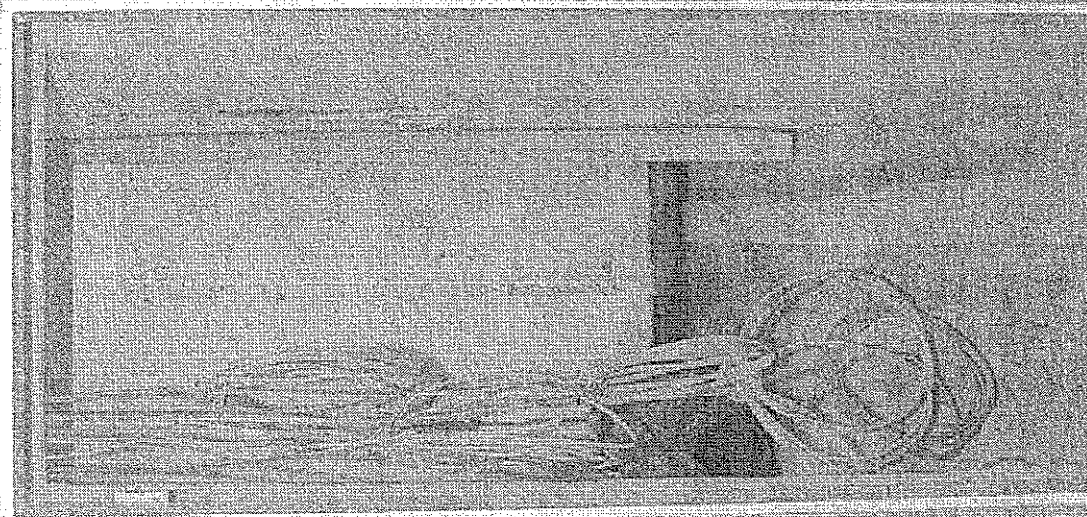
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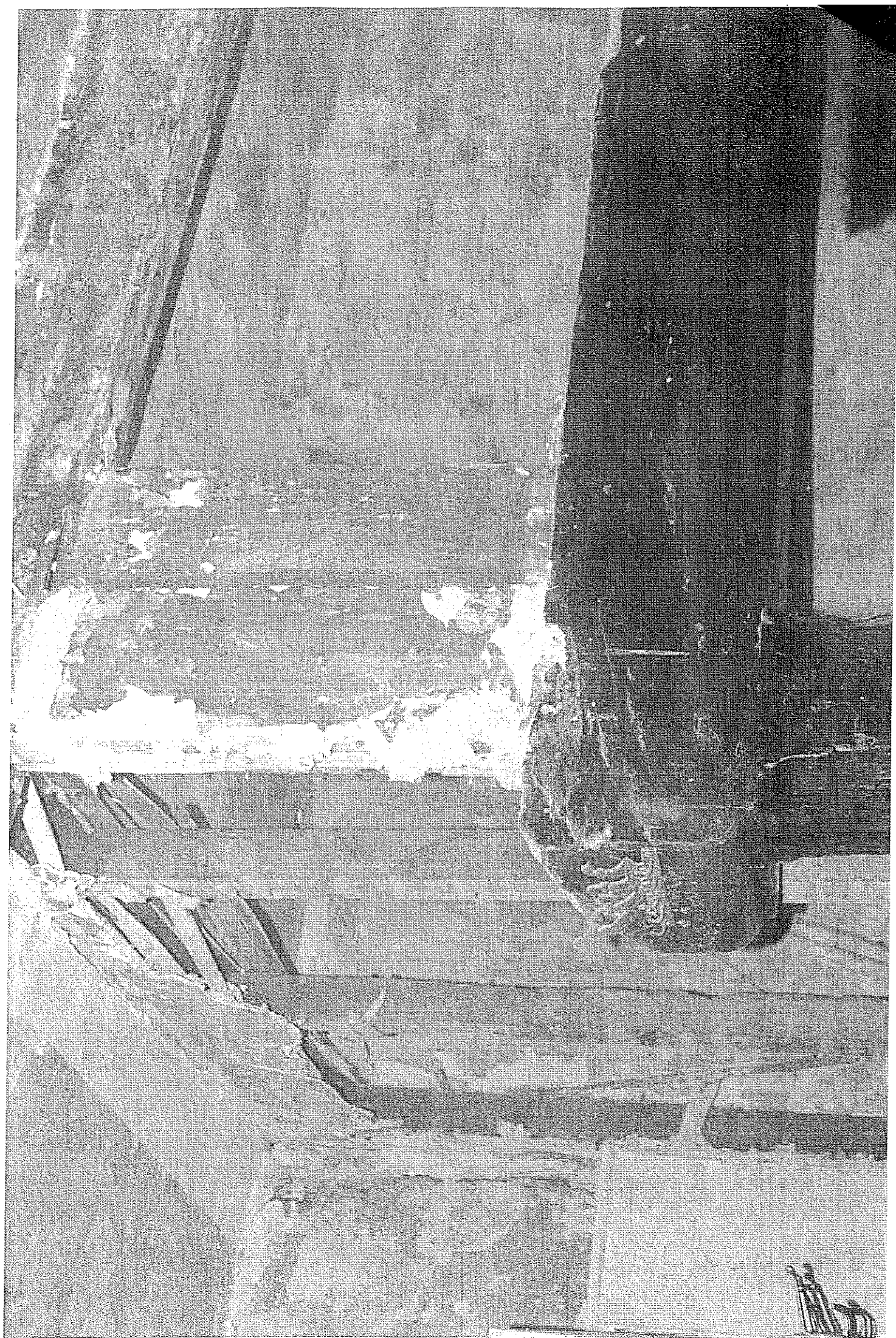


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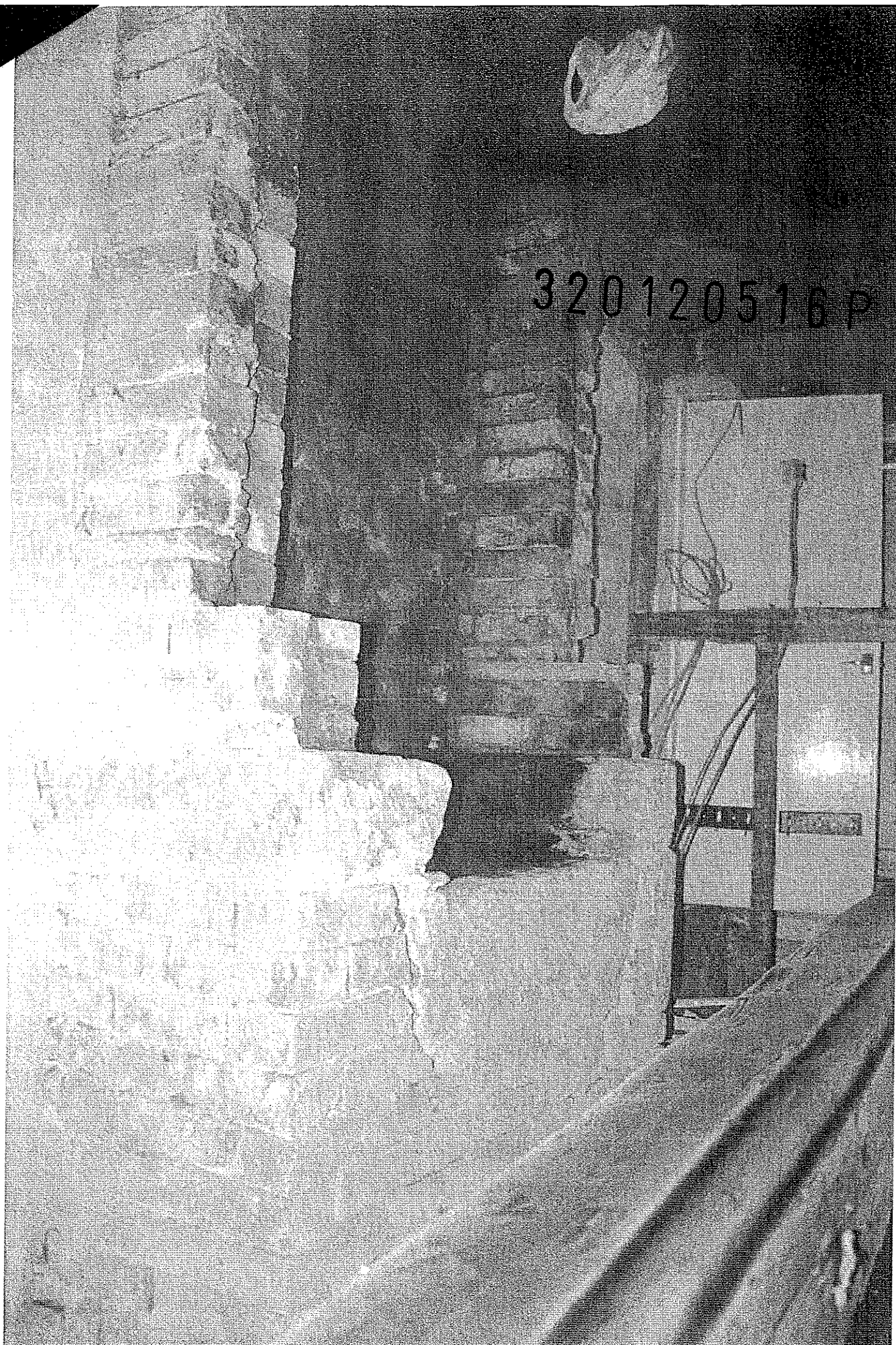


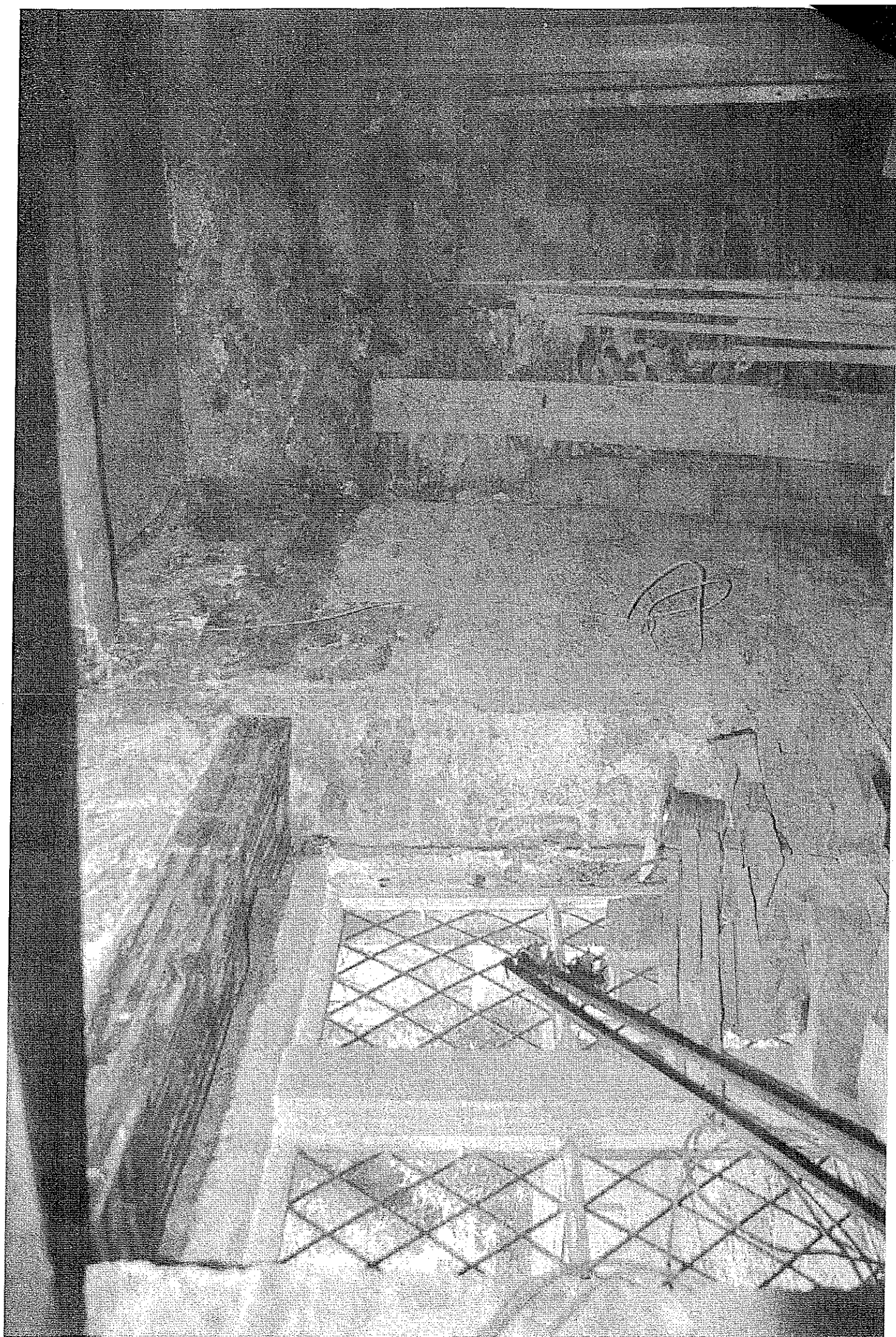


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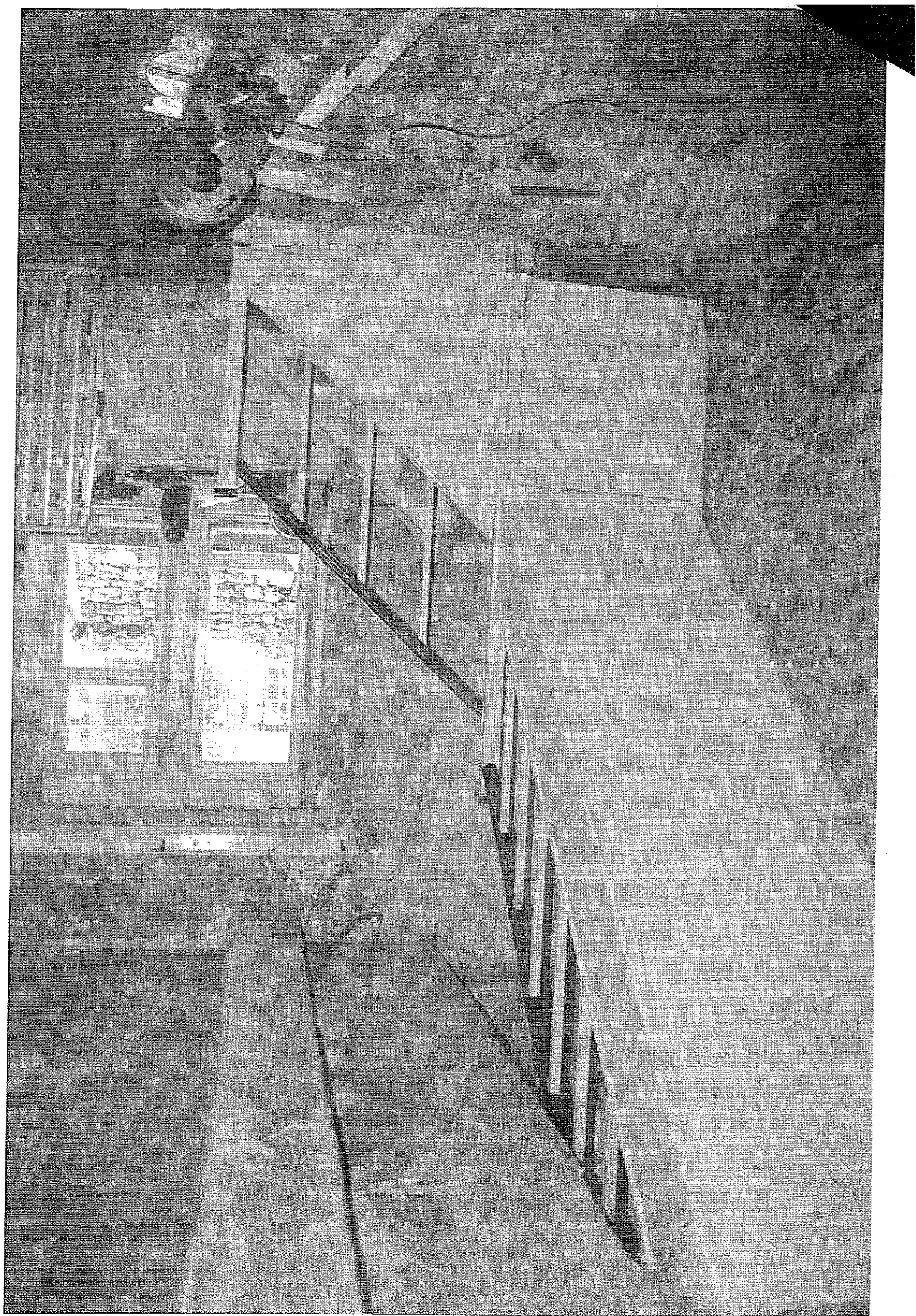
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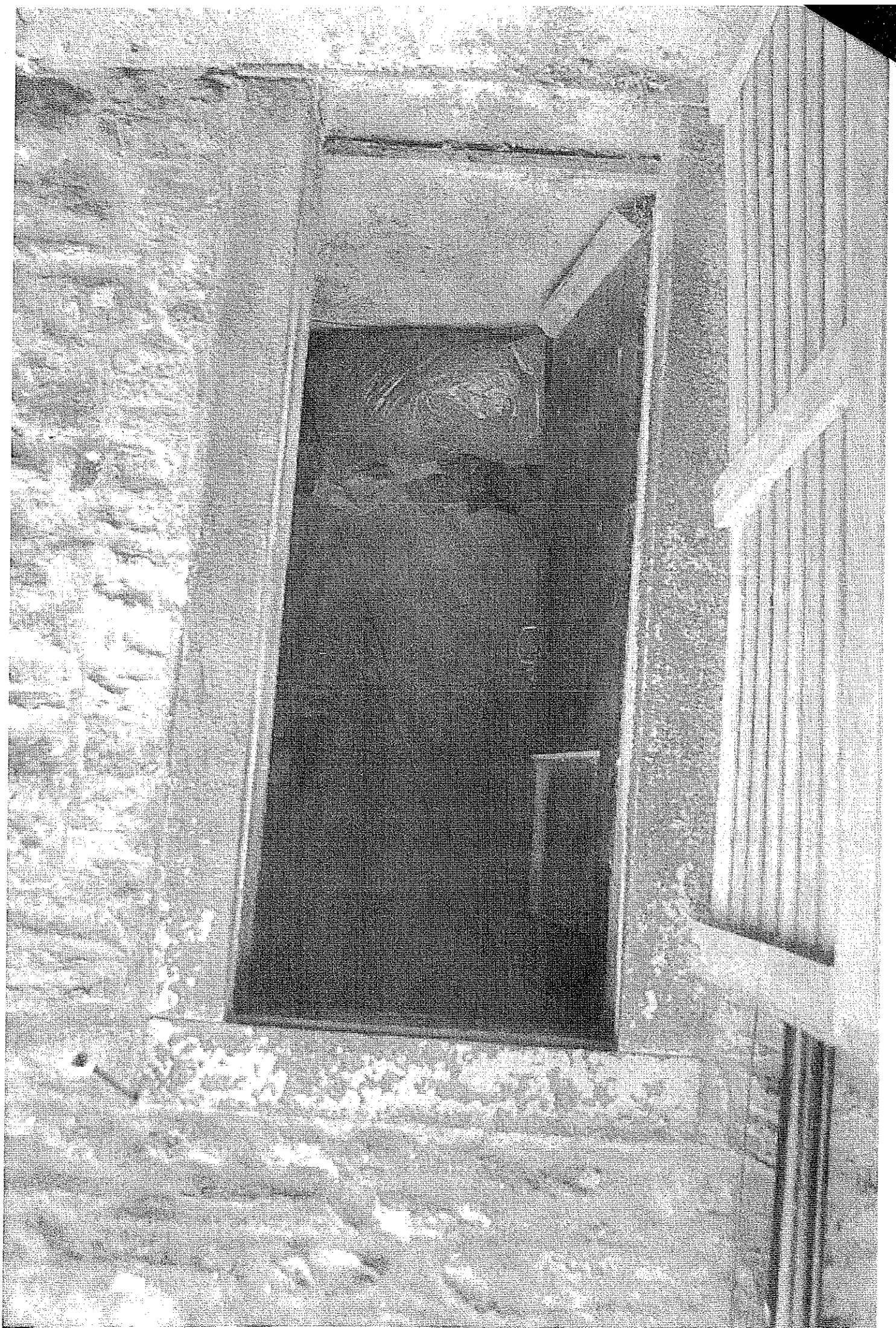


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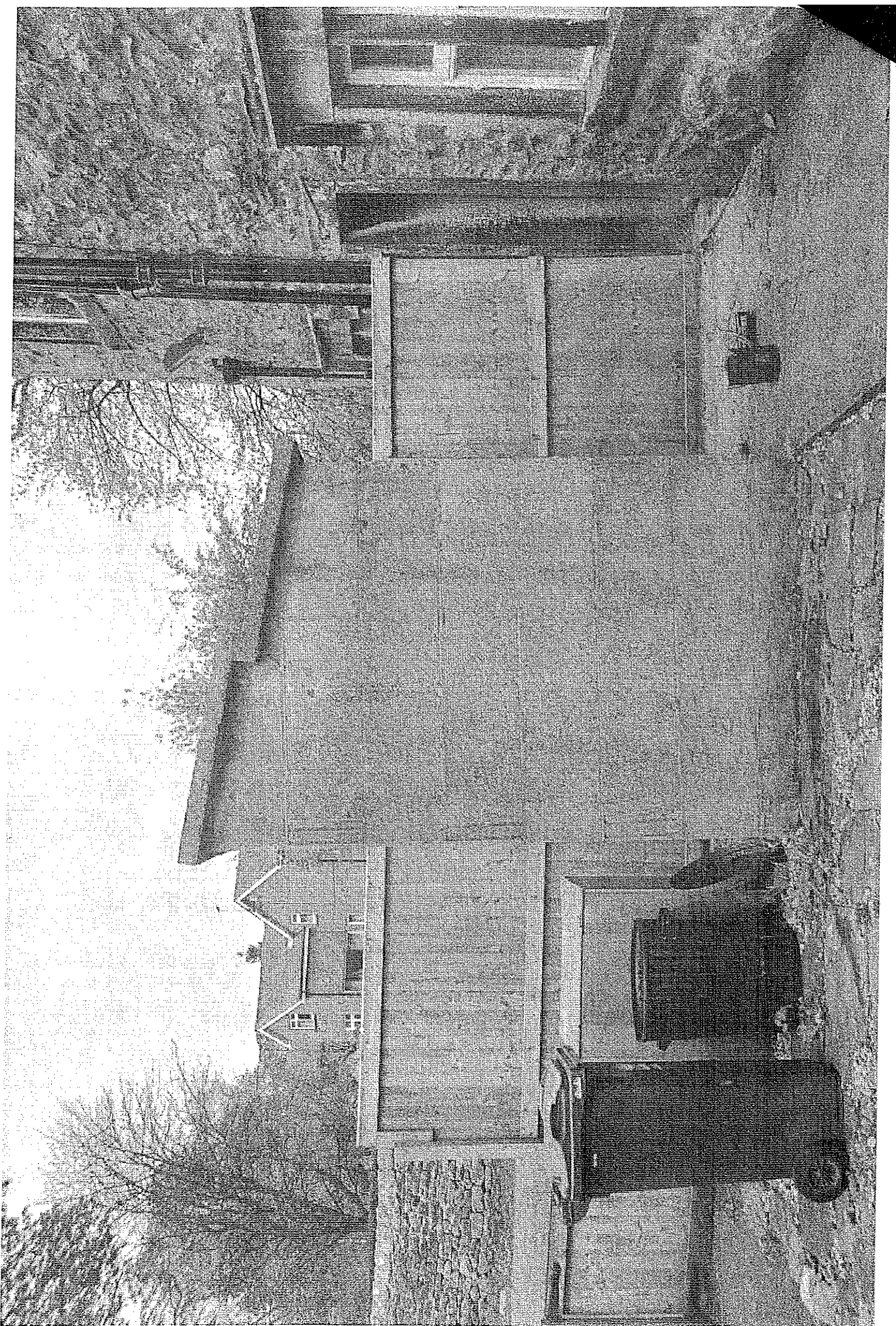




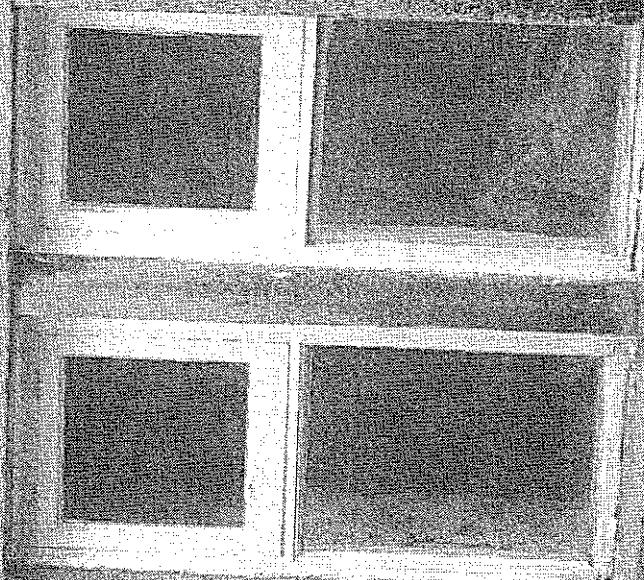
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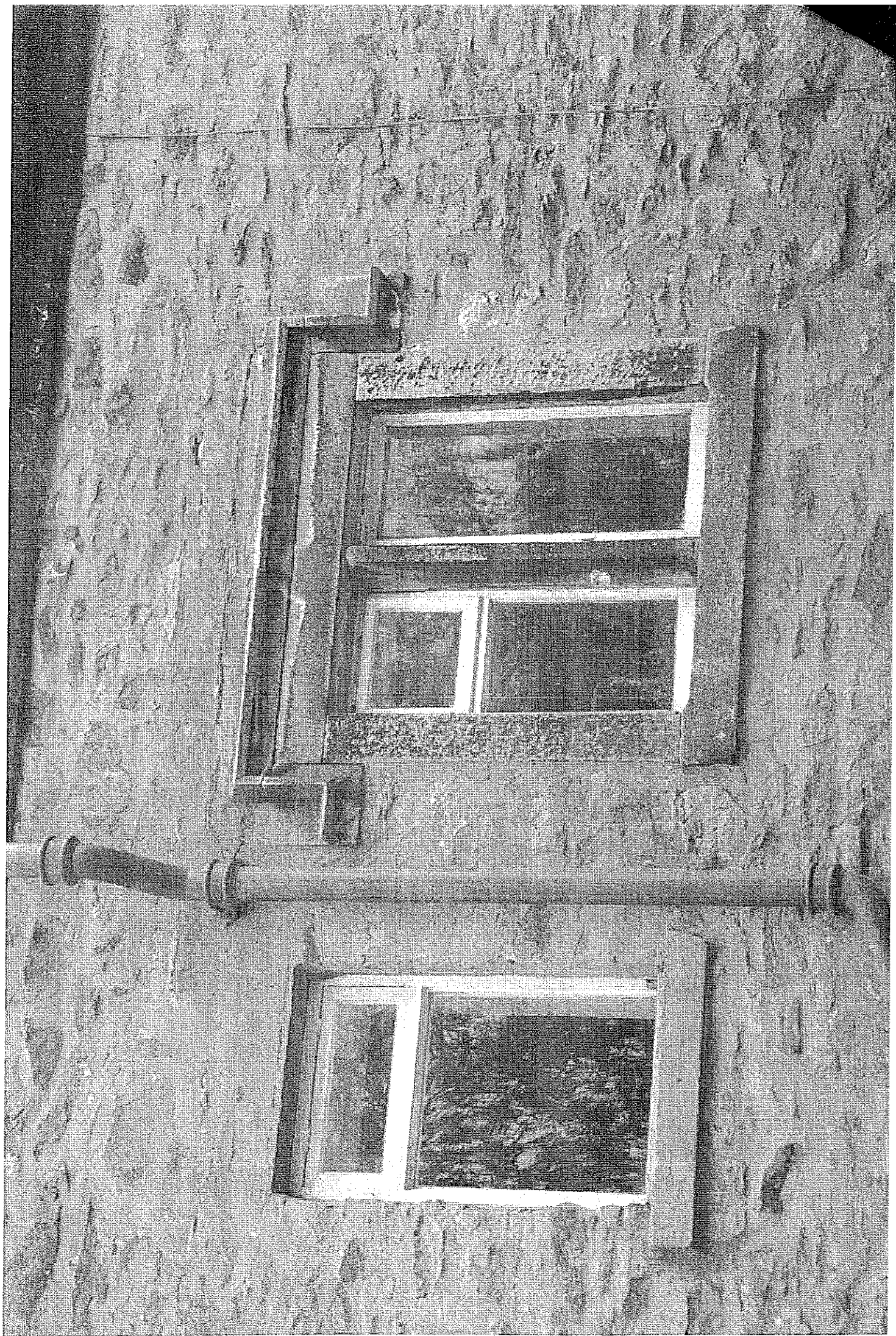


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