



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

320120592 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.
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:	M	Surname:	Oddle		
Company name:							
Street address:	C/o Agent			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City:				Fax number:			
County:				Email address:			
Country:							
Postcode:							

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder		
Company name:	Avalon Town Planning Ltd						
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number	Extension Number	
	Reedley			Telephone number:			
				Mobile number:			
Town/City:	Burnley			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB10 2TY			planning@avalontp.co.uk			

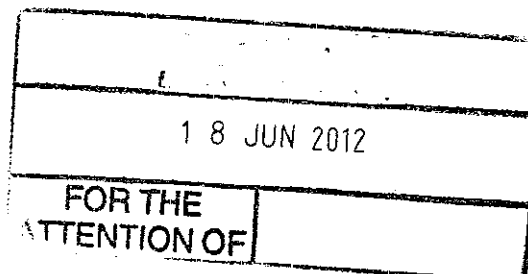
3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of barn to 3 bed dwelling

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

☐ Yes ☒ No



4. Site Address Details

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

House:		Suffix:	
House name:	Bowfields Farm		
Street address:	Bowfields Lane		
	Balderstone		
Town/City:	Blackburn		
County:			
Postcode:	BB2 7LW		

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

Easting:	362973
Northing:	431891

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

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Natural Stone

Description of *proposed* materials and finishes:

As existing

Roof - description:

Description of *existing* materials and finishes:

Blue Slate

Description of *proposed* materials and finishes:

As Existing

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As Existing

9. (Materials continued)

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

Timber

Description of *proposed* materials and finishes:

As Existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Das

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown**12. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☐ Main sewer☐ Pond/lake☒ Soakaway☐ Existing watercourse**13. Biodiversity and Geological Conservation**

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

c) Features of geological conservation importance

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

14. Existing Use

Please describe the current use of the site:

Barn used for storage

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

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

Market Housing - Proposed

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

Proposed Market Housing Total

1

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0

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

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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	158.0	158.0	140.5	-17.5
	Total	158.0	158.0	140.5	-17.5

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

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

If known please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

00 26 hectares

22. Industrial or Commercial Processes and Machinery

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

N/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☐ Yes ☒ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: Mr First name: A Surname: Kinder

Person role: Applicant

Declaration date: 13/06/2012

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date:

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DESIGN AND ACCESS STATEMENT

SITE: BOWFIELDS FARM, BOWFIELDS LANE, BALDERSTONE, BLACKBURN, BB2 7LW

PROPOSAL: CHANGE OF USE OF BARN TO FORM 3 BED DWELLING

1 ASSESSMENT

- 1.1 Bowfields Farm is situated to the South West of Balderstone. The farm comprises the original farmhouse and the attached barn which is the subject of this planning application.
- 1.2 Access to the farm is obtained via Bowfields Lane which itself is accessed via Commons Lane which links Osbaldeston and Balderstones. Land in the vicinity is primarily agricultural interspersed with isolated dwellings although this particular property falls within a small grouping. Accordingly the application site is located within the open countryside.
- 1.3 Policies in the development plan are informed by government advice detailed in the recently issued national planning policy framework (NPPF). The development plan also incorporates policies saved from the Ribble Valley Districtwide Local Plan adopted in June 1998.
- 1.4 Saved policies of relevance include the following:
- G1 which details a number of development control criteria that may be applicable in the determination of planning applications;
 - ENV3 which protects the landscape and character of areas outside the AONB;
 - H15, H16 and H17 relate to the criteria for the conversion of rural buildings to dwellings;

2 INVOLVEMENT

- 2.1 The proposal for the conversion of this attached barn to a dwelling conforms to the councils adopted policies and the amount of external alterations being kept to the absolute minimum and therefore it has not necessitated in pre application discussions with the local authority

3 EVALUATION

- 3.1 The circumstances are that my client's parents own Bowfields Farm and therefore rather than move away from the area the intention is that my client would convert this agricultural barn to form a dwelling for his own occupation.
- 3.2 The Barn is in a sound structural condition as evidenced in the accompanying structural appraisal and will readily lend itself to conversion to residential use without any significant external alterations.

4 DESIGN

- 4.1 The design of this conversion can be affected with only minimal alterations to the external façade of the building. It is proposed to reopen an existing former door way on the south elevation of the building and other than this the only new opening is that proposed on the north elevation with an additional window to service the utility area the only other changes relate to the introduction of velux roof light s to serve the first floor accommodation.
- 4.2 The building is to be converted internally in order to provide a family 3 bedroomed accommodation with 2 off street parking spaces in the closed garden area to the side of the conversion.

- 4.3 It is proposed to retain the existing barn doors in the fixed open position and reroof the whole building in blue slate with all new windows to be manufactured from timber.

5 ACCESS

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- 5.1 No access issues arise from the proposed development; level access can be provided into the training facility. Level access can be provided into the dwelling.

JUNE 2012

Directors - Alan Kinder, Dip.T.P.(Leeds), MR.T.P. & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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BARN AND SHIPPON AT BOWFIELDS FARM, BOWFIELDS LANE, BALDERSTONE, LANCASHIRE, BB2 7LW:

HERITAGE STATEMENT IN SUPPORT OF PROPOSED RESIDENTIAL CONVERSION

1 Introduction

- 1.1 This heritage statement has been produced at the request of Mr M Oddie, via his agents Avalon Town Planning, to accompany an application to Ribble Valley Borough Council (RVBC) for planning consent for the conversion of a barn and shippon at Bowfields Farm (NGR: SD 62973 31890) to a dwelling. It provides a summary of the heritage significance of and potential impact on the site in accordance with Policy HE6 of PPS5, and has been produced by Stephen Haigh MA, a buildings archaeologist with over 15 years professional experience in the region, following a site visit on 27 June 2012.
- 1.2 In summary, the barn and shippon are considered to have low significance as a heritage asset, and the potential impact of the proposed conversion would be small.

2 Heritage designation

- 2.1 None of the buildings at the site are listed or lie within a conservation area. However, RVBC consider the barn to be an undesignated heritage asset.

3 Historical background

- 3.1 The buildings at the farm comprise a single principal range incorporating two dwellings of different dates at the east end, as well as the barn and the shippon at the west, and there are also minor detached outbuildings to the south-west. Their general appearance, and the evidence of historic maps, suggest that Bowfields was originally home to a farmer of relatively modest means, perhaps one who was also involved in weaving, and was probably built in the late 18th or early 19th century, with the second house being added at the east end of the range between 1892 and 1910. The site lies in a relatively isolated position away from any nucleated settlements, and on the boundary of land characterised as "ancient enclosure" by the Lancashire Archaeology Service, but it and the vicinity have some characteristics which suggest it was established after enclosure in the eighteenth century.

4 The present buildings

- 4.1 The earlier part of the range might be termed a "laithe house", in that it comprises a small barn with adjacent house, a form more typical of upland

areas, but the domestic textile industry, with which these houses were often associated, thrived in the eighteenth century in this part of the Ribble Valley as it did in the nearby Pennines. The barn was established at the same time as the house, and was originally only two bays long, but was extended to the west by the addition of a third bay, and to the north by a lean-to shippon, in the second half of the 19th century, to judge from the historic maps. It was also probably at this major alteration that the present blue slate roof was laid to replace an earlier, probably stone slate, covering. The motivation behind this extension was probably the increasing value of liquid milk and a wish to keep a larger herd of cows at a time when other agriculture was generally depressed.

- 4.2 The original barn has walls of watershot sandstone, with a wide, arched front doorway serving the threshing bay (partly masked by the present sliding door), and formerly had a second, smaller doorway to the front, which probably gave access to a small shippon occupying its west bay. This was blocked when the new shippon was added, so that the barn could be given over to storing hay. The original barn roof structure is all of local hardwood and contains a single principal rafter truss, suggestive of the eighteenth rather than the nineteenth century. The second truss added when the building was extended is a simple triangular affair constructed from square-sawn softwood.
- 4.3 Within the rear shippon were paired stalls for ten cows, of which only one fragmentary boskin survives, and all timber used in this part of the building is softwood, as would be expected given its late nineteenth century date. There is a hay loft within the roof space.

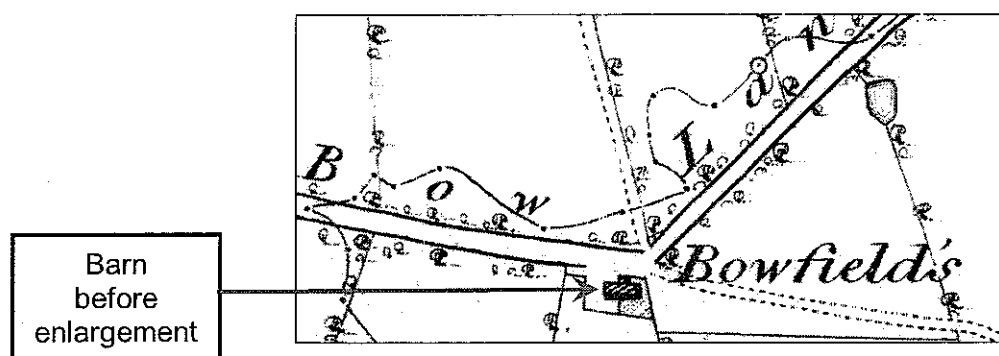
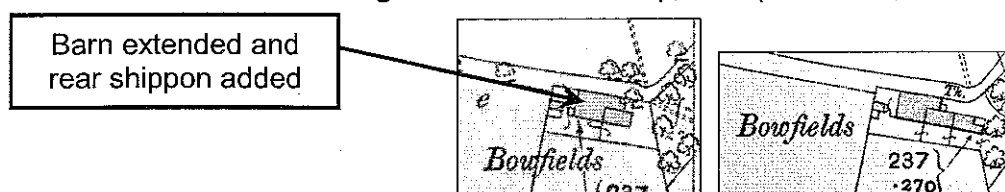


Figure 1: OS 1:10560 map, 1848 (Lancashire, sheet 62)



Figures 2 & 3: OS 1:2500 map, 1893 & 1912 (Lancs, sheet 62.5)

5 Assessment of significance

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5.1 The four core values which constitute the significance of the barn as a heritage asset can be assessed as follows.

- Evidential value: the historic fabric of the barn and shippon is confined almost entirely to their structural shells, due to the loss over the years of various fixtures etc
- Historical value: the barn may have been first built in the eighteenth century, but during the later nineteenth century it was extended in a manner very common in the district so that it is predominantly of post-1850 date
- Aesthetic value: the barn has low to moderate aesthetic value
- Communal value: the building has no communal value, as it is a secluded, private property

5.2 In summary, the barn has low significance as a heritage asset.

6 Assessment of impact

6.1 The proposed residential conversion would require only negligible change to the existing fabric, and would have only a minor impact on its heritage significance. There would be no alteration to the building's footprint or roof line, and its agricultural origins would remain obvious. The front elevation would retain the existing doorway and the previously blocked doorway would be re-opened, aspects which would enhance the present arrangement dominated by the large, modern sliding door. There would be only minor alterations to the existing patterns of openings in the gable and rear, and the new roof-lights would to some extent replace existing ones. Internally, the east truss is the only feature of note and this would be retained and kept partly visible from the full height living room below.

Stephen Haigh, MA
2 July 2012

STEPHEN HAIGH

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

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
Tel/Fax: 01535 658925 Mobile: 07986 612548
www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk



Photo 1: Barn (at left) with adjacent houses

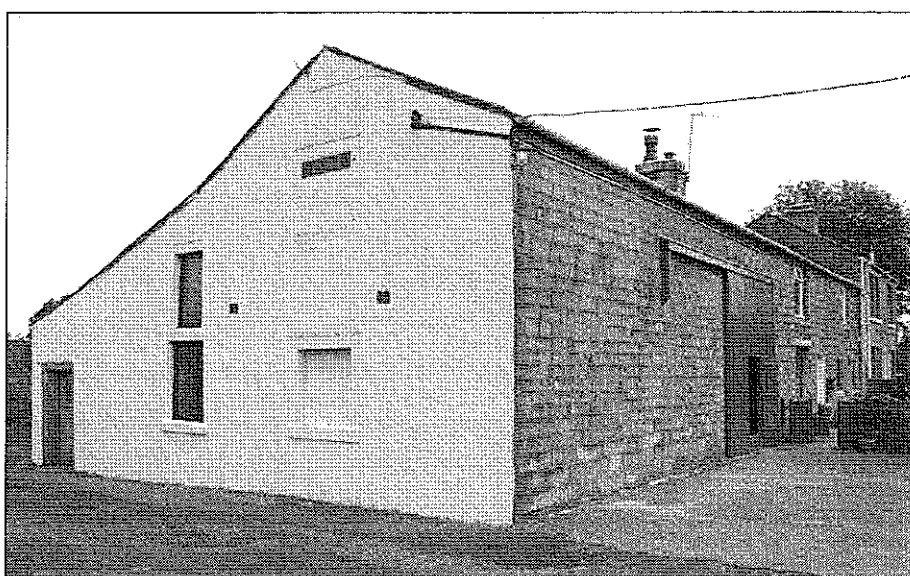


Photo 2: Barn, with extended west end and rear shippon

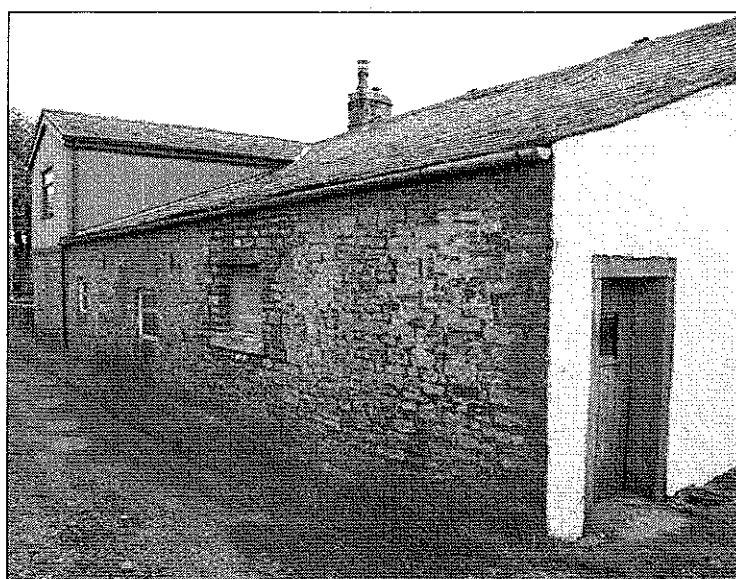


Photo 3: Rear shippon

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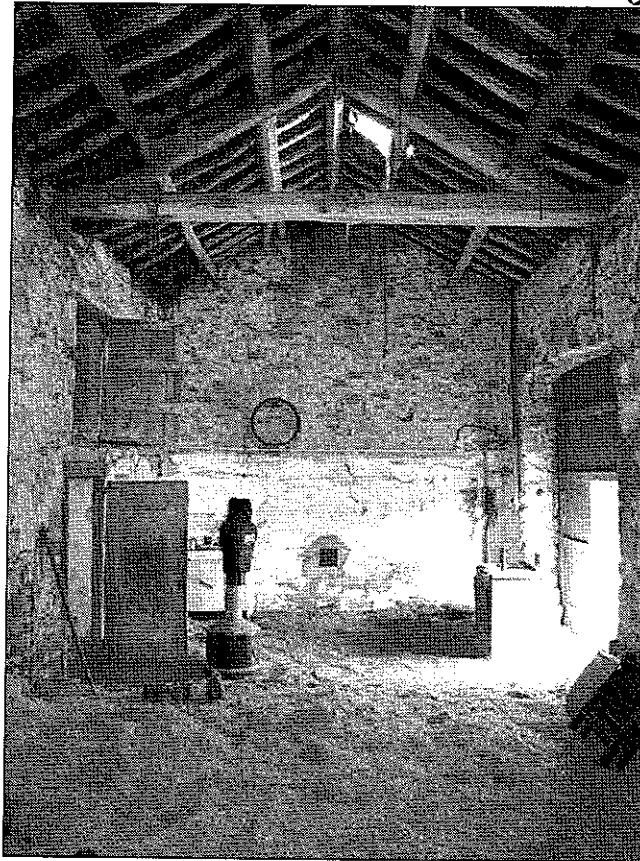


Photo 4: Interior of barn (east end)

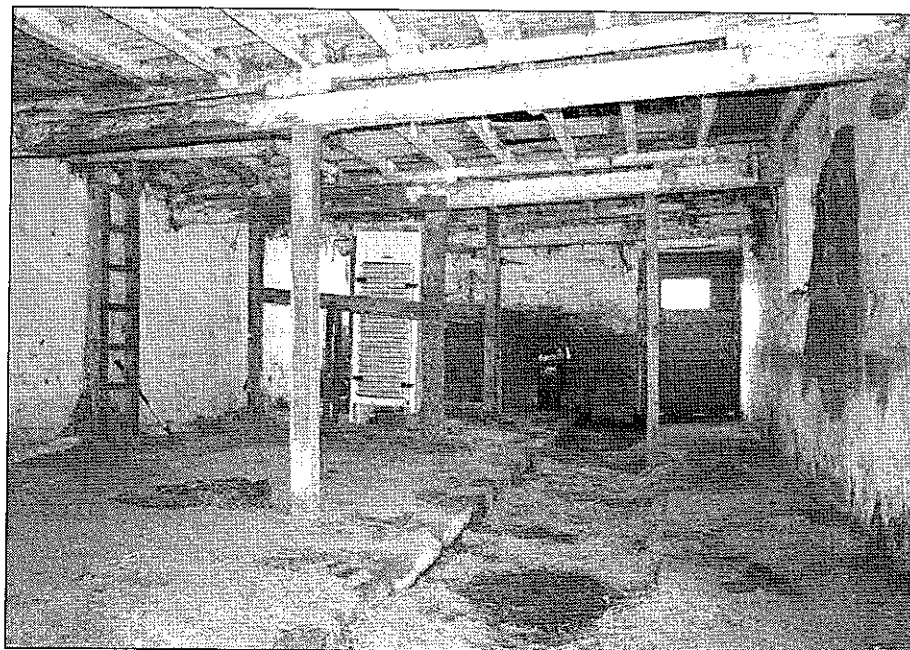


Photo 5: Interior of rear shippon

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

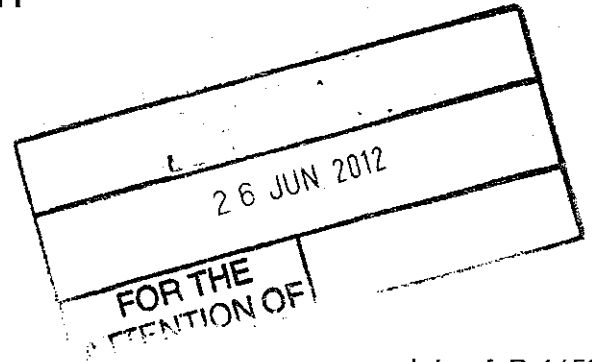
320120592 P

Mr Mathew Oddie

Bowfield Farm
Bowfield Lane
Balderstone
BB2 7LW

23 May 2012

Dear Mr Oddie



Job ref: B 1158

Re: Daylight scoping survey (bats): Barn at Bowfield Farm, Bowfield Lane, Balderstone, BB2 7LW.

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed barn conversion at Bowfield Farm.

The property is shown in figures 1 to 7 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation proposals that may be required.

A scoping survey and daylight inspection was undertaken on Friday 11 May between 19.30 and 22.30. The weather at the time of the inspection was cool, bright and dry (max. temp: 10.0°C; cloud: 5% wind: light NW; rain: nil) providing satisfactory conditions for carrying out a scoping and evening emergence survey.

There are no signs of bat activity within this building; consequently there is only a negligible or low risk of disturbing roosting bats (protected species) at the site during the proposed development.

Survey methodology

Two surveys were carried out at the property:

- (1) a daylight scoping survey (19.30 – 20.30) 11 May 2012.
- (2) an evening emergence and flight activity survey (20.30 – 22.30) 11 May 2012.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the building that will be affected by the proposed development.

The aim of the evening survey is to monitor any roost emergence and flight activity within the building and to identify any bat species that are active around the property.

Non-invasive survey methods were used to assess the use of the property by bats.

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to

view all likely areas of the building for the presence of bats, ie. droppings and urine spots, corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

A search of publicly available data was carried out to identify significant records of protected species within the district in addition to locally significant landscape features or designated nature conservation sites.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education).

Constraints

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within very confined spaces such as rubble infill walls or beneath most types of roofing material despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study (10km survey square SD 63)

A local data search was carried out to identify bat records within a radius of approximately 2.5km.

Reference to the National Biodiversity Network (NBN) database identifies the following species are present within the 10km recording square SD 63:

Whiskered bat	(<i>Myotis mystacinus</i>)
Myotis species	(<i>Myotis sp.</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)

Additional records* include:

Daubenton's bat	(<i>M. daubentonii</i>)
Noctule bat	(<i>Nyctalus noctula</i>)

*(EED / ELBG)

Pre-existing information (survey location at NGR: SD 630 319)

None available at this property; the nearest records* of bat roost activity are within 0.75km of the site at:

The Coach House, Bowfield Lane, Balderstone (SD 633 321) pipistrelle nursery roost – record: 09.07.07), Balderstone Primary School (SD632 323) common pipistrelle maternity roost – record 24.08.10) and Lane Ends Barn (SD628 327) brown long-eared bats and common pipistrelles – record 27.07.10). [EED database]

Description of the property

The property is a stone barn attached to the farmhouse, a block work wall separates the two buildings and there is a mixture of stone and brick material in some of the internal walls. The barn has a traditional rubble infill wall construction and duo-pitched slate roof. At the rear of the barn is a lean-to shippon area with an extended 'cat-slide' roof (figure 1).

The roof has a rafter-with-purlin construction and the blue slate roof is lined with a bitumastic under felt (figure 7). Two small glass slip roof lights provide some natural light into the main barn; the attached shippon has several glazed ground floor windows (figure 5). There is a small timber loft above the shippon with a single glazed window and a room at one end of the loft adjacent to the house with low light levels.

Although there is no loft within the main barn, the building is open to eaves and there is an unglazed internal window / hatch which connects the upper wall of the barn to the hayloft above the shippon.

Externally the building is relatively well-maintained; a large sliding timber cart door on the front elevation (figure 2) is normally closed and the building is largely sealed and secure. The west facing gable end wall is rendered and all windows are fully glazed. The gable end roof has several gaps along the roof verge under the verge tiles where some of the mortar pointing has failed.

The building is only used occasionally for storage and access; there is animal bedding present in the main barn area and shippon.

Proposed development

Conversion of the existing building into a single dwelling.

Location of the property (NGR: SD 630 319): elevation: 75m;

The property is located on Bowfield Lane at Balderstone and is surrounded by open countryside with extensive grassland and pasture. The site is approximately 200m north of Mellor Brook and 300m north of the A59 (Myerscough Smithy Road).

There is a small broadleaved woodland adjacent to the farm house within 150m of the barn to the north-east and there are several mature broadleaved hedgerows along Bowfield Lane providing moderate connectivity for bats and other wildlife to feeding and foraging habitats.

There is no extensive woodland or plantation adjacent to the site and there are no areas of standing open water, canal or river channel nearby and the site is largely open to the prevailing winds.

Bowfield Farm is not adjacent to any designated nature conservation site – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Photographs: BOWFIELD FARM (Images taken 11.05.12)

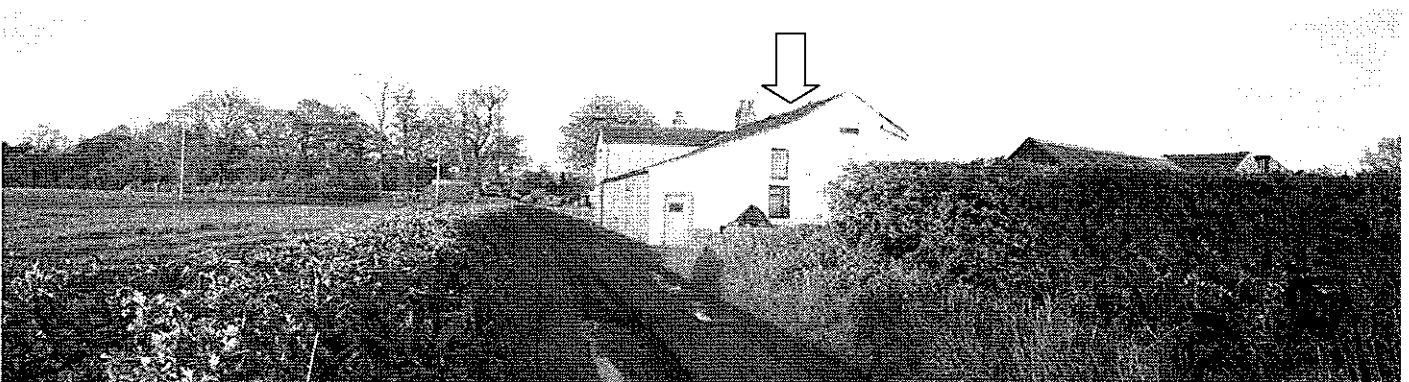


Figure 1: view from south-west

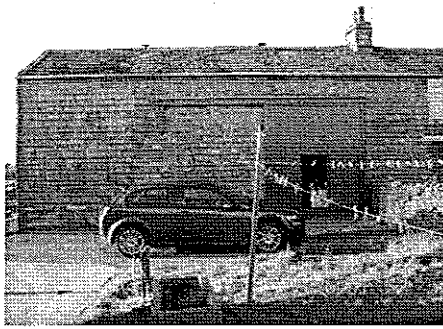


Figure 2: south elevation

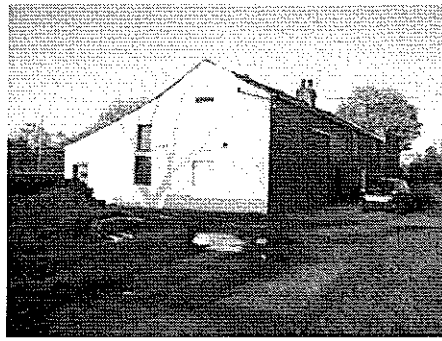


Figure 3: west elevation

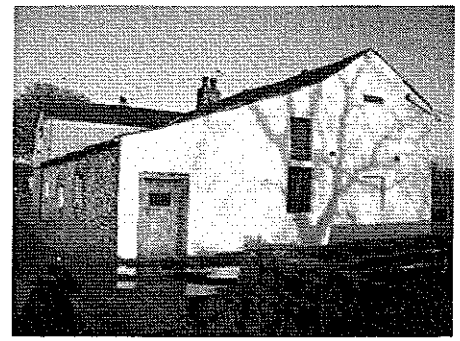


Figure 4:

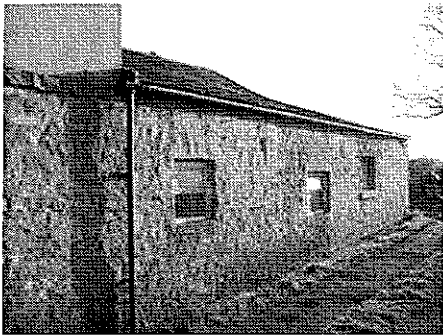


Figure 5: NW elevation

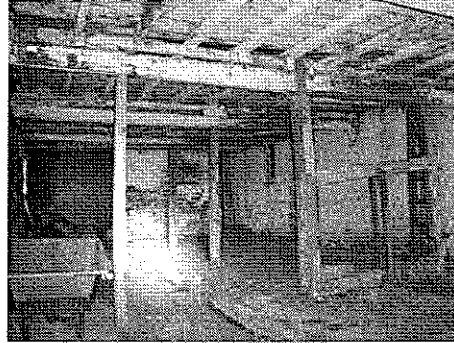


Figure 6: shippon

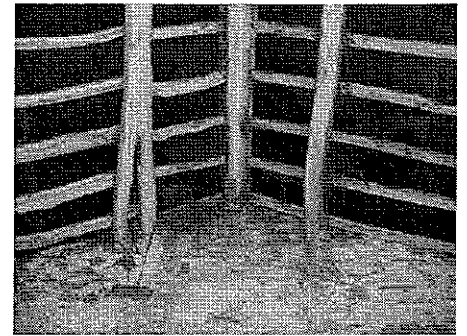


Figure 7: main roof of barn

Survey results

All parts of the property were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, perching or feeding by bats. Two discarded butterfly wings (small tortoiseshell butterfly) were located on the floor within the small end roof of the shippon loft.

Significantly, there were no accumulations of discarded insect prey or droppings in any part of the building.

Evening emergence survey

Evening emergence and flight activity was monitored using the following equipment:

- (1) Anabat SD 2 CF detector with PDA and Sony headphones.
- (2) Batbox Duet with headphones (heterodyne and frequency division).
- (3) Sony video recorder with Night-vision / 1 million candle power lamp with IR filter. (recording inside barn).
- (4) YUKON Ranger night vision (for internal viewing)

The weather conditions were cool and dry throughout the survey (Temperature range: 10°C - 5°C, rain: nil, humidity range: 55% – 65% RH; wind; light cool NW; cloud: 5%). The survey was undertaken under favourable conditions during the recommended survey period (May to September).

No bats were recorded inside the building and no bats were seen emerging from within the barn; only a single bat species was recorded at late dusk; a single common pipistrelle was observed in flight along the lane at 22.00.

The evening survey began 30 minutes before sunset (sunset 21.00) and continued for 90 minutes after sunset. The surveyor was located on Bowfield Lane within 15m of the NW corner of the barn with a clear view of the building. A clear sky meant that twilight extended long after sunset providing excellent conditions for observing emergence activity.

Evaluation of results (interpretation)

There is no evidence of bat activity within any part of the building.

The scale of impact of the development on local bat populations is likely to be negligible / low¹.

The conservation significance of the property is currently low².

There are no existing records of bat activity at this property.

Further survey work (dusk emergence / dawn re-entry and swarming surveys) is not required³.

There is no evidence of nesting barn swallows or barn owls inside the building.

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population

The scale of impact of the development at site level on local bat populations is likely to be negligible / low.

Further survey effort during the optimal survey period 1 May to 31 August is not recommended.

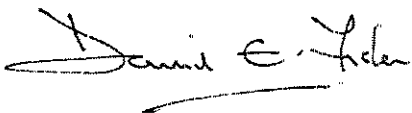
The proposed works should proceed with caution and vigilance for the unexpected presence of solitary roosting bats. Mitigation guidance notes are provided (Appendix B); in the unlikely event that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

Nesting and roosting barn swallows are not present within the building.

There is no evidence of nesting or roosting barn owls at the site.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

Mitigation (general guidance notes)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	None
2. Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are occasionally found roosting beneath roofing materials, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles and lead work flashing. Bats may be found at any time of year, although most individuals are found during the spring, summer and autumn between late April and late September / early October.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	Not required
8. Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended at this property.
9. NESTING BIRDS	It is unlikely that nesting birds will be present in this building. All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines. AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations" *

*(Tony Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys Good Practice Guidelines BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

Information / data sources

The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2011)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
14. Natural England - Nature on the map (www.natureonthemap.org.uk)

320120592P

BUILDING INSPECTION REPORT

CONVERSION ASSESSMENT

In respect of

Adjoining Barn and Shippon

Bowfields Farm

Bowfields Lane

Balderstones,

Blackburn,

Lancashire,

BB2 7LW

Prepared for and on behalf of

Mr Oddie

Bowfields Farm

Bowfields Lane

Balderstones,

Blackburn,

Lancashire,

BB2 7LW

Our Ref : OD/01

Surveyed Date : January 2012

Report Date : June 2012

Prepared by:

Avalon Town Planning

2 Reedley Business Centre

Redman Road

Burnley

Lancashire

BB10 2TY

Tel: 01282 834834

Fax: 01282 451666

Email: planning@avalontp.co.uk

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Section A

Instructions & Introduction

1.0 Instructions

In accordance with the clients verbal instructions we have undertaken a building inspection to the barn adjoining Bowfields Farm House in order to advise of its suitability for conversion to a dwelling.

The purpose of this report is to highlight the defects and shortcomings which may affect its ability to perform its current function. Where defects exist, remedies will be explored to ensure the life of the property. The report will also provide detailed information as to how the building can be suitably converted while causing minimal interference to the existing structure.

The following report is intended for use by the client and the local authority, any other use of this document is strictly prohibited without the written consent of the author. The advice and opinions within this report are based upon the evidence available at the time of the survey. Avalon Town Planning takes no responsibility for the consequences of failure to act upon specific and reasonable advice contained within this document.

In accordance with your instruction, no specialist engineering inspections have been commissioned in respect of the service installation, nor has any excavation or opening up of works occurred to ascertain detailed information about makeup of the existing foundations or modern alterations within the property.

Our inspection was undertaken by Richard Jameson BSc (Hons) in Building Surveying on Thursday 26th January 2011. The weather conditions at the time of the inspection were mild and moderately wet with light winds.

1.1 Introduction

Bowfeilds farm is a vernacular house farm house with adjoining barn situated due north of Salmesbury Aerodrome on the opposite side of the A59. The report focuses on the barn only and no inspection has been undertaken of the adjoining dwelling. The barn structure is 2 storeys in height to the front with a single storey lean -to shippoon to the rear and comprises of solid load bearing masonry walls constructed using local rubble stone up to full height. The building has a timber framed pitch roof which is finished with blue slate. With the internal accommodation within the barn consisting of the following:-

Conversion Assessment - - - Bowfields Barn, Balderstones

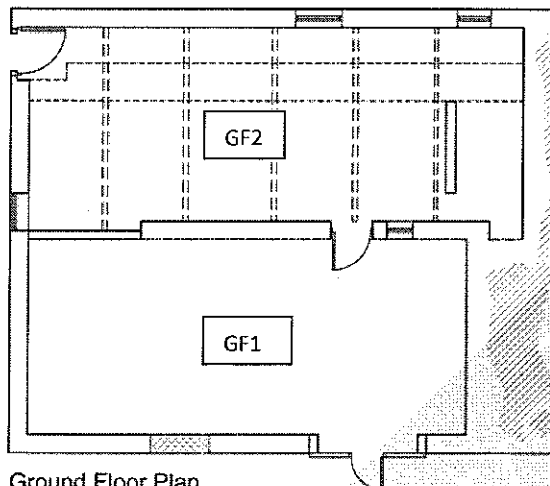
1.2 Accommodation

Ground Floor

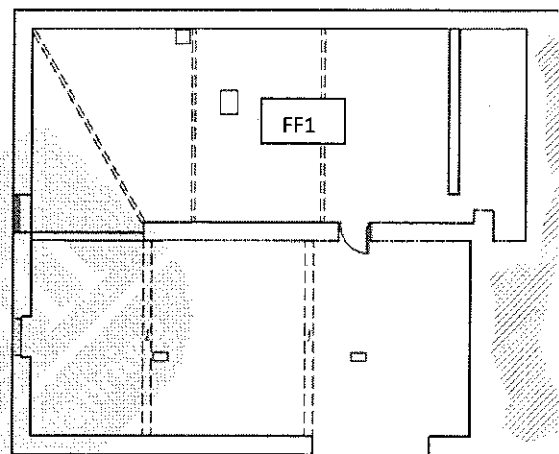
GF 1 – 10480 x 4680	/	34'5" x 15'4"
GF 2 – 11820 x 4630	/	38'9" x 15'2"

First Floor

FF 1 – 11820 x 4630	/	38'9" x 15'2"
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Ground Floor Plan
(Low level)



Ground Floor Plan
(High level)

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Section B

Executive Summary

- 2.1 Our inspection raised a number of issues with regards to the property, many of which need to be resolved before the property is actively used for any purpose.
- 2.2 Structurally the building is of a serviceable standard. There are no signs of foundation movement visible and it is thought that they are performing as intended. There are no issues with the structure itself and as such rebuild is seen to be less than 1% of the total wall area.
- 2.3 The openings to the external walls are generally sound yet are a mixture of natural stone, and steel RSJ's, the latter detracting massively from the vernacular style of structure. In order to bring the property back into the condition it deserves the steel lintels should be hidden or replaced.
- 2.4 The roof is a major cause for concern partially due to the covering having been allowed to leak for such a prolonged period of time which has resulted in wet rot to many of the members and also due to wood boring insects which may still be still active. Both of these defects bring into question the structural integrity of the roof structure and it is advised that a specialist or structural engineer be consulted to ascertain how safe the structure is.
- 2.5 As noted in the report, the removal of the first floor to the shippon should be undertaken under the guidance of a structural engineer or building surveyor due to likelihood that this element provides lateral restraint to the rear wall and its removal may cause partial collapse of the shippon and north wall.
- 2.6 At present the windows and doors are serviceable in their current use yet they would require replacing to comply with current building regulations. The door / windows are to be replaced in timber and vanished or painted to the clients / councils satisfaction.
- 2.7 Upon the internal inspection it became apparent that rising damp is a concern and should be remedied in any proposed scheme.
- 2.8 The electrical installation within the property should be assessed before use as there are bare wires to fittings and the general quality of the install is poor.

Section C

Condition Survey & Proposals

3.0 External Condition

3.1 Foundations

3.1.1 Existing

At the time of the survey the foundations were not exposed and therefore it was impossible to assess their makeup and structural integrity completely. It is however possible to assess their performance in their current use. It is my opinion from the visual inspection undertaken that the building has no visible signs of foundation movement. The usual signs of failure would be cracking caused by differential movement, inadequate foundations, overloading or settlement. Whilst it has been noted that there were no visible signs of movement at the time of inspection, should signs of movement and foundation failure become more apparent once the works commence a visual inspection below ground should be carried out. This should be undertaken by digging trial holes at intervals along the wall adjacent to the suspected position of the failure. It may be advisable that the contractor seeks supervision of a suitably qualified Buildings surveyor, structural engineer or building control officer. The findings of any investigation should be recorded and brought to the attention of the design team.

3.1.2 Proposed

Due to the unknown bearing capacity of the existing foundations, and the likelihood that an increase in loading could result in its failure, it is proposed that a reinforced raft foundation be used. The raft is to be used in conjunction with a structural inner leaf, ensuring the loads from the proposed development can be effectively and evenly transferred over the whole internal floor area. See Figure A

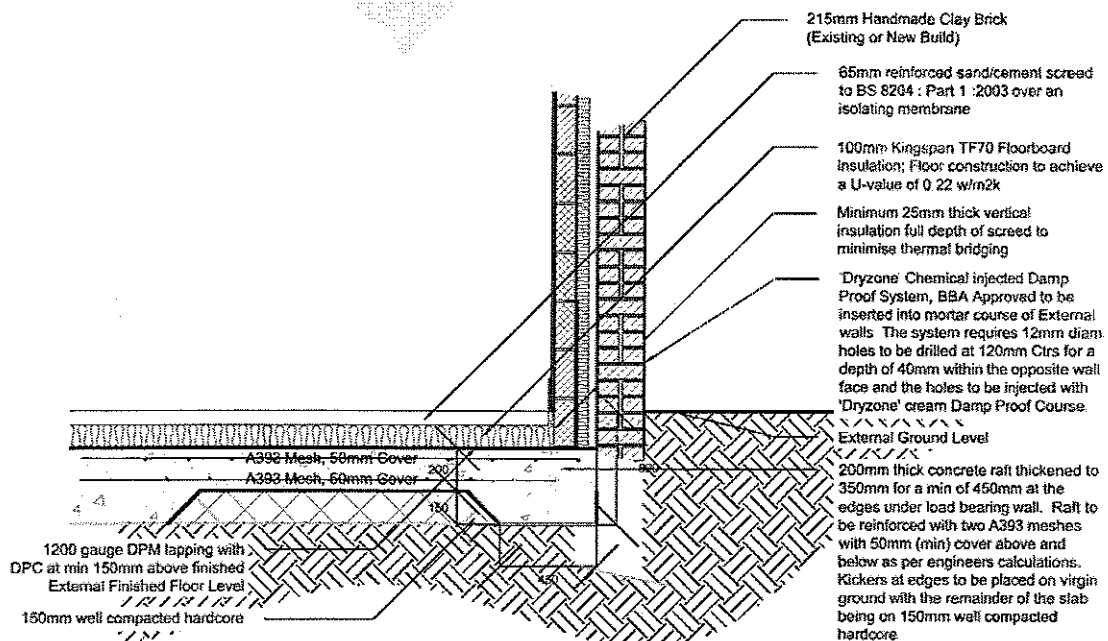


Figure A : Raft / Floor Intersection

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In the event that the depth of the existing foundations is inadequate to undertake the aforementioned method of a raft foundation underpinning will be required. This should be undertaken using the mass concrete method as prescribed in the BRE Digest 352 as shown in Figure B under the guidance of a qualified structural engineer and the appointed building control officer.

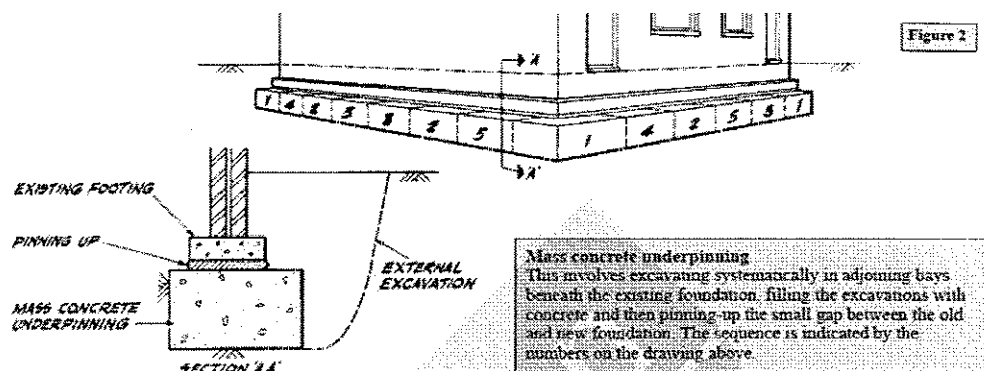


Figure B : Underpinning

3.2 External Walls

3.2.1 Existing

Generally the existing walls of the property are 440mm thick and are constructed of coursed natural stone to the South elevation, random stone to the North and acrylic painted cement render over random stone (presumed) to the West. Structurally all the walls appear to be in sound condition with no visible signs of bulging or leaning, there are small areas of the building which have been weathered that would benefit from re-pointing but generally the walls have been well maintained. The cement render to the west elevation is a fairly modern covering and prevents the natural stone wall behind from breathing, which can cause moisture to become trapped within the wall construction, producing hidden defects. It would be advised that the cement render be removed and the stone behind re-pointed with a lime and ash mortar to match the rest of the property. If the damage to the stone work is substantial the wall should be lime rendered and lime washed on a 3/5 year basis in order to provide a breathable weatherproof covering.



Photo 1 : West Elevation – As existing

3.2.2 Proposed

Existing Walls - In order to comply with current building regulations part L2b it is proposed that an inner leaf be constructed with a 120mm cavity with 70mm Kingspan TW50. This new wall construction will not only improve energy efficiency but will also provide structural relief from the new first floor, roof structure and their associated load. The addition of a cavity will also reduce moisture transfer between the leaves. By transferring the loading to this new inner leaf it will drastically reduce the likelihood of bulging, leans and cracks which are associated with the increase of loads to the existing external leaf.

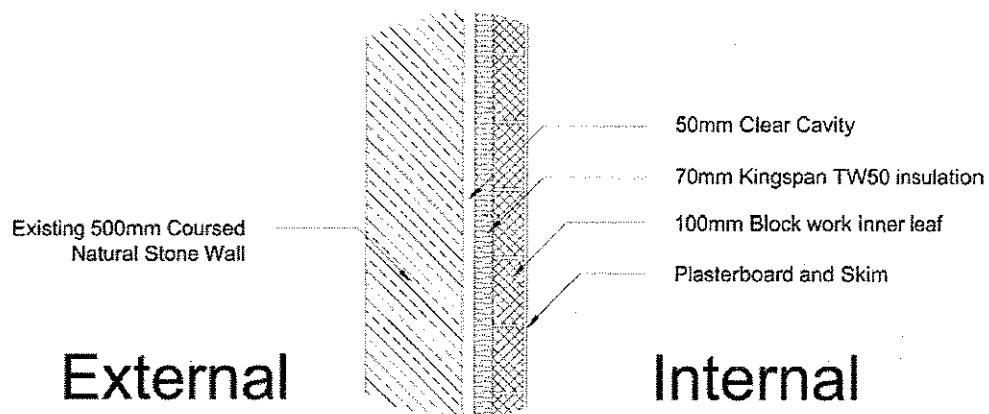


Figure C : New Inner Leaf to Existing Wall

The new leaf is to be tied to the existing by drilling an 8mm diameter hole horizontally into existing outer leaf, this should be undertaken ensuring the position the hole is aligned with the bed joint of the new blockwork inner leaf. A nylon plug should then be inserted and the screw-in wall tie with neoprene 'o' ring is then to be installed. The wall tie is then to be built over in blockwork ensuring the lateral support to the external leaf to reduce the probability of bulging, leans and cracks.

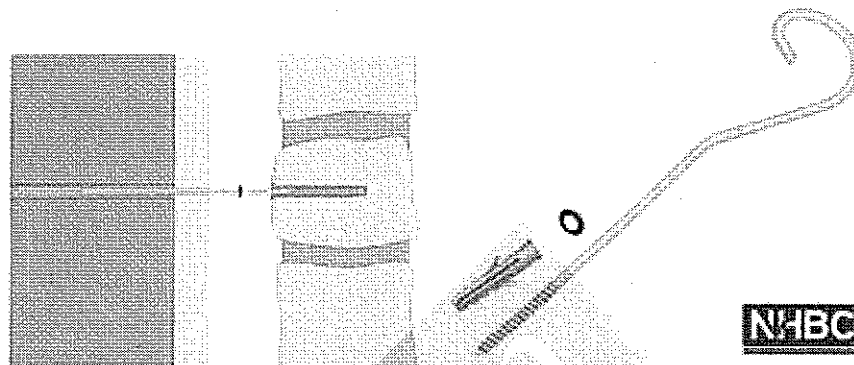


Figure D : Staifix Cavity Starter Tie

Total Wall Area of Property (Windows openings included) – (measured externally) – 121.42mtrs²

Total Wall Area to be demolished / rebuilt – 0.84mtrs

Percentage of Demolition – 0.69%

3.3 Structural Openings

3.3.1 Existing

The front (South) elevation consists of a single flat topped cart opening with steel lintel above in the far right bay; this historically would have been timber and is presumed to have been replaced due to decay. To either side of the opening at ground floor level are sockets for harr hung doors, the doors having been replaced previously with a large softwood sliding door with pedestrian access door to the centre. To the left hand side of the mid bay appears to be a previous opening which has previously been infilled to a very high standard, with the only evidence of its existence being a stone lintel above externally and timber lintel internally.

Conversion Assessment - - - Bowfields Barn, Balderstones



Photo 2 – Existing South Elevation (Front)

The side (West) elevation has two pitching holes to the gable of the main barn, one at first and one at second floor level. Both openings are roughly the same size and aligned centrally to the ridge, neither of the windows are currently in use and have been previously blocked up. Both openings are not thought to be original to the building, the upper being 20th C and the lower 21st C. The lean to shippon to the right of the main barn has a single pedestrian door with machine cut jambs and head to the left and two pitching holes (one directly above the other) to the right. The pitching holes to the right are separated by stone transom which lines up with the internal floor level and have a stone head to the top and sill at the bottom. It is thought the upper opening is original to the build with the lower being a later addition but due to the render covering the gable wall no evidence is forth coming to argue for or against this theory.



Photo 3 – Existing West Elevation (Side)

The rear (North) elevation of shippon has two existing openings, the first being a small rectangular window in a portrait orientation and the seconding being double the width and slightly lower to the centre of the elevation. Both windows have hand cut heads and cills and are fitted with top hung softwood timber windows which are showing signs of advanced decay to the cill and bottom rail timbers.



Photo 4 – Existing North Elevation (Lean-to)

3.3.2 Proposed

The to the front (South) elevation will be minimal, only requiring one opening reinstating and the head to the cart opening raising by 300mm to allow compliance with Part B of the Building Regulations. It is proposed that the new opening is to be inset 150mm from either end of the existing lintel with the stone to the sides being machine cut and finished by hand to match the texture of the external wall. Behind the stone lintel it is proposed that the existing timber lintel be removed and replace with a modern concrete member which will no deteriorate over time. As stated earlier, the proposals will require the replacement of the steel lintel above the opening which is to be replaced with a new steel member faced in timber.

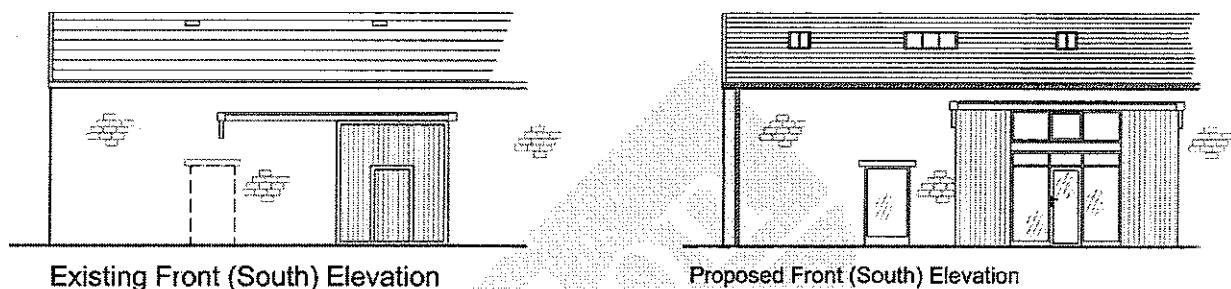


Figure E : Existing and Proposed Front Elevation

The side elevation is to see the removal of the upper window to the shippon and possible reforming of the window below, yet until the render is removed it is impossible to assess the likelihood of these works. The window to be removed is not seen as adding any architectural merit to property and with its removal the building will become aesthetically more pleasing and tie in better with its vernacular roots. The works will include the removal of the head and the infill with rough coursed stone with a lime ash mortar to match the rest of the property.

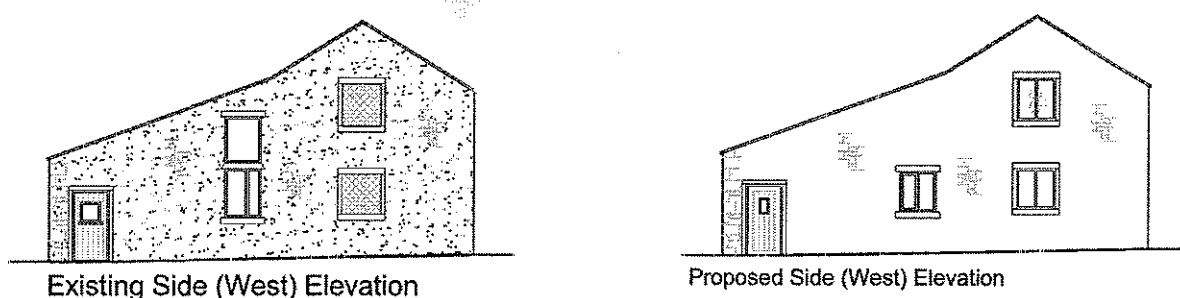
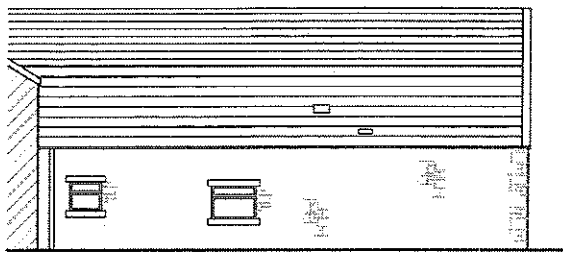
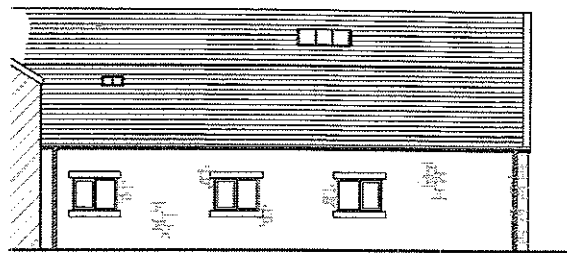


Figure F : Existing and Proposed Side Elevation

The rear (North) of the property is to see the formalization of the windows to allow them to be practical in the conversion and the insertion of a matching window right of centre. The reforming of the windows are to be undertaken using reclaimed natural stone which is to have a rough un-uniformed finished with the sides constructed with stone returns. The new window is to be constructed to match the reformed openings to its left so as to be consistent. **Note : The stone should be chosen under the guidance of the council or designer.



Existing Rear (North) Elevation



Proposed Rear (North) Elevation

Figure G : Existing and Proposed Rear Elevation

3.4 Windows & Doors

3.4.1 Existing

All of the windows and doors to the building appear to be in a poor condition with signs of deterioration or decay to the bottom of all doors and the frames of the windows, in many cases being soft to touch, and show signs consistent with that of wet rot. It would seem that the doors and window frames have received some maintenance yet this has not been sufficient to stave off decay.

3.4.2 Proposed

The proposed scheme will require new windows throughout due to the state of the property and the thermal requirements set out in the Building Regulation 2010 Part LA2. The replacement windows should be timber side hung casements with double or triple glazing with a minimum WER of Band C and the doors should be vertical timber plank doors similar to photo 6. It is also proposed that the reinstated opening to the front elevation be fitted with floor to head glazing with no division and that double doors are installed to the front to break up the elevation and tie the building back to its agricultural roots. Whilst we would have liked to reinstate harr hung due to their inability to open back on themselves, it has been thought best to provide two siding door fixed in position as indicated in figure F.

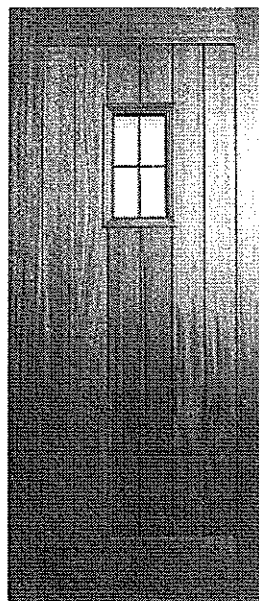


Photo 5 – Hillingdon – Kershaws doors

3.5 Roofs

3.5.1 Existing

The roofs over the property consists of a timber framed structure with a traditional blue slate covering with stone angled ridge tiles running between the west gable and the chimney of the adjoining property. The main roof is constructed in 3 bays with two trusses. The trusses are both of a simple form yet from two completely different periods. The truss between the central and easterly bay is constructed of a hardwood truss of a much earlier construction than the softwood truss between the west and central bay. The timbers in the roof are also split into to periods with the centre and east bay having hardwood purlins, rafters and ridge beam whilst the west bay is machine sawn softwood. The change in construction can be explained by one of two theories. The first being that at some point the roof had to be replaced due to failure, whilst this is possible, it is unlikely that all the timbers to the west bay would have been replaced. The second theory is that the west bay is a later extension; this is also backed up by the change in internal wall construction to the back of the west bay.

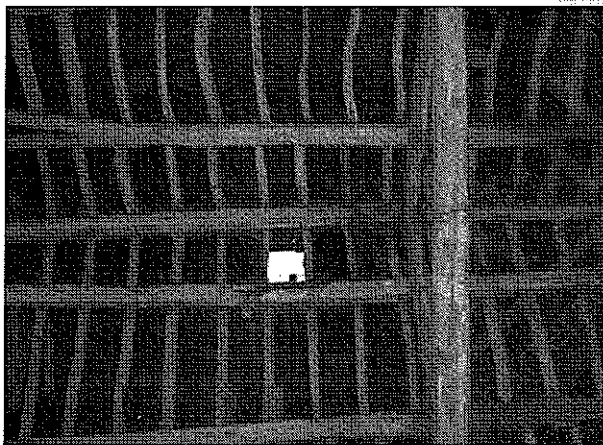


Photo 6 – Roof Timbers – East Bay

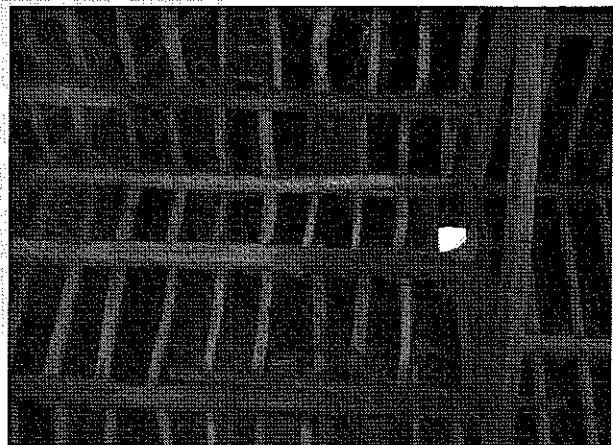


Photo 7 – Roof Timbers – Middle Bay

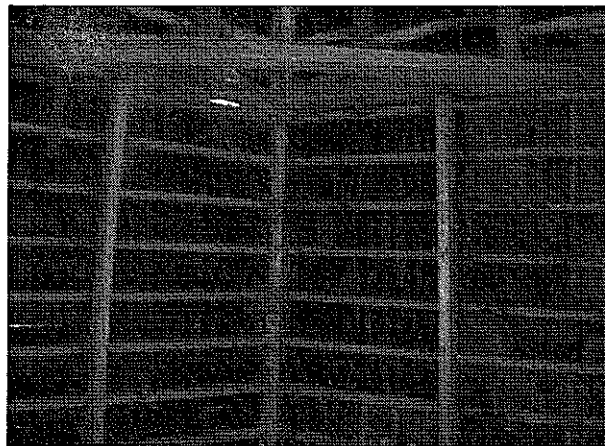


Photo 8 – Roof Timbers – West Bay

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The hardwood timbers also showed signs of wood boring insect infestation, whilst we did not notice any signs of current activity we would advise that firstly the timber is monitored and traps are set to provide evidence of activity and secondly should evidence be found the timbers should be treated by a specialist to remove the infestation. Whilst this does not pose an immediate risk, we would advise that a structural engineer be appointed to advise on the adequacy of lateral support of the roof structure should the building be used for anything more than storage.

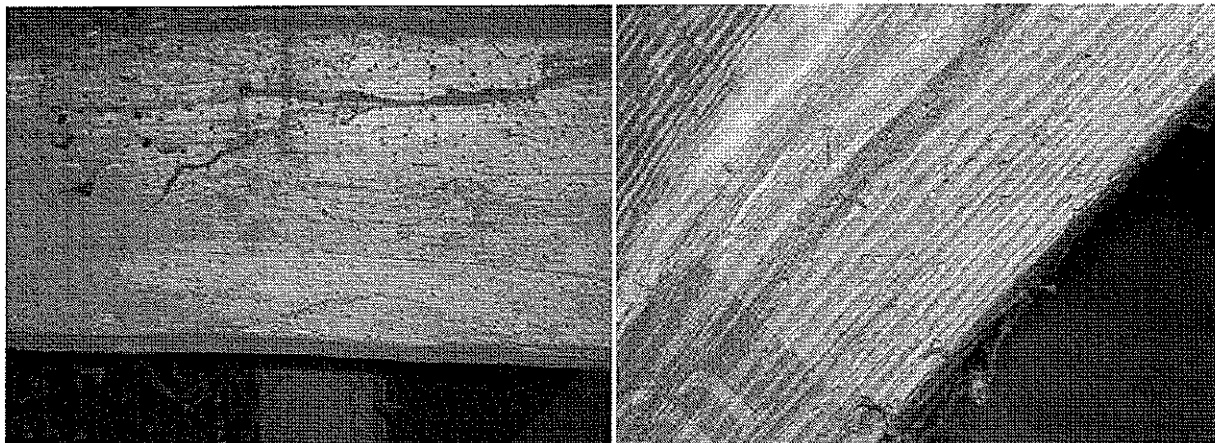


Photo 9 – Roof Timbers – Wood boring Insects

Photo 10 – Roof Timbers – Wood boring Insects

With regard to the condition of the covering over the property, it is our view that the general condition is reasonable with a few of the slates having slipped, been replaced with smaller slates leaving large gaps or having cracked. Upon an internal inspection to the main barn it is apparent that there has previously been water ingress yet this problem was remedied at some point in the 20st C with the use of a bituminous roofing felt. The presence of the felt indicates that the roof rather than failing due to age is failing due to poor workmanship which in order to keep the building in a good state of repair should be stripped and re-slatted at the earliest opportunity.

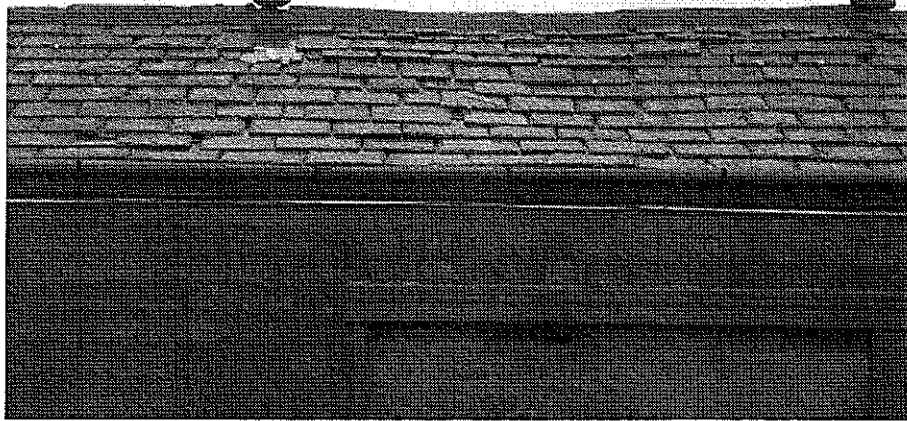


Photo 11 – Roof Covering – Main Barn, South Face

The mono pitch roof to the shippon is constructed with clear spanning machine sawn softwood principle between which softwood purlins span supporting the rafters and roof covering. Generally, there would be concern about clear spanning over such a distance as it can lead to the leaning in the external walls but as previously noted none of the external walls were out of plumb. It must however be noted that the first floor in the shippon ties into the wall just below the rafters and will provide a degree of lateral restraint to the north wall acting in a similar way to the of a half truss. The roof cover externally. The timbers to the roof show signs of recent water damage constant with that of a failing roof cover.

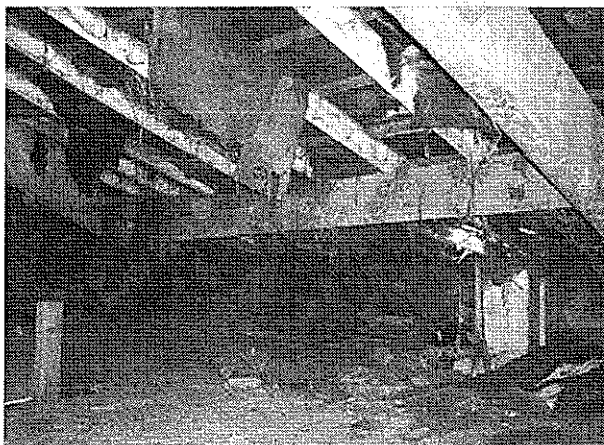


Photo 12 – Roof Timbers – Shippon



Photo 13 – Roof Timbers – Shippon

The roof covering on external inspection is as bad if not worse than that on the main building with areas of slipped slates and inconsistent spacing between slates in places, both providing the opportunity for water ingress. Upon the internal inspection it became apparent that the rood had been relayed

probably at the same time as the main roof due to the presence of bituminous roof felt. This was however severely damaged in places and daylight could be seen where slates had also moved. This has, as previously stated allowed water into the property which unless resolved will cause irreparable damage to the timber roof structure.



Photo 14 – Roof Covering – Main Barn/ Shippon, North Face

3.5.2 Proposed

Where possible as much of the existing roof structure be retained and incorporated within the new design. As mentioned previously there are signs of wet rot and insect damage to timbers and as a matter of priority these should be assessed by a structural engineer to advise on the adequacy of lateral support of the roof covering.

The roof would require to be overhauled in any instance due to the defects present. In the proposed scheme the roof would be stripped back to the roof structure (Trusses & Purlins). The proposed roof will comprise of reused reducing slates nailed to tanalised softwood battens and counter battens running inline with the rafters. Below which a high performance breathable roofing felt is to be installed over softwood rafters which are to be supported by the existing roof structure. The undersides of the rafters are to be finished with a vapour control layer, plaster board and skim. To comply with the requirements set out in Part L1b of the Building Regulation 2010 it is propose that the roof is to be insulated inline with the rafters with 150mm Kingspan K7 Insulation. (See Figure E)

Conversion Assessment - - - Bowfields Barn, Balderstones

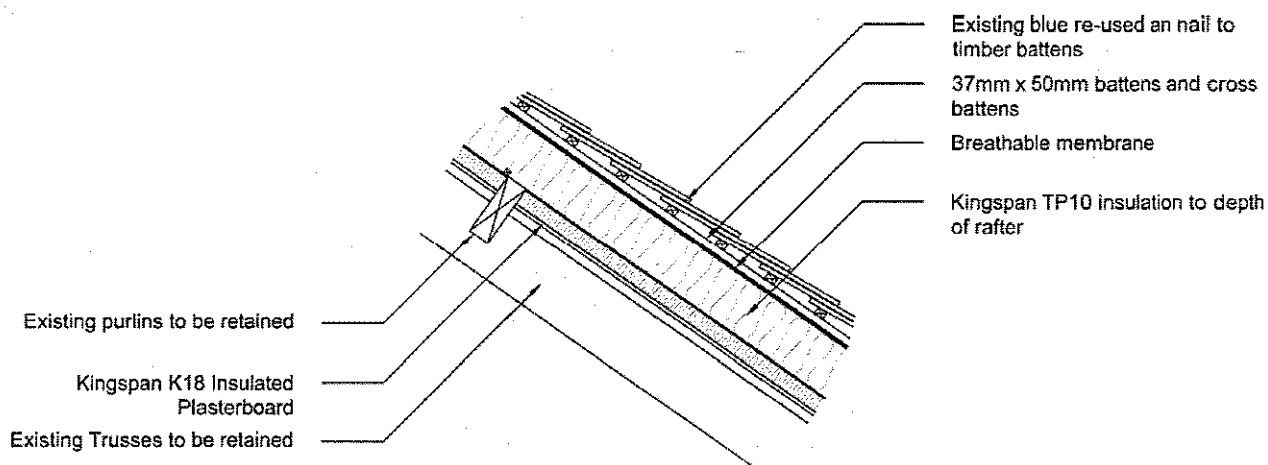


Figure H : Proposed roof construction

Due to the concerns over large span principle rafters it would be proposed that some of the internal walls to the shippon be constructed in load bearing blockwork to allow purlins to be supported between and removing the uncertainty surrounding the possible issues with the rafters. This would require the complete removal of the shippon roof yet the given solution will provide more than sufficient structural support for the life of the property.

3.6 Chimneys

3.6.1 Existing

There are currently no chimneys to the existing property

3.6.2 Proposed

Any additional chimneys will be designed to cause minimal impact on the appearance by constructing the flue from black vitreous stove pipes with a suitable cowl. Where the system penetrates the roof surface a traditional lead flashing manufactured to the required diameter is to be used.

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4.0 Internal Condition

4.1 Walls

4.1.1 Existing

Upon an internal inspection to the internal faces of the external walls it is apparent that not only are there signs of water penetration from the roof but also signs of rising damp in the lower sections of the walls, this is also evident in the internal separating walls. To some extent this will have been caused by the raised ground levels surrounding the building but due to the height and the location of the affected areas it is more likely to be connected with a high ground water level and lack of a physical damp proof course to prevent the movement of moisture by capillary action (rising damp).

The majority of internal partitioning walls within the property are traditionally built 440mm solid stone walls, which would previously have been the external wall to the main barn, yet there is a later section between the west bay of the main barn and the shippon which is of red brick construction. These walls provide structural support to the first floor and the roof by transferring loads from the purlins, trusses and floor joists. From our inspection it is apparent that there has been only two opening formed in the wall and a section rebuilt as previously mentioned in red brick.



Photos 15 – Internal rubble wall



Photos 16 – Internal brick wall

4.1.2 Proposed

As previously prescribed in section 2.3.2 it is proposed that a cavity is to be formed with the addition of a new inner leaf to the external walls. This will act as the main form of support to the new floors and the existing roof structure. The addition of an insulated cavity wall construction will also reduce the likelihood of condensation forming in the future by preventing thermal bridging for the external leaf. By doing this moisture in the air will be less likely to reaching its dew point and form condensation. The new inner leaf will also have a damp proof course (DPC) which is to be lapped with the damp proof membrane (DPM) of the raft foundation to create a continuous barrier against rising damp.

The historic internal load bearing walls which separate various living areas will also require protecting from rising damp and therefore should be tanked to a height of 1.2mtrs ensuring the DPM overlaps for a continuous barrier or a physical barrier should be installed at ground level which would allow the natural stone to be on display as a feature

All the proposed walls within the property are to be constructed of either softwood timber studwork and finished to both faces with 12.5mm plasterboard or solid load bearing block work depending upon the structural requirements. The studwork partitions are also to be insulated with a minimum of 35mm

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thickness of Rockwool Acoustic slab so as to comply with the requirements set out in Part E of the Building Regulations Amended 2004.

4.2 Floors

4.2.1 Existing

The ground floor to the main barn is constructed from York stone flags which are thought to be bedded directly onto the ground. Whilst the flags are generally in good condition it is evident that moisture is penetrating through due to rising damp. In the shippon there is a concrete floor finish. At the time of our inspection it was impossible to ascertain if the slab had a DPM yet it is though highly unlikely given its use.

The existing first floor is constructed of timber floorboards over timber joist which span between the load bearing walls and a series of floor beams which span between the north wall of the shippon and the now internal north wall of the main barn. Due to water ingress the structural integrity of the floor has been somewhat compromised with many parts of the deck being completely rotten and dangerous. The joists are also water damaged with wet rot visible where water has been allowed to collect. Should the floor be reused it will require to be assessed by a structural engineer to ascertain its load bearing capabilities.

4.2.2 Proposed

At ground floor level the York stone slabs are to be lifted and the ground is to be excavated under the guidance of the designer or a structural engineer so as not to undermine the shallow foundations of the existing walls. Once at a suitable level a hardcore base is to be laid with a sand blinding for which the concrete raft is to rest on. The raft is to be poured and reinforced to the engineers specification and be fitted with the DPM above the slab. The floor would then be insulated to comply with part L1b of the Building Regulations and finished with 65mm sand/cement screed.

The existing first floor to the shippon is to be removed under the guidance / supervision of a structural engineer or a building surveyor (** Note the floor should be removed only after the roof has been stripped to reduce the likelihood of collapse due to loss of lateral restraint to the rear wall). It is not intended to be replaced due to insufficient head height.

The first floor to the main barn will be constructed using a oak or steel frame to which softwood joists can be installed spanning to the newly constructed inner leaf so as not to increase the loading to the existing structure. The floor is to be finished with 18mm floorboard above and 12.5mm plasterboard below. The void between the joists is to be insulated with a minimum of 100mm thickness of Rockwool Acoustic slab so as to comply with the requirements set out in Part E of the Building Regulations Amended 2004.

5.0 Services

5.1 Water & Electrical Installations

5.1.1 Existing

Upon inspection it was evident that there is a cold water supply that runs to GF1 and also an electrical supply for the lighting.

Whilst we have not been instructed to carry out a mechanical and electrical inspection we would point out that the installation has been carried out in places in a 'DIY' fashion. We strongly urge you to ensure that a full inspection be undertaken by a competent and qualified electrician and that all the circuits are isolated.

5.1.2 Proposed

In order to comply with the regulations set out in part K of the building regulations a source of wholesome water will need to be provided to the property. We would advise that United Utilities be contacted with a view to making two new metered connections.

All Electrical work is required to meet the requirements of Building Regulations Part P and 17th edition IEE wiring regulations. This must be designed, installed, tested and inspected by a person competent (NICEIC registered). We would advise that an electricity supplier is appointed and two new connections are made to the grid. Prior to completion the council should be satisfied that Part 'P' has been complied with. This may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work.



Diamond

package sewage treatment plants



320120592P

No worries sewage treatment



single properties not on mains drainage | small communities not on mains drainage
refurbishments | septic tank replacements | barn conversions | new builds
population equivalent 1-55 people



Environmental Wastewater Solutions

The Authentic WPL Diamond

The WPL Diamond range of package sewage treatment plants is specifically designed for properties not connected to mains drainage, in a range of sizes for population equivalents of 1-55 persons.

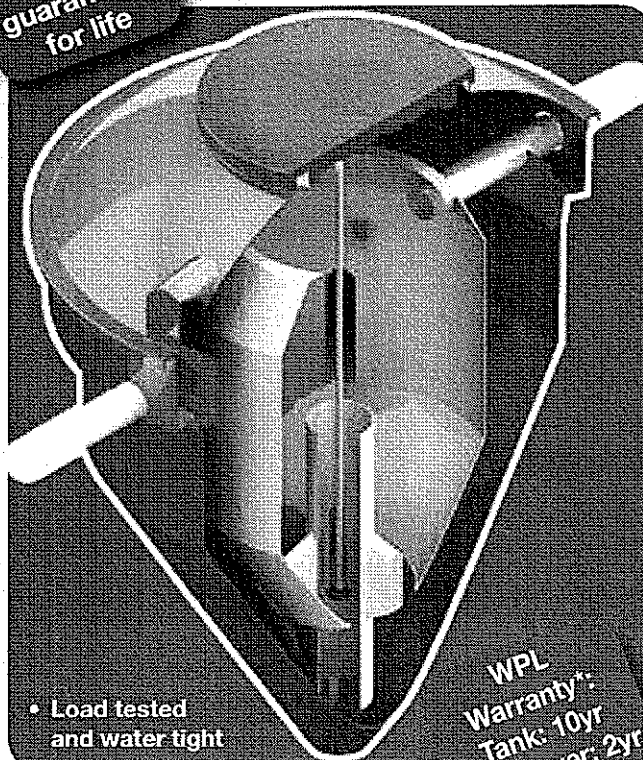
NBS Plus

registered
LABC

The Diamond offers a range of brilliant features

- **No odours**
Does not require primary settlement of raw sewage, where odours can occur
- **Up to 3 year de-sludge intervals**
Efficient, continuous, bacterial digestion process (DMC range usually requires annual de-sludging)
- **No internal moving parts**
Simple design, reliable operation, minimal maintenance and low running costs
- **Fantastic value for money**
Low running costs, with a small air blower
- **Alarm beacon included**
All weather, air blower kiosks fitted with alarm beacons (+ second alarm beacon as standard for IPC models)

Process
guaranteed
for life



• Load tested
and water tight

WPL
Warranty*:
Tank: 10yr
Air blower: 2yr



- **Compact design**
Reduced excavation and handling costs
- **Robust construction**
No concrete backfill in some situations



- **Low visual impact**
Small lid, flush with the ground
- **Easy to install with minimal labour and materials**

*warranty subject to regular plant maintenance

+ flexible options (additional)

1. Sample Chamber

A compact chamber designed to allow easy sampling of treated wastewater (final effluent), may be required by the Environment Agency or regulatory authority.

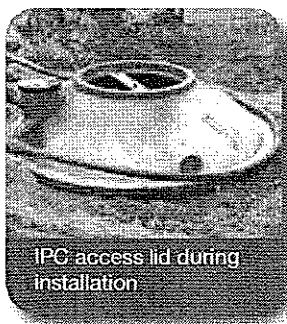
2. Invert Extensions



The Diamond range offers one of the widest choices for invert extensions, giving complete flexibility for different site conditions and installation requirements.

3. Integral Pump Chamber (IPC)

Has the features of the Diamond plant but with an IPC, designed to pump final effluent to a water course, ditch or soakaway, which may be on an incline, in a high water table area, or is a distance away from the soakaway. It can deliver up to 80 litres per minute of effluent at a head of 4m.



IPC access lid during installation

IPC consists of:

- 240v, 0.25kw submersible pump, integral float switch with stainless steel internals and non-return valve
- High level floatswitch and mounting tube
- High level alarm beacon with 10m lead
- Floatswitch adapter socket
- 50mm MDPE Pipe outlet
- Invert extension kit for the IPC also available (optional extra)

The Diamond Standard

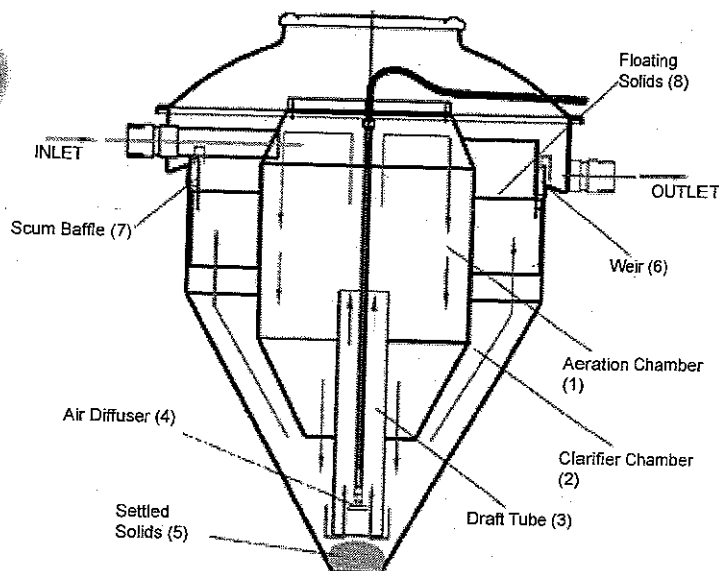
We pride ourselves on the fact that the WPL Diamond meets the following standards:

- **CE marked**
fully accredited and certified under the BS EN12566-3 standard
- **Environment Agency**
fully compliant with recommendations and meets normal consent standards
- **UK Building Regulations**
fully compliant
- **Environmental Permitting Programme 2 (EPP2)**
meets current legislation
- **British Water**
designed using their Code of Practice Flows and Loads, to ensure correct sized tank
- **LABC Registered**
- **NBS Plus**
accredited against the recognised national RIBA standards



How does the Diamond plant work?

- The central aeration chamber (1) empties into the bottom of the outer clarifier chamber (2).
- A 200mm diameter draft tube (3) releases air through a disc plate diffuser (4).
- An upward flow of process fluid draws settled solids (5) through the draft tube to discharge at the surface of the aeration chamber.
- The design of the draft tube ensures complete mixing of oxygen with the sewage. Oxygenation allows aerobic organisms, that biologically degrade wastewater contaminants, to grow.
- Gravity causes aerated solids to settle at the tank bottom where they are drawn back up through the draft tube.
- Raw sewage displaces biological solids from the aeration chamber to the clarifier. Quiescent conditions in the clarifier allow digested solids to settle at the base and return to the aeration chamber.
- Clarified effluent flows over the weir (6) and discharges through an outer trough to a 110mm pipe connection. The scum baffle (7) prevents solids (8) from passing over the weir.



Installation

A comprehensive installation manual is supplied with each Diamond plant, which should be read thoroughly prior to installation. The plant is easy to install, without the need for concrete backfill, in some situations.

We recommend you use an experienced and qualified installer, so please contact a member of the WPL Sales Team if you need help finding one.

Air Blower

The Diamond's air blower is supplied with an alarm and an enclosure to protect it from the weather.

Your plant comes complete with 10 metres of airline, to connect between the blower and the tank. However the Diamond can accommodate longer airlines of up to 30 metres from the blower, please speak to a member of our sales team for more information.

Process Performance Guaranteed

The Diamond treats wastewater to a 95 percentile standard of:

- 20mg/l Biological Oxygen Demand (BOD)
- 30mg/l Suspended Solids (SS)
- 20mg Ammoniacal Nitrogen (AMM-N)

If more stringent environmental requirements are specified, please contact WPL on 0845 450 4818.

Loadings (based on British Water Code of Practice) and Blower Power Rating

Model	DMS2	DMS3	DMS4	DMS5	DMC6	DMC7	DMC8	DMC9
Population range (persons)	1-6	5-11	10-15	14-20	21-27	28-35	36-45	46-55
Maximum organic loading BOD/day (grams)	360	660	900	1,200	1,620	2,100	2,700	3,300
A WPL/British Water Loading Guide providing further information for non-domestic applications is available								
Blower Motor Size (kw)* single phase rating	0.12	0.13	0.17	0.24	0.55	0.75**	0.75**	0.75**

* Actual power consumption may vary (dependent on motor efficiency and nature of installation) size stated is the motor size NOT actual power consumption

**For DMC7, DMC8 AND DMC9 models using 3 Phase electrics, blower motor is rated at 0.9 kw
Process performance is subject to strict adherence to WPL's Installation Manual User Guide/Operation & Maintenance Manual and a start up period of 6-12 weeks depending on plant loadings and water temperature.

Dimensions

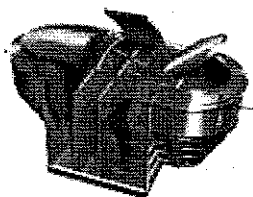
Model	Max Outside diameter	Height to inlet	*Inlet invert depth	Height to outlet	In ground depth	Weight empty	Total capacity
DMS2	1.85m	1.71m	618mm	1.61m	2.34m	154 Kg	2,271 ltr
DMS3	2.07m	1.84m	770mm	1.74m	2.62m	192 Kg	3,028 ltr
DMS4	2.1m	2.05m	742mm	1.93m	2.8m	210 Kg	3,974 ltr
DMS5	2.1m	2.05m	742mm	1.93m	2.8m	210 Kg	3,974 ltr
DMC6	3.2m	2.78m	580mm	2.68m	3.35m	380 Kg	9,056 ltr
DMC7	3.2m	2.78m	580mm	2.68m	3.35m	380 Kg	9,056 ltr
DMC8	3.2m	3.14m	580mm	3.04m	3.7m	460 Kg	15,038 ltr
DMC9	3.2m	3.14m	580mm	3.04m	3.7m	460 Kg	15,038 ltr

Deeper inverts can be accommodated with our range of standard invert extensions contact WPL for further information All dimensions +/- 10mm tolerance

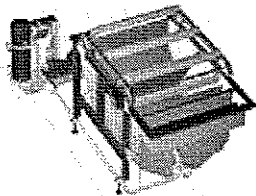
Any questions? Contact a member of our sales team | 0845 450 4818 | enquiries@wpl.co.uk

Other WPL Products

Sewage Treatment Plants



HIPAF Modular
(Commercial)



Industrial Effluent
Treatment

Rainwater Harvesting



RainSustain
(Commercial)



RainBrain
(Schools)



RainRetain
(Domestic &
Developers)

Other Products & Services



Grease
Guzzler



Hire Fleet



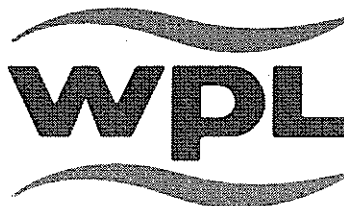
Maintenance
Contracts

Regular Maintenance & Servicing

The Environment Agency requires all sewage treatment plants to be operated in accordance with the maintenance plan specified by the manufacturer. WPL supplies a log book with each plant, to demonstrate maintenance and desludging compliance, which must be retained for at least 5 years.

Maintenance should only be undertaken by a qualified service engineer accredited by British Water.

Every Diamond comes with a helpful user guide and an operation and maintenance manual, giving useful information on daily operation and periodic maintenance.



Call: **+44 (0)845 450 4818**
Fax: **+44 (0)23 9224 2624**
Click: **enquiries@wpl.co.uk**
Web: **www.wpl.co.uk**

WPL Limited
Units 1 & 2 Aston Road
Waterlooville
Hampshire PO7 7UX
United Kingdom

Where to buy WPL products

WPL manufacture the full Diamond range at our production facility in Hampshire. Delivery is normally ex-stock through approved distributors and builders' merchants nationwide.

About WPL Limited

WPL Limited provides innovative and reliable wastewater treatment, rainwater harvesting and grease management systems for domestic, commercial and industrial markets as well as holding a prominent position as a supplier to the water companies. As an internationally recognised leader in the design, manufacture and supply of both standardised, and bespoke environmental solutions, WPL Limited is dedicated to ensure the provision of high quality products and services.

Environmental Policy

WPL Limited is ISO14001 accredited. WPL Limited rigorously fulfils its vision of protecting the environment by delivering reliable wastewater solutions. A strong focus on quality and compliance ensures that all wastewater treatment systems are designed to work within the guidelines of the British Water Code of Practice and exceed all present and proposed discharge consent standards enforced by the Environment Agency, SEPA and other regulatory authorities.



INVESTOR IN PEOPLE



ISO 14001



ISO 9001



ISO 2001



BMF
SUPPLIER MEMBER



UKRHA



BRITISH WATER



BRITISH WATER



WPL



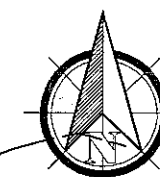
WPL

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320120592P

Bowfields

-  Cartilage of proposed development (0.26 hectares)
-  Land under the applicants ownership (6.22 hectares)
-  Land the development will have a right of use over



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LOCATION PLAN

Site: Bowfields Farm
Bowfields Lane
Balderstone
Blackburn
BB2 7LW

Client: Mr Oddie

Drawn: RJ

Date: 04.06.12

Scale: 1:1250 @ A3

Project No: OD/01 DWG01

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

Avalon



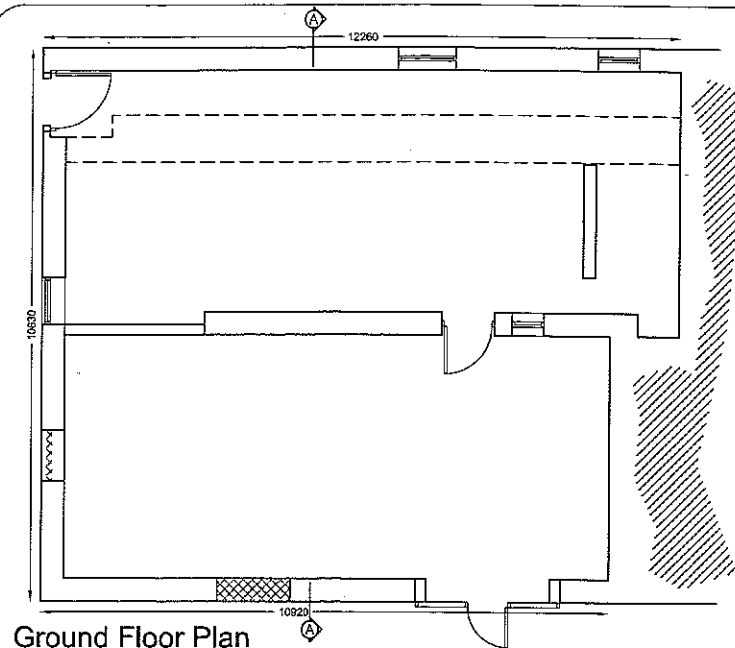
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

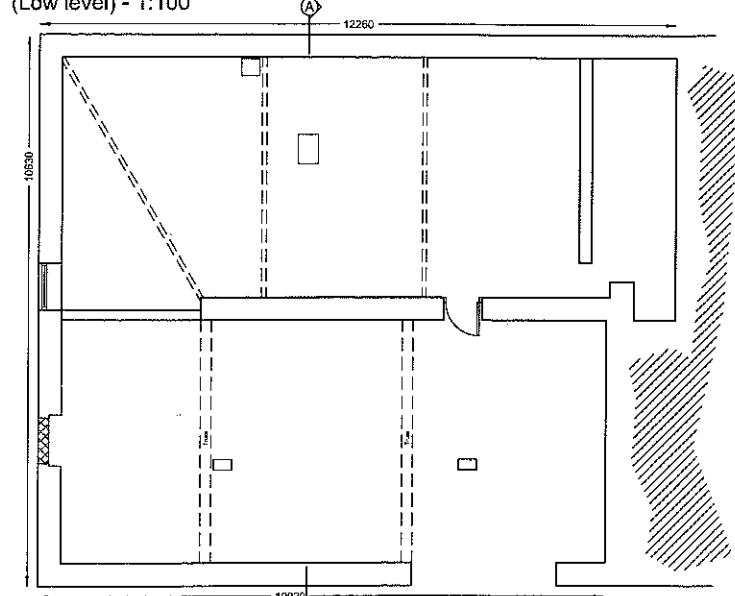
Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre Redman Road Burnley Lancashire BB10 2TY

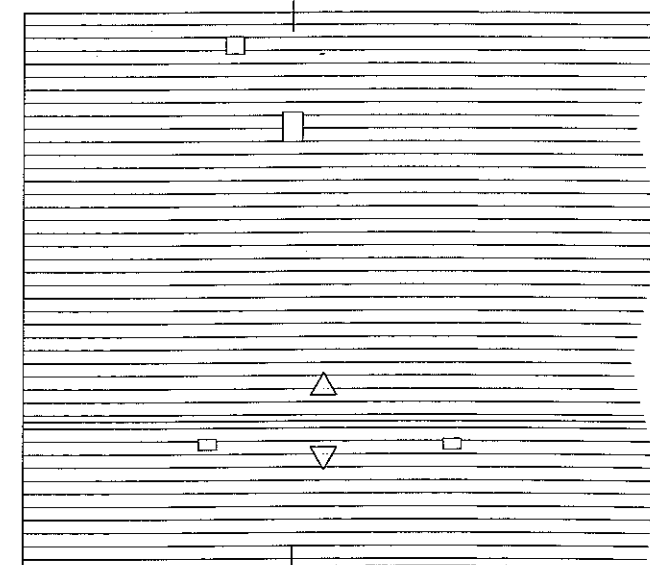
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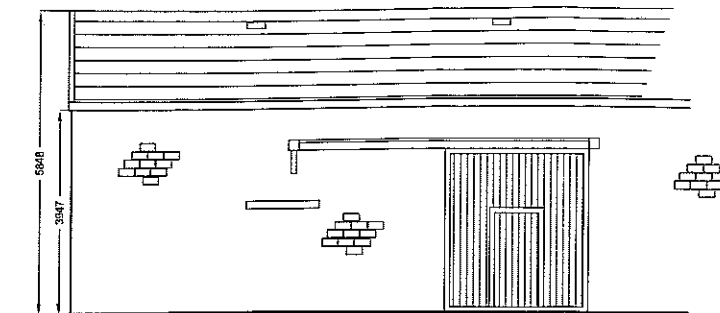
Ground Floor Plan
(Low level) - 1:100



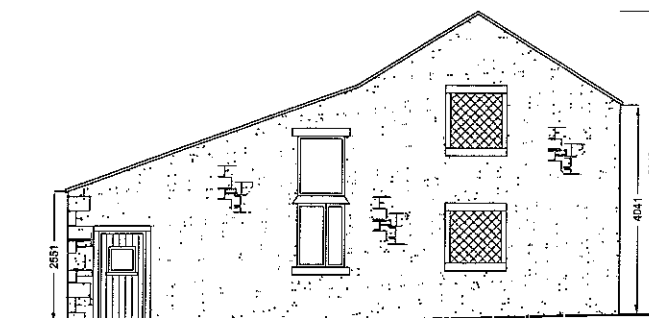
Ground Floor Plan
(High level) - 1:100



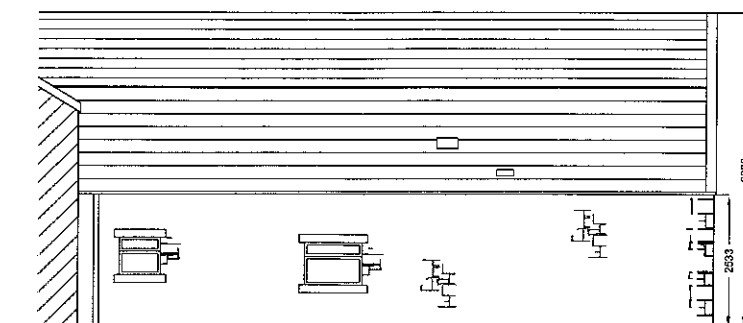
Roof Plan
1:100



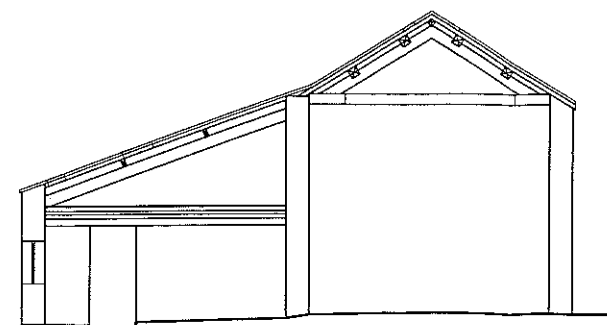
Front (South) Elevation - 1:100



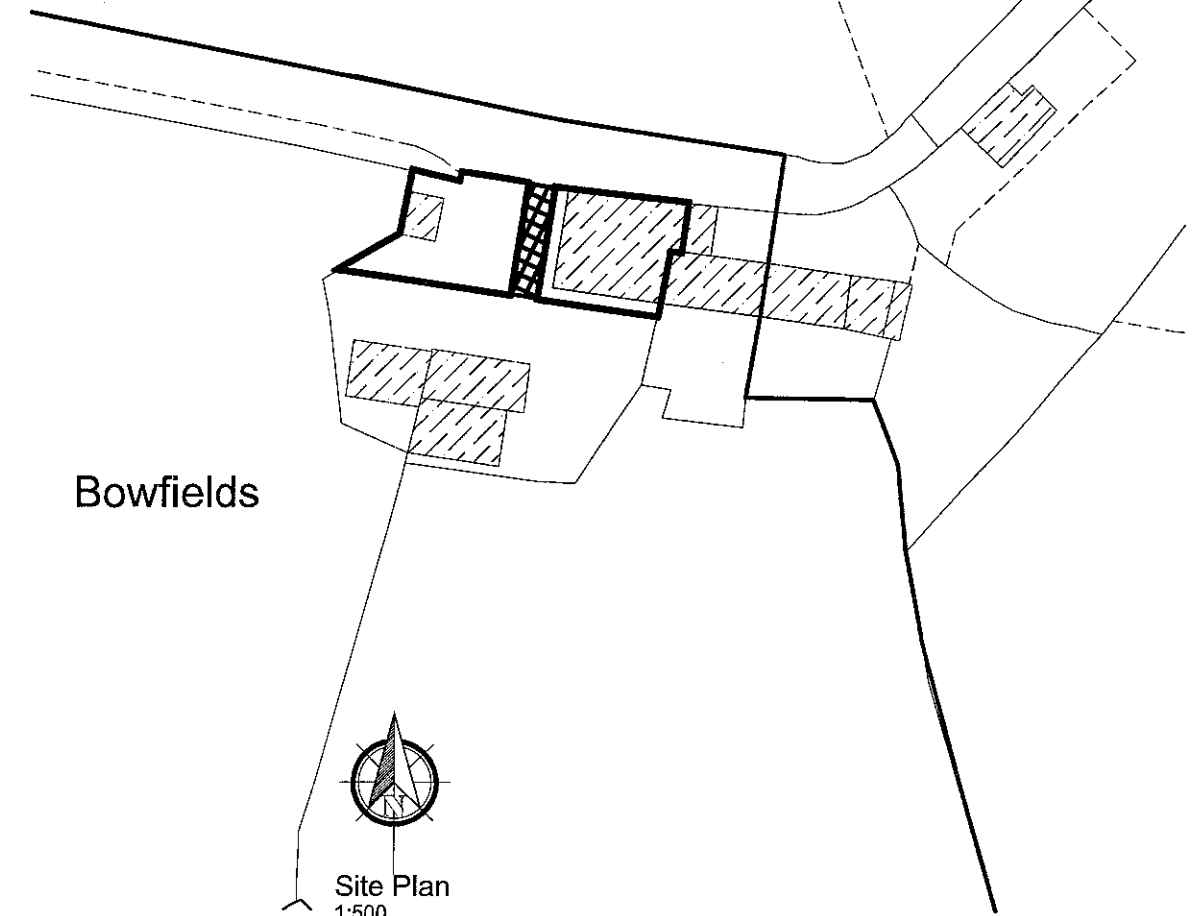
Side (West) Elevation - 1:100



Rear (North) Elevation - 1:100



Section A-A



Site Plan
1:500

Notes:

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Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Residley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

EXISTING PLANS & ELEVATIONS

Site: Bowfields Farm
Bowfields Lane
Balderstone
Blackburn
BB2 7LW

Client: Mr Oddie

Date: 16.02.12

Scale: 1:100 @ A1

Project No: OD/01 DWG02

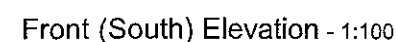
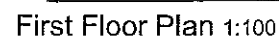
Drawn: RLJ

Amendments:

1 2 3 4 5 6 7 8 9 10

320120592P

Bowfields



Landscaping Key

- | | | | | | | |
|---|--|---|---|---|---|---|
|  | Grass | | | | | |
|  | Stone Paving | | | | | |
|  | Raised Granite Sets | | | | | |
|  | Domestic Access Road -
225mm Type 1 GSB Sub-Base below an 50mm DBM Base Course and finished with 20mm CGM Wearing Course. Edges to be finished with 50 x 150 PE footway edgings | | | | | |
|  | Wheelie Bin | | | | | |
|  | Foul Treatment Plant | | | | | |
|  | Dry Stone Wall | | | | | |
|  | Trees - | | | | | |
|  | As - Ash (Common) European 10
200mm diameter x 1.5m tall |  |  |  |  | |
| | | Open Space
GTY | Encouraged
GTY | Prohibited
GTY | Wooded
2 x 1
GTY | |
| | A1 - Alder (Common)
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | B - Beech (Common)
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | C - Cherry (Wild)
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | H - Holly
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | L - Lime (Small leaved)
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | O - Sessile Oak
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | P - Scots Pine
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | R - Rowan (Mountain Ash)
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | S - Silver Birch
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | Wb - Whitebeam
100mm diameter x 1.5m tall | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 1 | 0 | 0 | 0 | 0 |



Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer

All dimensions are in millimetres unless where explicitly shown otherwise

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies

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Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
 2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS & ELEVATIONS

Site: Bowfields Farm
Bowfields Lane
Balderstone
Blackburn
BB2 7LW

Client: Mr Oddie

Date: 04 06 12

Scale: 1:100 @ A1

Project No: OD/01 DWG03

Drawn: RLJ

Amendments: