RIBBLE VALLEY
BOROUGH COUNCIL

16 JUL 2012

FOR THE ATTENTION OF

For office use only
Application No 3/2012/0639/P
Date received 16.7.12
Fee paid £670.00 Receipt No: 16142

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: John | Surname: Weld-Blundell

Company name:

Street address: Leagram Hall
Chipping

Town/City: Preston
County: Lancs
Country:
Postcode: PR3 2RD

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

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mrs | First Name: Judith | Surname: Douglas

Company name: Janet Dixon Town Planners Ltd

Street address: 10A Whalley Road

Town/City: Clitheroe
County: Lancs
Country:
Postcode: BB7 1AW

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

Email address: judith@jdixontownplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Conversion of barn into two dwellings, creation of curtilages and installation of new package treatement plant.

Has the building work or change of use already started? ( ) Yes (•) No

4. Site Address Details

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

House: | Suffix:

House name: Windy Hills Farm

Street address:

Chipping

Town/City: Preston

County:

Postcode: PR3 2QR

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

Easting: 361961

Northing: 444589

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

If Yes, please provide details:

There isi adequate space within the curtilage for the storage of waste.

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

If Yes, please provide details:

There isi adequate space within the curtilage for the storage of recyclable waste.

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:

Stone and brick

Description of *proposed* materials and finishes:

Stone

Roof - description:

Description of *existing* materials and finishes:

Corrugated sheet

Description of *proposed* materials and finishes:

Slate

terials continued)

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ndows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber and conservation type roof lights

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Random stone walling

Description of *proposed* materials and finishes:

Random stone walling, stock-proof fence with hedge of native species

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Cobbles and crushed stone

Description of *proposed* materials and finishes:

Cobbles and crushed stone

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:

2606 01 Plans as existing
2606 02 Elevations as existing
2606 03 Proposed floor plans and block plan
2606 04 Proposed elevation and sections
2606 05 Block plan and Location Plan
Design and Access Statement
Heritage Statement
Structural Conversion Report
Protected Species Survey
Package Treatment Plant details

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	5	5
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 [X] 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
- ☒ Soakaway
- ☐ Main sewer
- ☐ Existing watercourse
- ☐ Pond/lake

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ◉ Yes, on land adjacent to or near the proposed development ○ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Agriculture

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

sidential Units (continued)

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ket Housing - Proposed

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

Proposed Market Housing Total: 2

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	2
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 estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	276.5	276.5	379.8	103.3
	Total	276.5	276.5	379.8	103.3

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

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

21. Site Area

What is the site area? 1,596 sq.metres

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

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

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

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

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: Mrs First name: Judith Surname: Douglas

Person role: Agent Declaration date: 11/07/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Notice recipient			Date notice served
Name:	Mr John Leary		
Number:	11	Suffix:	
Street:	Kirklands		11/07/2012
Locality:	Chipping		
Town:	Preston		
Postcode:	PR3 2GN		

Title: Mrs First Name: Judith Surname: Douglas

Person role: Agent Declaration date: 11/07/2012 ☒ Declaration Made

26. Declaration

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

Date 16/07/2012

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DESIGN AND ACCESS STATEMENT

SITE: WINDY HILLS FARM, CHIPPING PR3

PROPOSAL: CONVERSION OF BARN INTO TWO DWELLINGS, CREATION OF CURTILAGES AND INSTALLATION OF NEW PACKAGE TREATEMENT PLANT.

INTRODUCTION

This design and access statement has been prepared to accompany an application for planning permission for the conversion of the barn to two dwellings. A separate Heritage Statement, Structural Survey, and Protected Species Survey are submitted with the application.

SITE DESCRIPTION

Windy Hills Farm is located approximately 1.3 km north-west of the village of Chipping. It comprises a stone farmhouse, with a large cobbled yard and a large detached stone barn to the north. Around the farmhouse garden and the yard are dry stone walls. Vehicular access to the site is possible from the east and west along existing tracks entering the farm yard through gates. These tracks also carry public footpaths. Footpath 4 travels east along the track; footpath 2 follows the track to the west, footpath 1 heads north past the east side of the barn across fields and south across fields on the west side of the farmhouse.

The Farmhouse as is traditional to houses in this area has the main elevation facing south. The rear elevation of the house faces the farm yard and the barn. This elevation has four windows within it, the two on the ground floor light the kitchen and the utility room and the two on the first floor light the bathroom and the rear bedroom.

The barn is a substantial building built of random coursed stone with stone detailing. It has lost its original roof covering and is presently covered with corrugate sheets with three large clear sheets on the west slope and two large clear sheets on the east slope to provide light within the building. The ridge of the barn runs north south so that the gable of the barn faces the rear of the Farmhouse. On the east side on the barn is the wagon entrance which has an arched head. On the west side a lean to shippon appears to have been added at a later date. The north gable of the barn is also partly a retaining wall. A

retaining wall continues from the north-west corner of the barn to create a small yard area to the west of the barn.

The farmhouse and barn are set on the hillside and area surrounded by open grazing land. This area is designated as and Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local Plan (aRVDWLP). Woodland following Dobsons Brook to the west of the site is designated as Ancient Woodland in the aRVDWLP.

ASSESSMENT

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

Policy G1 – expects high standards of design quality.

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

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

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

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

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

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

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

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

Nation Planning Policy Framework, Section -"Delivering a wide choice of high quality homes" paragraph 55 promotes sustainable development in rural areas. Development for new dwellings in the countryside is acceptable in limited circumstances including where the development would re-use redundant or disused buildings and would lead to an enhancement to the immediate sitting or the development would represent the optimal viable use of a heritage asset.

NPPF section –"Conserving and enhancing the natural environment" paragraph 115 states that great weight should be given to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

NPPF section -"Conserving and enhancing the historic environment" paragraph 128 requires applicants to provide information to describe the significance of any heritage assets including any contribution made by their setting. A separate Heritage Statement has been prepared. In making planning decision the desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with their conservation is to be taken into account.

PLANNING HISTORY

There are no previous relevant planning applications recorded on the Council's website.

EVALUATION

The main planning issues relating to this proposal are:

- the principle of the development;
- the suitability of the building for conversion;
- the landscape impact;
- the design of the scheme;
- impact on neighbours

- highway safety; and
- nature conservation interest.

Each of these issues is assessed in turn below.

Principle

Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building within an established group of buildings, it does not introduce new built development into an area of open countryside. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference to other policies that specifically refer to residential development and conversion of buildings in the countryside. This policy is broadly in line with the NPPF paragraph 55 which allows for the re-use of buildings in the countryside.

There are polices in the Local Plan which specifically relate to proposals for the conversion of barns to dwellings Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is not an isolated building in the landscape where problems of 'urbanisation', with which policy is primarily concerned, might arise. This is not likely to occur since the conversion relates to and existing building, and the creation of the garden/curtilage area around the barn is confined to the area of the existing farmyard and a small area of the adjacent field.

Building Suitability

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

- the barn is grouped with the farmhouse where services and utilities are already provided so that no additional expenditure by public authorities on the provision of infrastructure would be required;

- a structural survey is submitted with the application. It confirms that the building is structurally sound and capable of conversion without needing major rebuilding;

- the building is of sufficient size to provide suitable living accommodation for two dwellings without extension; and

- being of traditional form and materials, the character of the building and its materials are appropriate to its surroundings. The building is worthy of retention.

Landscape Impact

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies ENV1, H15 and H17. The proposed garden curtilages for the barn conversion to the western side of the barn are necessary to provide some amenity space for these dwellings. The majority of the yard area to the south of the barn is to be retained as the main place for access by vehicles and this will serve as a parking and turning area for both the existing Farmhouse and the larger of the two units within the barn. In this way the majority of the yard area can remain open to reflect the historic relationship between the Farmhouse and the barn. A garden area for the cottage is to be created from part of the field to the west of the barn which is a higher level than the ground floor level of the barn. The boundary of the garden is denoted by an existing hedge to the south west and a new hedge and fence is proposed on the northern side to separate the garden from the field. A vehicle parking area for the cottage is proposed next to the northern gable. As the gable retains the land adjacent to it will be necessary to excavate the ground in order to create the parking area. This has the benefit of screening the parking area. As the ground slopes up to the north the proposed garden area and he parking area to the proposed cottage will not be particularly visible within the wider landscape.

A new package treatment plant is proposed to the west side of the Farmhouse to serve the barn conversion. The new package treatment plant will not be visible above ground.

The new dwellings will have vehicular along the existing tracks which approach from the west and east. No new tracks or vehicle access is required for the proposal.

The contribution of the building to the quality of the landscape will be significantly improved by the removal of the inappropriate corrugated sheet roofing from the building and its replacement with slate. The roof of the barn is particularly visible when viewed from the north because it is set into the hillside.

This complies with the requirements of NPPF paragraph 55 which requires the re-use of redundant or disused buildings also to include and enhancement to the immediate setting and paragraph 115 in that the re-use of this traditional farm building preserves the building for the future and its contribution to the cultural heritage of the area.

Design

The proposed design of the conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The barn is constructed out of stone and has large quoin stones to each corner and beside the wagon entrance. The building has several historical openings and breathing holes. The roof is asymmetrical with the longer roof slope on the west side. The roof is covered with corrugate sheet which includes five large panels for light. There is a cobbled yard area to the south of the barn at track which runs past the wagon entrance in the east elevation and an area of hard standing next to the west elevation which is surrounded by a retaining wall. The northern elevation acts as a retaining wall to the land adjacent which is at a higher level.

The proposal is to convert the barn into two dwellings; a two storey two bedroomed cottage and a two and a half storey five bedroomed house. Care has been taken to preserve the historic agricultural character of the building. This has been achieved by keeping the existing wagon entrance in the east and west elevation completely open and without the insertion of a door or window. In addition the layout of the rooms within the barn has been informed by the position of the existing door and window openings to take best advantage of these and to ensure that the number of new openings is kept to a minimum.

On the south gable elevation there are no new openings proposed. On the north gable elevation the existing openings are reused with one ground floor window altered to create a door and the forking hole under the apex is retained in the same proportions at present but lowered.

The principle eastern elevation of the building containing the wagon entrance is entirely unaltered. The wagon entrance is retained as an opening without the insertion of a door or window and the area of stone wall to the right of the wagon entrance remains without any new openings. Four roof lights are proposed in the roof slope to light the loft bedroom in the proposed house and to the space beyond the wagon entrance. The proposed roof lights and slate are a significant improvement to the existing roof covering and light panels.

The western elevation shows evidence of having been altered in the past. The main barn wall has been added to with a shippon to the right of the wagon entrance and a store to the left. The shippon is constructed out of stone and the store is partly constructed out of brick. It is intended to return the appearance of this elevation to what it would have been circa 1850 by removing the store building lean to. The wagon entrance is then fully revealed and retained with a short canopy. This alteration is justified since this part of the building has undergone significant change in the past and the opening up of this wagon entrance enable light to penetrate the interior of the barn.

The design of the conversion incorporates the retention of the wagon entrances without the insertion of windows or doors within these openings and a full height open space beyond. This is within the area that would have been used as threshing bay inside the barn and would have been open to the full height of the barn. The design retains this space in part with the insertion of a bedroom at first floor in the centre of the barn. The insertion is designed and constructed of materials which clearly demonstrate that it is a modern addition but significantly, sufficient space is retained to be able to interpret the space as once being the threshing bay. In terms of facilitating the conversion of the building this arrangement allows natural light into the interior of the barn to light internal windows. This has eliminated the need to provide additional opening within the exterior of the building.

All the breathing holes within the walls of the barn have been retained and some are to be used to provide small windows. New steel flues are proposed rather than chimney stacks to retain the agricultural character of the building. New window frames and doors are proposed in timber.

Neighbour Amenity

The change of use of the barn to a dwelling is compatible with the existing residential use of the farmhouse. Each property will have its own garden area and parking area. The rear elevation of the Farmhouse is 14m form the gable of the barn. All the windows in the rear of the farmhouse light non habitable rooms except for the bedroom window on the north-west corner. This window does not face directly towards the barn and any overlooking of the windows in the barn will be minimal and confined to the former doorway into the shippon and the small window adjacent to it.

Highway Safety

Vehicular access is along existing tracks.

Nature Conservation

A protected species survey is submitted with the application and concludes that no evidence of barn owls could be found and bats do not use the building as a roost site. The proposed conversion is unlikely to result in the loss or destruction of a bat roost or cause disturbance, injury or death of a European Protected Species. The proposal complies with Policy ENV7.

Judith Douglas BSc (Hons) Dip TP, MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
BB7 1AW
Tel: 01200 425051
June 2012

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HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A BARN INTO TWO DWELLINGS

AT

WINDY HILLS FARM,
CHIPPING,
LANCS, PR3 2QR

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

Tel. no. 01200-425051/07887-554397

HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A BARN INTO TWO DWELLINGS AT WINDY HILLS FARM, CHIPPING, LANCS, PR3 2QR

National Planning Policy Framework.

The National Planning Policy Framework paragraph 128 requires planning applications for developments which include a heritage asset to be accompanied by information to describe the heritage asset in a level of detail proportionate to the assets importance.

In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process.

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

Identifying the Heritage Asset.

Windy Hills Farm comprises a former farmhouse, and a large detached stone barn set around a cobbled yard. Access to the farm can be achieved along two tracks one approaching from the east and one from the west. The front of the farmhouse faces the south whilst the front of the barn containing the wagon entrance faces east. To the front of the farmhouse is garden area the rear faces the yard. The yard and garden are in parts defined by substantial well built dry stone walls.

Windy Hills is set on the hillside and is surrounded by open grazing land. The land slopes downhill from north to south. Public footpaths approach the site from the north, south, east and west passing through the farmyard.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

The site is within the Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditionally built stone barns as heritage assets in making this statement. It also distinguishes between traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone farm house, and barn can be considered as heritage assets. The landscape setting of the buildings is also a heritage asset.

We have consulted the Community History Section of Clitheroe Library who has provided the maps attached in the appendix. The map of 1847 shows two buildings on the site. They are in the same positions as the farmhouse and barn which are on the site today. However the building which is in the position of the farmhouse has a different footprint and slightly different position than the present Farmhouse being wider and shallower than the present building. The barn appears to have a similar footprint and position as the present barn but is 'L' shaped rather than square. A track leads to Windy Hill from the west.

The map of 1891 shows the Farmhouse and the barn in the position which they are in today and with the same footprint. A track leads to the farm from the west and is shown continuing east to Birchen Lee. The same is repeated on the maps of 1912 and 1914.

This suggests that the present Farmhouse was constructed some time after 1847 and before 1891 and the barn was enlarged within the same period.

We have contacted the Heritage Environment Record at the County Council who responded, *"We don't have any information on the barn at Windy Hill; however a building is shown on this site on the OS 1847 six inch map, though it may not be the present building.*

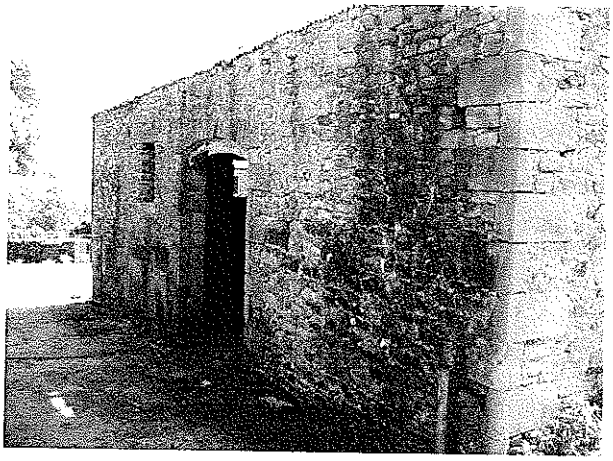
Therefore it is possible that my colleague, Doug Moir, may recommend some archaeological work when we receive the planning application".

We can conclude that the heritage assets of this site are the farmhouse, the stone barn, the layout of these buildings, and the setting of the buildings in the landscape. The date for the original construction of the barn is likely to be pre 1847 and the Farmhouse between 1847 and 1891.

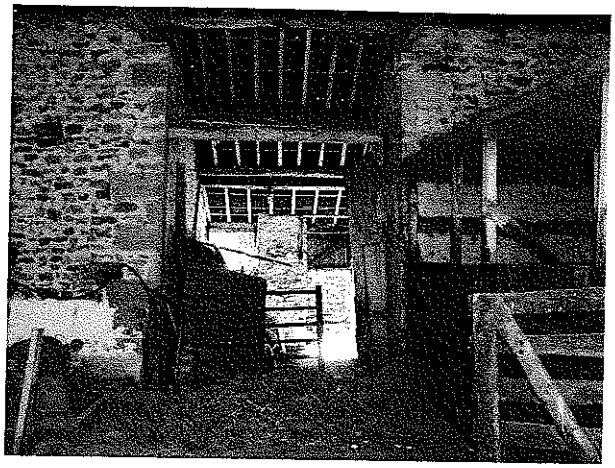
Assessment of the Significance of the Heritage Asset.

The main wagon entrance to the barn on the eastern side has a stone arched top which is supported by a curved wooden beam beneath. The sides of the opening are finished with large stone quoins. Opposite this is another wagon entrance of the same width again with the sides finished with large stone quoins. Two of the trusses are positioned immediately at either side of these openings. The interior of the main barn is divided into 4 bays. The two bays at the lower end of the barn appear to have been used as a shippon in the past with the walls whitewashed to the tops of the doors. There are three doors within the south gable which would have provided access for animals and perhaps access to a central feed passage. The floor of the barn here is of concrete. Although this part of the barn does not presently have an upper floor the height of the building and the presence of a forking hole at first floor level suggest that there may have been a hayloft in the past. At the northern end of the barn the floor level is higher reflecting the changes in ground level. This part of the barn has no exterior doors so access would be from the wagon entrance. The openings in the gable and the presence of and existing hayloft and forking hole suggest that this area would have been used for storage. The lower level presently has wooden pens for animals.

The wagon entrance with the opposite opening suggests that this bay of the building would have been used for threshing in the past and this space would always have been a full height space within the barn and not be divided with a floor.



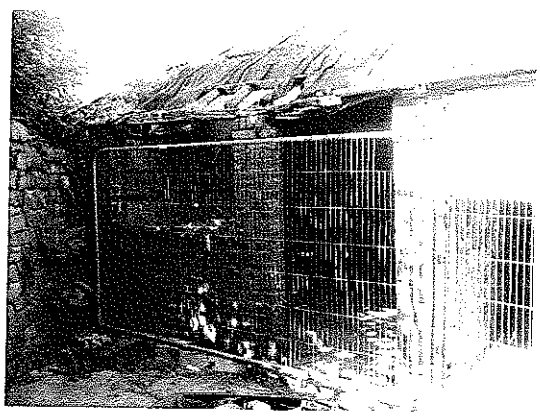
Wagon entrance east elevation



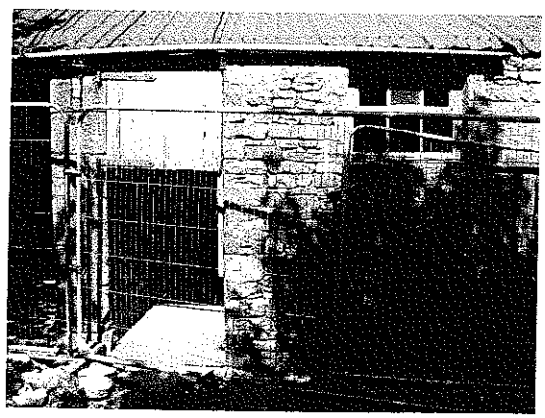
Wagon entrance western side from inside

The Structural Engineers Appraisal Report suggests that the lean to shippon on the western side of the barn may have been added at a later date. Cracks in the stonework where the lean to shippon meets the main barn it is suggested, indicate that the lean to is an addition. Certainly the northern portion of the lean to, the area in front of the western wagon entrance and the northern corner which now has a brick infill in the front façade do not appear on the map of 1847, although the footprint at that time included the stone lean-to to the south of the wagon entrance.

The construction of the main barn with opposing wagon entrances strongly suggests that it would have been possible to bring a cart in to the barn from either side of the building. On the outer corners of the stone lean to shippon are stone quoins similar to those on the rest of the barn. It would appear that the roof of the barn was extended over the yard area in front of the wagon entrance and to the left of it to create a storage area. This would have made it impossible to bring a cart into the main barn from the west side and the original opening between the walls have been in filled with stone in front of the wagon entrance and brick to the left hand side.



Brick infill to lean to on western elevation



Stone infill between quoins in front of wagon entrance

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

The planning application is for the conversion of the barn to create two dwellings. The proposal is to covert the whole of the barn into living accommodation and involves the partial demolition of the lean to on the western side of the barn.

The heritage significance of the building is retained through the design of the conversion which retains all the existing openings the majority of the internal walls and the varying floor levels within the building. The significance of the threshing bay of the barn is retained by the retention of full height spaces and keeping the wagon entrances free from new doors or windows. The only alteration to the exterior of the building is confined to an area of the barn which has been substantially altered after the building was first built.

The heritage significance of the building is improved by the replacement of the corrugated sheet roofing material with slate.

The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn using these openings for windows and doors. There are no new openings proposed in the walls of the barn.

Appendix

1 Ordnance Survey Maps 1847, 1891, 1912,1914.

Judith Douglas BSc (Hons) Dip TIP, MRTPI

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

Tel: 01200 425051

June 2012

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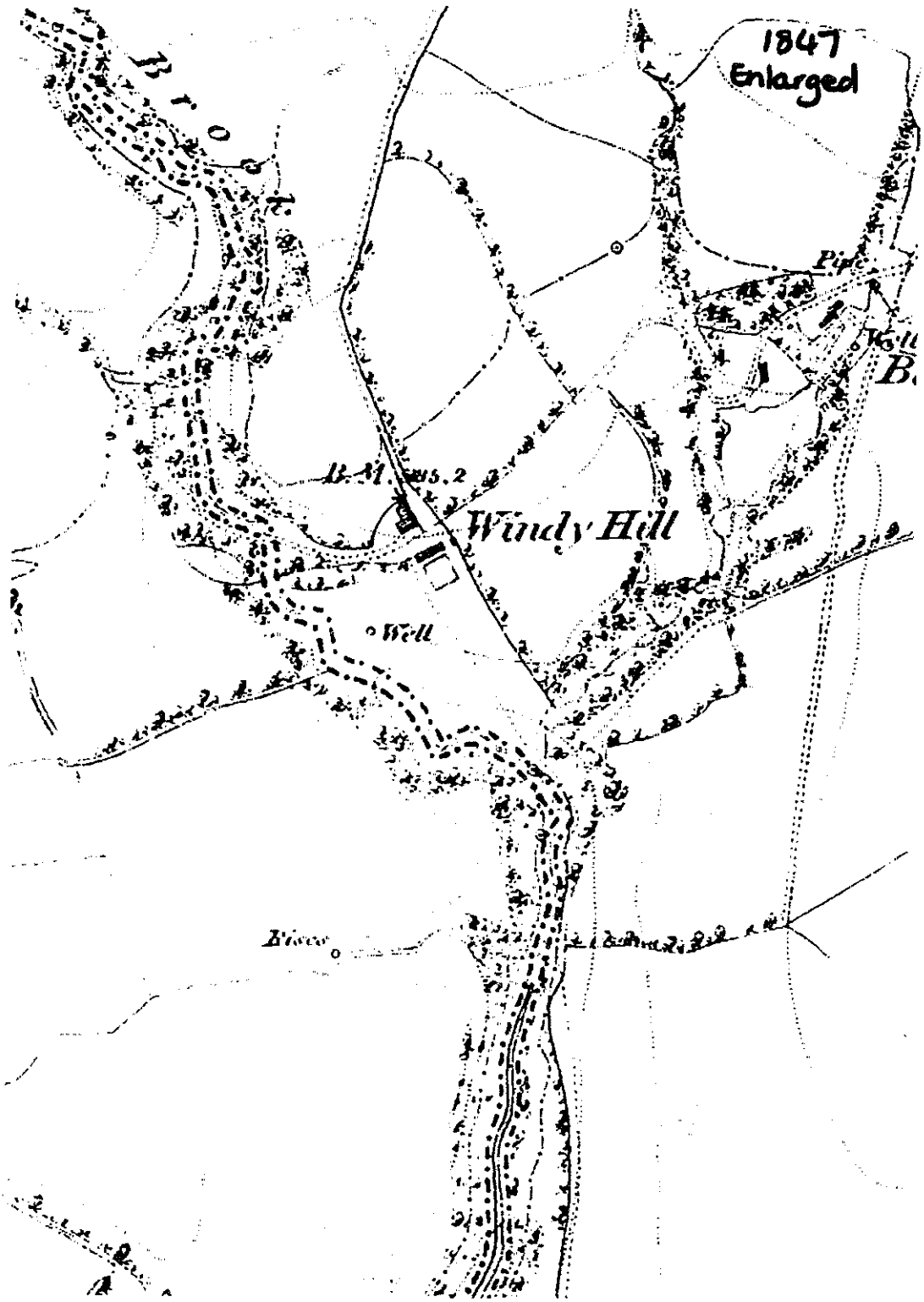
Appendix



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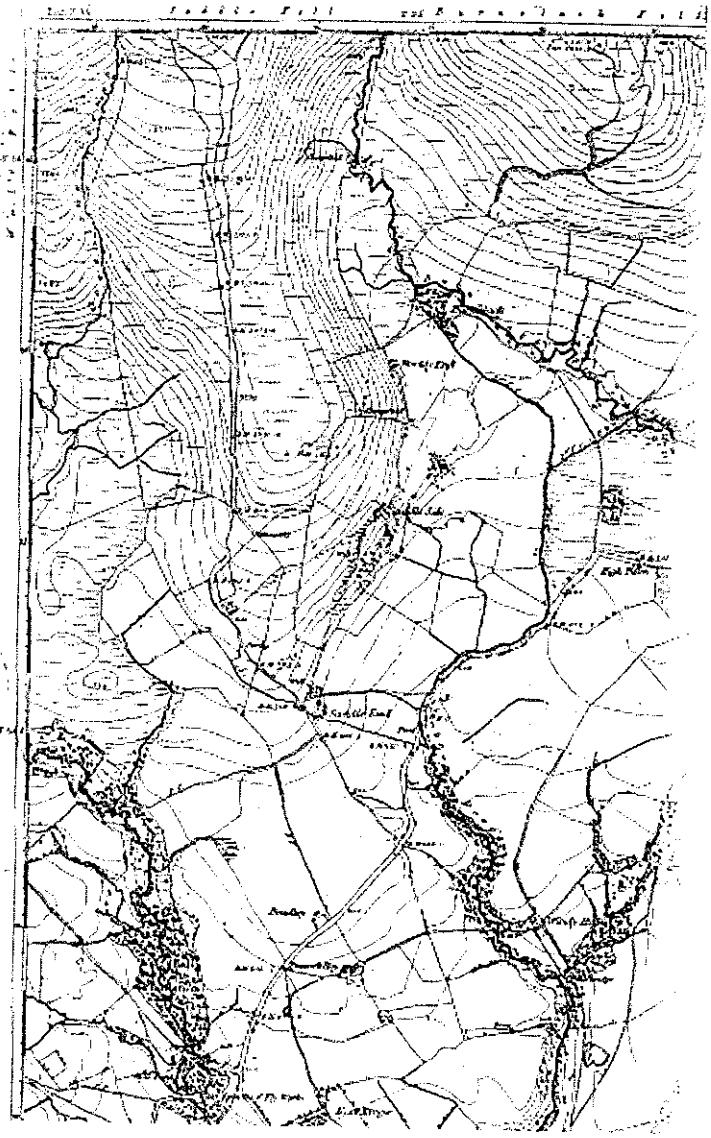
1891



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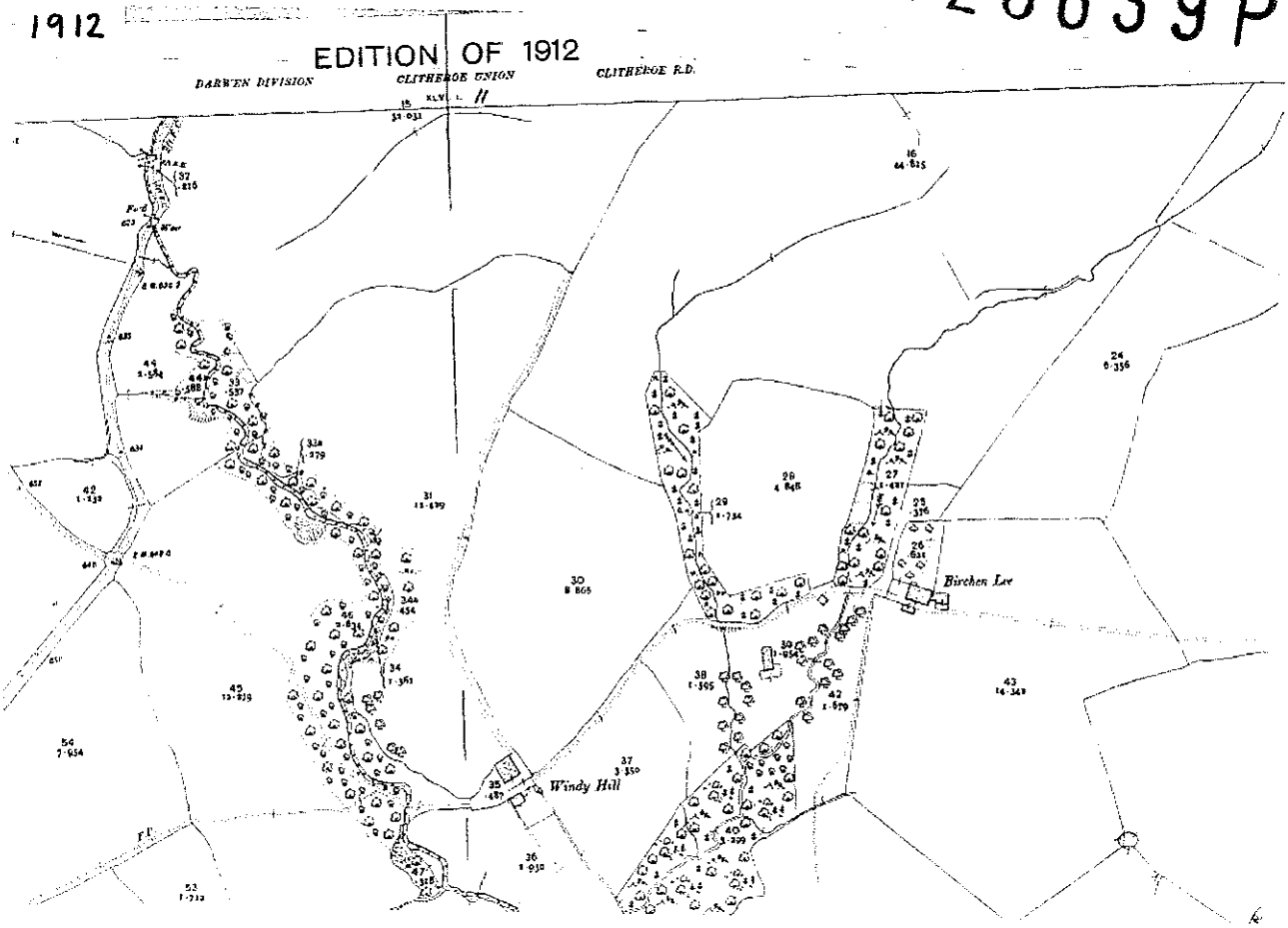

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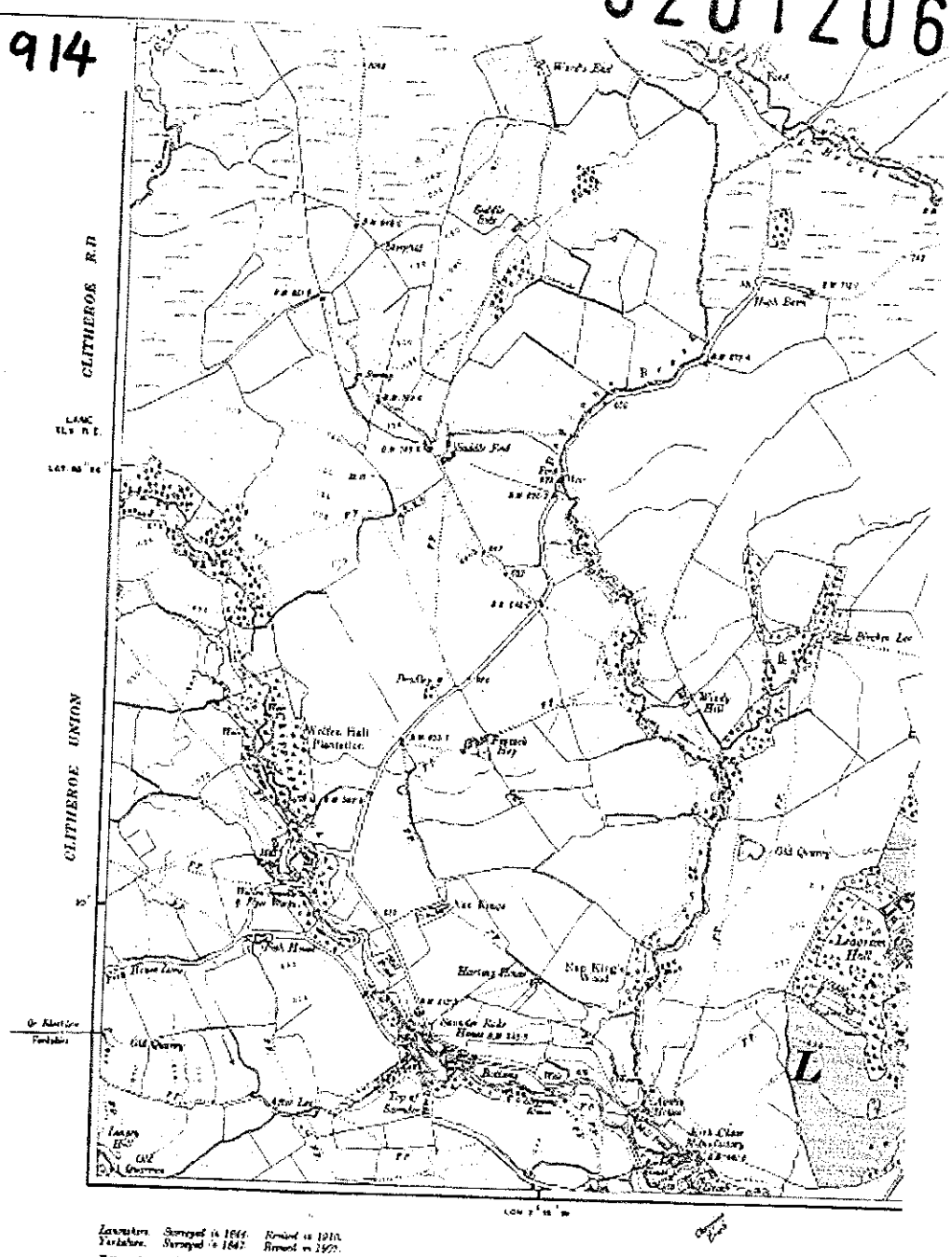
1914



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Mr J Weld-Blundell

Proposed Conversion of Ancillary Agricultural Building at Windy Hill Farm, Chipping, Lancashire

Structural Appraisal Report

D1589 rev0

June 2012

PSA Design Limited
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Document Control Sheet

Proposed Conversion of Ancillary Agricultural Building at Windy Hill Farm, Chipping, Lancashire

Structural Appraisal Report

Job	Date	Issue	Copy
D1589	*25 June 2012*	*D1589-R-01-o*	

Originator ... *A Brigg – Associate Director*

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CONTENTS

DRAWINGS

Drawing No.	Title
S1589-01	Regional Location Plan
S1589-02	Existing Site Layout

APPENDICES

Appendix	Title
A	Photographs

1.0 Introduction

1.0.1 The scope of this Structural Appraisal is to offer opinion as to the structural integrity of an existing ancillary agricultural building, presently derelict, prior to consideration of conversion to two number individual residential dwellings. The reference structure to be surveyed is owned by Mr J Weld-Blundell.

1.0.2 This report is to be read in conjunction with PGB Architectural Services Limited drawings referenced 2606-01 to -05 inclusive, providing existing and proposed floor layouts and elevations

1.0.3 The structure under consideration is situated at Ordnance Survey National Grid Reference 361992 444684, approximately 1.3km north-west of Chipping village centre, within the rural environs of the Borough of Ribble Valley. The area of proposed refurbishment comprises a traditional masonry constructed; dual pitch roofed ancillary agricultural building, adjacent to an existing farmyard area, presently derelict. A regional location plan referenced S1589-01 has been included within this report.

A copy of the existing site layout, D1589-02 has been included within the drawing sub-section of this report.

The structure is presently utilised as a storage facility for haylage. Based upon its existing layout, it is reasonable to postulate that the structure has historically been used for animal housing.

We would postulate, by nature of visual evidence that the 'original' building structure has been subject to more 'formative' alteration/extension by means of a 'Shippon' addition to the west facing elevation.

The surrounding landscape is of an agricultural nature, with fields bounding the north, east and west elevations. Directly adjacent to the south facing gable elevation, an area of farmyard and a residential dwelling are situated.

1.0.4 The structural inspection undertaken was limited to the area of proposed refurbishment. We would point out that during the course of our inspection, no intrusive/destructive investigation methods/procedures were utilised to ascertain the nature of construction of the property substructure and superstructure elements

Whilst comment/opinion may be made regarding perceived wall elevation/stability, such opinion is based upon visible evidence of superstructure elements, not upon visual inspection of foundation/ substructure.

The structural inspection undertaken was limited to external and internal visual observations made during the course of our survey undertaken on 15 June 2012. All external observations were made from adjacent ground level. All internal observations were made from adjacent corresponding ground, and where accessible, first floor levels.

Whilst opinion may be made regarding perceived points of a structural nature, such opinion is based solely upon visible evidence observed, and experience/knowledge with respect to such issues Such opinions where given, should, at the earliest opportunity be confirmed or otherwise by suitable and appropriate further investigation techniques.

This report addresses the adequacy of the existing structural integrity of the subject structure located within the confines of 'Windy Hill Farm', and its perceived adequacy to accommodate the Architectural proposals detailed upon drawings referenced 2606-03 & 04. Any deviation from these proposals should be further assessed prior to construction commencement to ascertain whether structural compromise is a resultant issue.

1.0.5 Included as Appendix A to this report, photographs taken during the course of our inspection. Where reference is made thereto, the proceeding commentary should be read in conjunction to their reference, and where appropriate, annotation of the photographs has been made to highlight pertinent points.

1.0.6 The area of refurbishment encompasses an unoccupied, partially dilapidated, ancillary agricultural structure. Of original load bearing masonry (sandstone) presumed rubble cavity filled construction generally 450mm thickness, it is postulated a formatively constructed 'Shippon' has been extended from the 'original' Barn to form the present west facing 'rear' elevation. The roof structure is of traditional timber construction, holding a roofing felt finish, supported by means of timber purlins spanning between wall elevations and timber truss profiles.

The ground floor construction is that of a presumed ground bearing nature, combining original stone setts and more formatively cast concrete slabs.

Where present, the first floor structure is of a suspended timber nature, comprising of joists spanning between wall elevations and intermediate floor beams.

2.0 Structural Inspection

2.0.1 External Observations

Gable Elevation (North facing); Plates 01-02 inclusive refers to the 450mm thick, coursed stone masonry, north facing gable elevation of the structure. The roofing felt finishes to the rear elevation roof pitch clearly exhibit evidence of previous historic deflection of underlying structural members.

The elevation holds four number infilled former window openings, now boarded, retaining adjacent agricultural land to a maximum approximate height of 1.0m adjacent to the west facing (rear) elevation.

The original elevation offers vertical misalignment of the order of 20mm from ground to 'hypothetical' first floor level adjacent to its junction with the east facing (front) elevation. The remaining elevation is vertically plumb. No lateral deviation of the elevation is noted.

Evidence of historic weathering of the facade is clearly visible, particularly at the apex resulting in spalled mortar beds and perpends (Plate 03), and adjacent to its junction with the rear elevation, obvious water ingress and 'staining' (Plate 04).

Front Elevation (East facing); Plate 05 provides record of the east facing front elevation general appearance. The elevation retains adjacent hardstanding to a maximum height of 300mm adjacent to its junction with the south facing gable elevation. A full height door forms the prominent feature to this elevation. The original masonry arch has been 'underdrawn' by the provision of a timber lintel (Plate 06), presumably remedially provided.

The elevation exhibits evidence of weathering, both in the appearance of mortar spalling and obvious remedial re-pointing works. Additionally, at its junction with the north gable elevation, the facade exhibits obvious water ingress staining, with vegetative growth (Plate 07).

Historic movement of the elevation is noted. The window opening situated adjacent to the south facing gable junction has 'dropped' at its north bearing (Plate 08). The elevation

does not exhibit any noticeable lateral mis-alignment, however, vertical deformation was noted at 25mm and 20mm from ground to 'first floor' levels to the right and left side of the Barn door opening respectively.

Gable Elevation(South facing); The south facing rear elevation of the structure is detailed within Plate 09. This depicts the postulated 'original' structure with a formatively constructed solid masonry 'Shippon' extended to the rear.

The facade would appear to have been the subject of recent remedial re-pointing.

Vegetative growth is noted emanating from apex and the front roof pitch eaves level.

Two parallel, vertical cracks have been the subject of extensive mortar filling, emanating from eaves level of the front roof pitch to mid and ground floor door opening head height (Plate 10). Further cracking has also been subjected to a similar remedial process at the junction of the postulated 'Shippon' extension and the 'original' structure (Plate 11).

The elevation exhibits no signs of lateral displacement, however, vertically displaced 20mm from ground to 'first floor' level.

Rear Elevation (West facing); Plate 12 provides record of the west facing rear elevation general appearance. The elevation combines the rebuilt brickwork facade adjacent to the junction of the north facing gable (Plate 13) together with that of the original 'Shippon' stone facade.

As expected of a west facing elevation, it exhibits considerable weathering, particularly within the more northerly areas (Plate 14). The elevation is laterally 'true', whilst vertical misalignment is noted within the central regions of the elevations, leaning 25mm from ground to eaves level

As noted within comments attributable to the north facing gable, the roof finishes accentuate the movement of the underlying structural timber members within the rear pitch. Where felt finishes are removed adjacent to the north gable junction exposing rafter members; these have been subject to historic moisture exposure, resulting in rot infestation.

2.0.2 Internal Observations

'Original' Barn Structure, Visual evidence would suggest the more formative replacement of all rafter members together with selected purlin members to both front and rear pitches. Where original purlin sections remain, these have depleted section size (Plates 15 & 16).

There is no structural compromise visibly evident to the three number timber trusses insitu.

When viewed from ground level, there is evidence that all structural members have been subjected to wood boring insect infestation. Significant moisture and rot impregnation is visible within the central span of the uppermost front pitch purlin located within the central plan area of the structure (Plate 17).

All internal walls are of solid construction and of uniform thickness. At the junction of the front and south facing elevations, the exposed internal leaf has been rebuilt in concrete block (Plate 18), however not bonded/tied. The external vertical cracking noted within the south facing gable elevation is reciprocated on the inner leaf (Plate 19). Where external cracking was noted at the rear barn/Shippon junction, visual evidence would suggest remedial rebuilding works to have been undertaken in this are previously however, the junction of the elevations remains untied/unbounded (Plate 20).

Generally, all internal elevations are reasonably plumb, with the exception of the south gable. Vertical misalignment of this elevation varies from 20-40mm from ground to 'first floor' level.

A number of internal lintel members have been replaced by prestressed concrete members (Plate 21). Where original members remain (Plate 22), these offer visual evidence of section depletion and historic wood boring insect infestation.

Throughout the internal aspect, evidence suggests that historic and progressive damp penetration of all elevations, particularly at roof level where existing finishes have been compromised.

Plate's 23-25 inclusive detail the split-level ground floor construction of the main barn area. A more formatively replaced concrete ground bearing slab lies 850mm below entrance level, with adjacent ground retained by a masonry dwarf wall. The upper lying ground floor

comprises a combination of stone setts, flagging and hardstanding. Throughout the area, stockpiled haylage restricts inspection however, where visible there is no visual evidence of excessive ground movement. All areas of the ground floor plan slopes noticeably from north to south.

Shippon; With access gained to the first floor area/roof void via an opening formed within the rear elevation of the barn (Plate 26), visual inspection of structural timber purlin and truss roof members revealed historic wood boring insect infestation and section depletion (Plates 27-29 inclusive). Exposed roof members to the remaining northern area of the Shippon are consistent with the defects noted however, purlin end damp penetration is clearly visible at the bearing with the north facing gable (Plates 30 & 31).

Visual inspection of the first floor boarding did not offer any evidence of excessive damp penetration, or 'springing' when walked across. When viewed from corresponding ground level, the supporting timber joists, beams and stall partitions do not suggest historic structural overstress based upon previous loading scenarios (Plates 32 & 33).

Throughout the Shippon, visual evidence clearly reinforces the assumption that this area was a more formative extension, with vertical 'butt' joints visible at the junction with the main barn masonry elements. (Plates 34 & 35) Additionally, a vertical crack is noted at the rear elevation of the Shippon with that out the south gable, corresponding to the location noted within the main barn (Plate 36).

Throughout, evidence of damp ingress to all wall elevations is noted (Plate 36). At the junction of the rear external elevation and south facing Shippon gable, evidence would suggest that this area has been more formatively re-pointed/rebuilt. More obviously, directly adjacent to the north gable, the elevation has obviously been re-built utilising standard format brickwork (Plate 37).

The ground floor construction to the Shippon is one of a more formative ground bearing concrete slab. Reasonably level when walked across, the floor slopes prominently from north to south.

3.0 Conclusions and Recommendations

3.0.1 General

3.0.1.1 The buildings are generally of 'reasonable' structural condition considering their age and nature of construction. At present, the structures are stable; however, subject to historic movement and levels of deterioration, we are of the opinion that in their present condition, the medium to long term structural integrity of the buildings cannot be categorically guaranteed. We would therefore recommend a number of remedial measures to address deterioration of structural timber members and masonry stability/restraint, thus improving the long term structural integrity of the buildings, particularly based upon their proposed change of use to that of residential.

3.0.1.2 It is recommended that a "specialist" timber survey is undertaken upon the timber roof elements of the existing structures that are proposed to be retained in redevelopment, unless noted otherwise. Such a survey should identify the nature and extent of any wood boring insect infestation, dry/wet rot and fungal attack and recommend the extent of remedial works necessary to arrest such and maintain the structural member strength to continue to provide necessary support.

Should remedial treatment solutions be a viable option, we would recommend structural design assessment of the existing truss and purlin members be undertaken to verify, or otherwise, their suitability to provide adequate support to the roof structure if required.

It is our considered opinion that where insitu, the existing timber first floor elements **are not** adequate to sustain the proposed loading, and as a result, be replaced by structurally competent, designed supporting members.

Additionally, we would recommend the replacement of all existing timber lintel members with suitably designed prestressed concrete replacement lintel members.

3.0.1.3 Whilst not of structural concern, we would recommend a "damp" survey be undertaken to all masonry elevations within the proposed area of refurbishment. If as expected, the level of the moisture within the wall elevations is excessive, remedial treatment solutions should be considered if necessary, particularly as proposals necessitate the 'physical connection/tie' to a blockwork lining wall

3.0.1.4 No vertical or lateral restraint is presently afforded to any wall elevations of the subject buildings. Whilst evidence of lateral displacement is noted throughout, where not subsequently noted as excessive, it is not of immediate detrimental effect. The provision of a proposed inner blockwork leaf tied to the existing masonry wall elevations will provide enhanced stability. However, notwithstanding this point, we would recommend as part of the refurbishment proposals, lateral and vertical restraint strapping at appropriate eaves, apex and first floor levels are undertaken throughout.

3.0.1.5 We are of the considered opinion that the building would benefit from 'tying' at their corresponding elevations. Remedial action may comprise of the staggered placement of helical wall ties applied externally at corner junctions. A more feasible alternative would be the introduction of internal mild steel restraint strapping at 450mm vertical centres for the full height of the corner junctions across adjacent internal leaves.

3.0.1.6 Again, not of structural significance, we would recommend that in the interests of durability, all elevations of the proposed refurbished structures are re-pointed with respect to mortar beds and perpends.

3.0.1.7 Based upon redevelopment proposals raising the existing ground floor slab level, the provision for a replacement ground floor slab should comprise of a 150mm thick, ground bearing concrete slab, laid upon suitably compacted hardcore and a single layer of 1200 gauge damp proof membrane ("Visqueen" or approved equal), formed upon approved competent sub-base strata, or alternatively if competent bearing strata is proven beneath the existing slab, directly off such. Nominal mesh type reinforcement (A193) to the top of the slab should be provided with 25mm cover. Adjacent to external wall elevations, and where requirement necessitates the provision of foundation for internal load bearing wall elevations, the requirement of a thickening/downstand should be accommodated upon which formation of the proposed blockwork internal leaf can be made.

3.0.1.8 Further investigations to ascertain existing foundation depth, width and nature of existing bearing strata should be undertaken in order that proposals do not compromise their integrity.

3.0.1.9 Based upon proposals, a blockwork lining skin is to be constructed internally throughout adjacent to the existing masonry inner leaf. This leaf should be fully tied into the existing masonry using appropriate proprietary wall ties at 900mm horizontal and 450mm vertical centres;150mm distance from and 300mm maximum vertical centres at all openings.

3.0.1.10 Where proposals necessitate the removal and/or demolition of existing structural elements of the property, careful consideration to the method and sequence of temporary support works should be given, not only to ensure the safety of site personnel, but so as not to compromise the structural integrity of the immediate property area.

3.0.2 Main Barn

3.0.2.1 Where vertical cracking is noted within the external and internal facade of the south facing gable elevation, remedial crack 'stitching' is required. The remedial works should take the form of helical reinforcement bars ('Twistfix' or approved equal) placed across the vertical crack location in accordance with the manufacturers guidance.

3.0.3 Shippon

3.0.3.1 Where vertical cracking is noted at the junction of the internal rear elevation and the south facing gable elevation, remedial crack 'stitching' is required. The remedial works should take the form of helical reinforcement bars ('Twistfix' or approved equal) placed across the vertical crack location in accordance with the manufacturers guidance

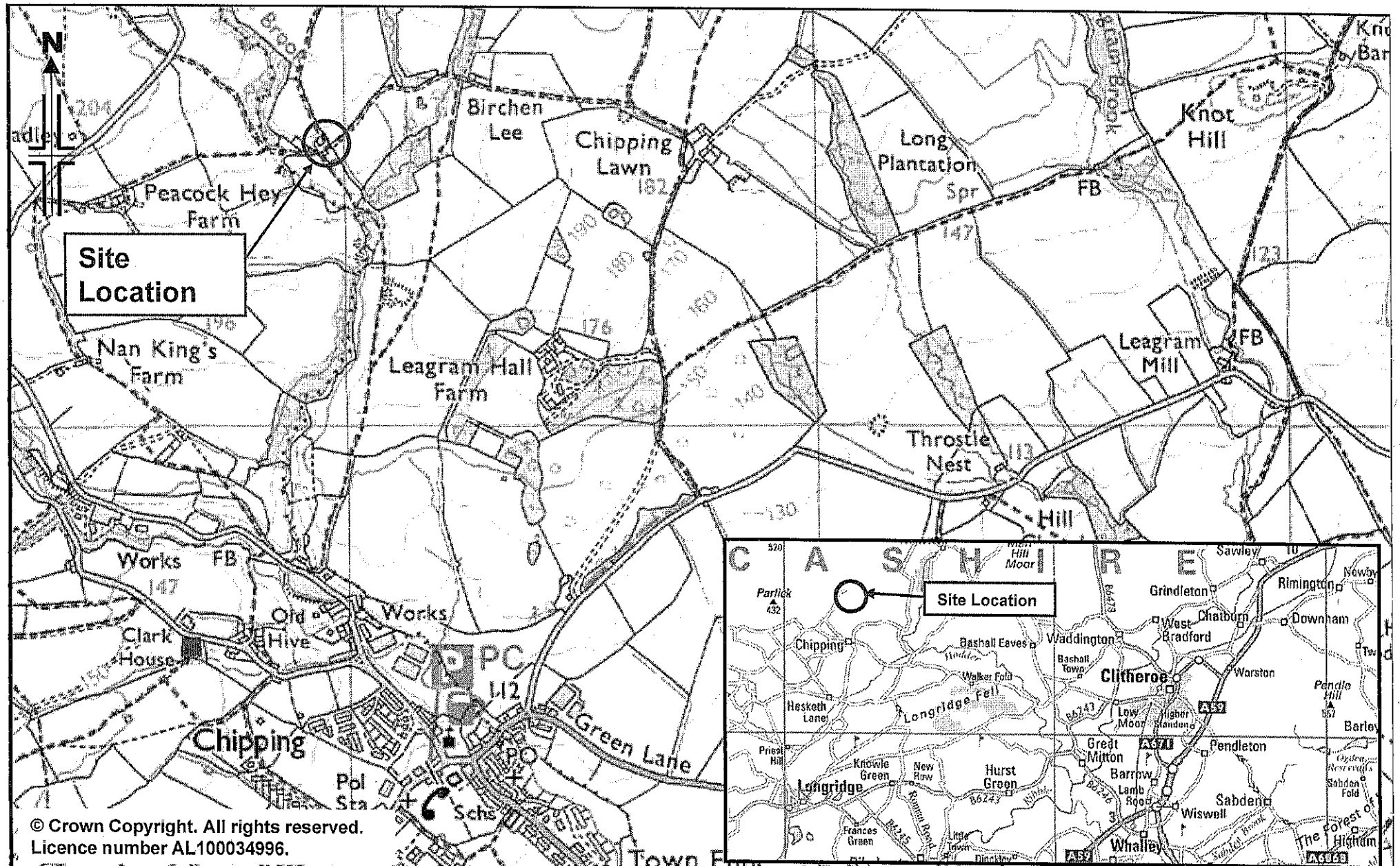
4.0 REPORT LIMITATIONS

4.1 PSA Design Limited believes that providing information with regard to limitations is essential to assist the client to identify and therefore manage its risks. Where investigations have been undertaken on a visual basis, our assumptions of construction materials and methodology are based upon experience and recorded empirical research of building construction. The risks associated with potential variation of the assumed construction may be mitigated by appropriate investigations, but cannot be eliminated.

4.2 An interpretation or recommendation based on this information provided within this report is based on our judgment and experience of this information and not on any greater knowledge that might be implied.

4.3 The interpretations and recommendations contained herein represent our opinions which are provided for the sole use of our client in accordance with a specific brief. As such these do not necessarily address all aspects of behaviour at the site. Should these interpretations be used by any third party, verification should be made by reference to the appropriate factual information

DRAWINGS



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		Title	Regional Location Plan	Approved				

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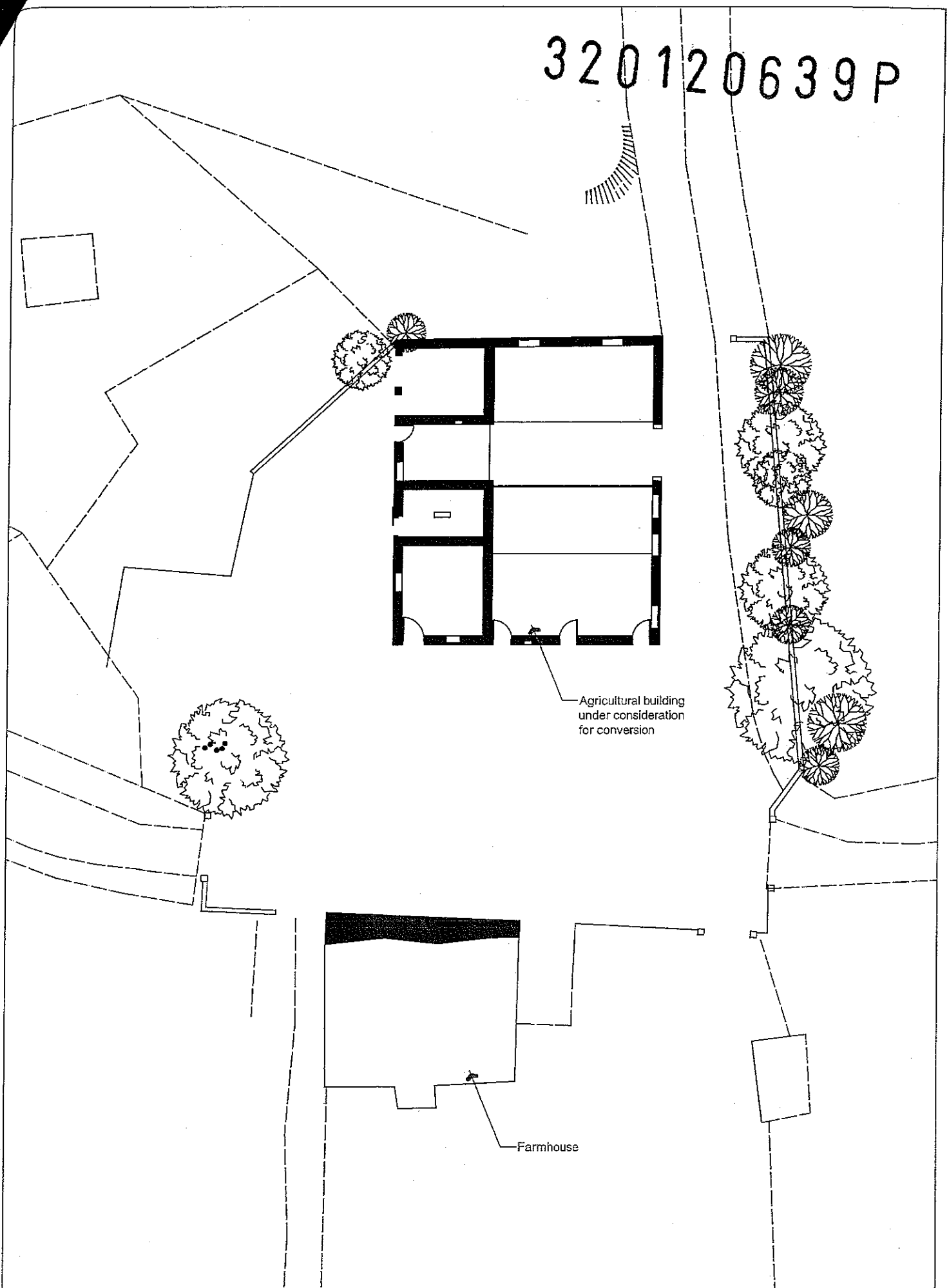

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		Job	Windy Hill Farm, Chipping	Drawn PJB	Check AGB	Appr AGB	Date 18.06.12
		Title	Existing Site Layout				Rev

PHOTOGRAPHS

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Plate 1 – North facing gable Elevation

Plate 2 – Undulating roof finishes to rear pitch

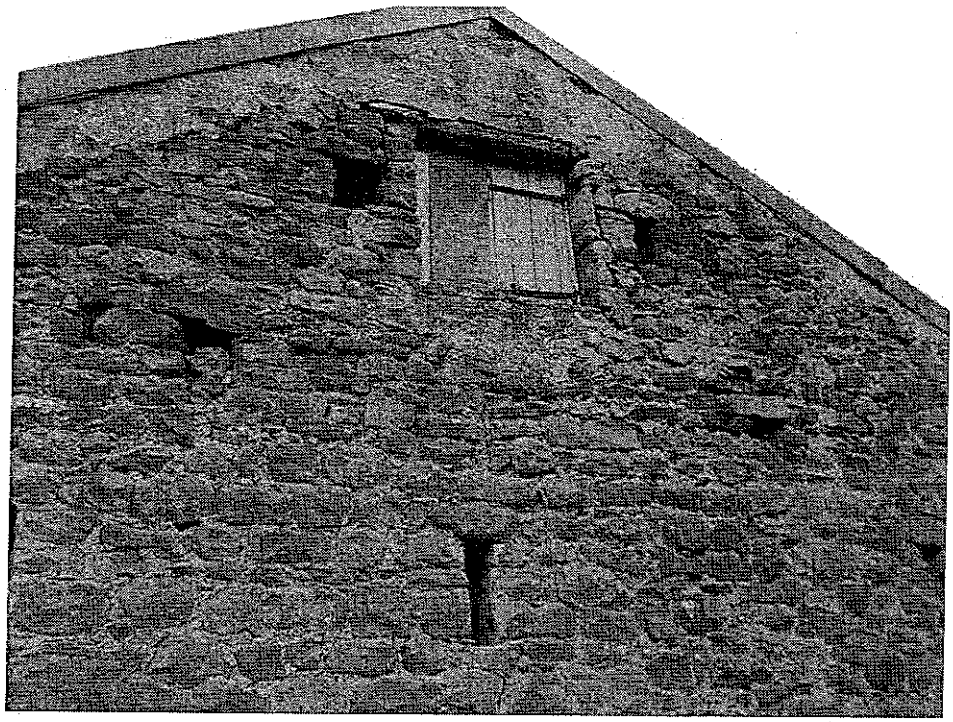

Plate 3 – Weathered mortar to North gable apex

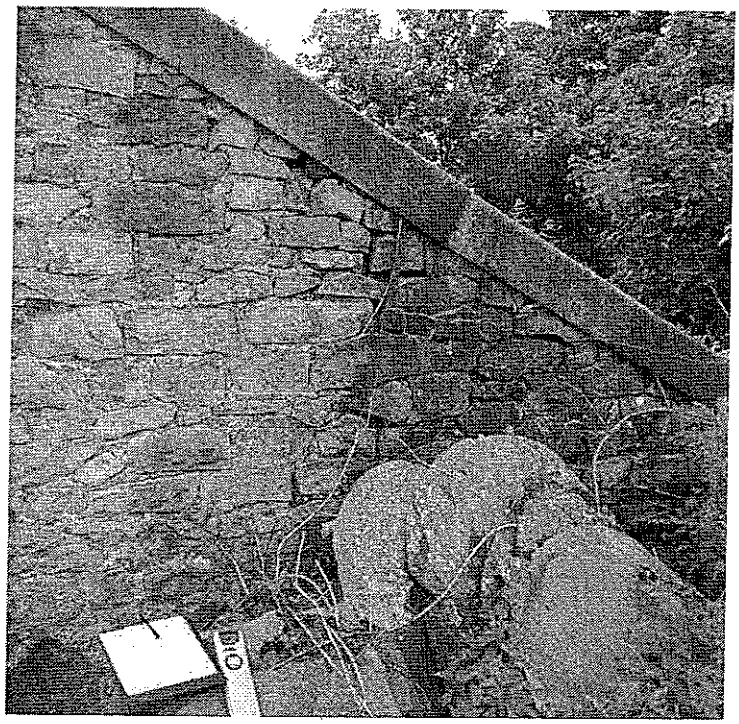

Plate 4 – Damp 'staining'

Plate 5 – East facing (front) Elevation

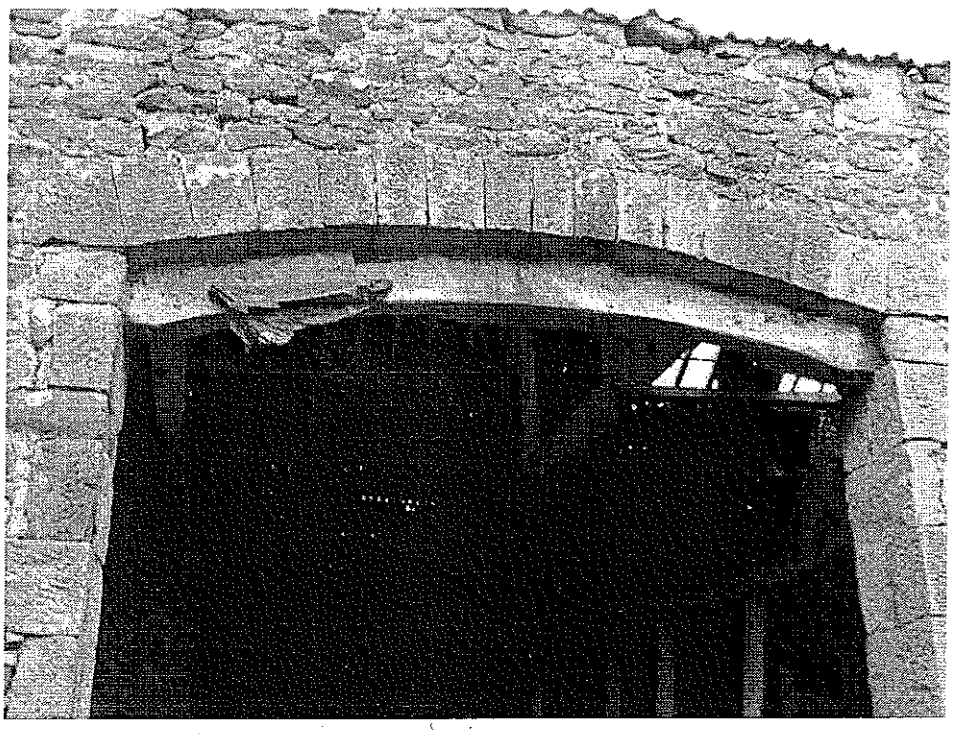

Plate 6 – Timber lintel beneath masonry arch

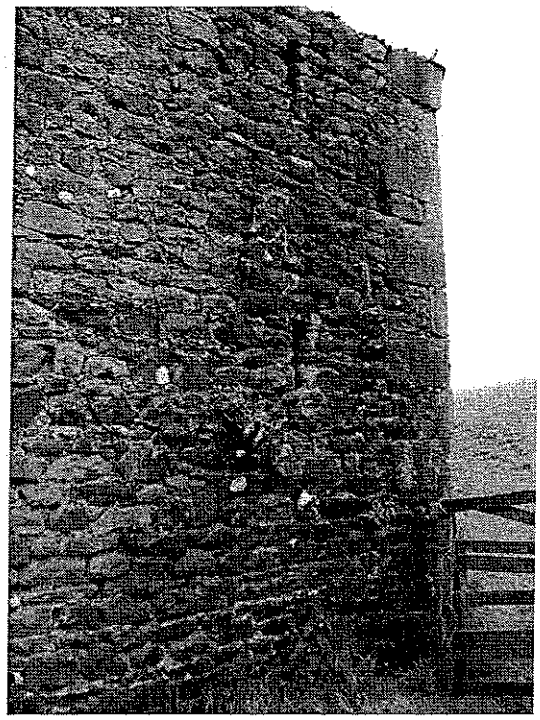

Plate 7 – Water staining and vegetation growth

Plate 8 – Lintel bearing movement

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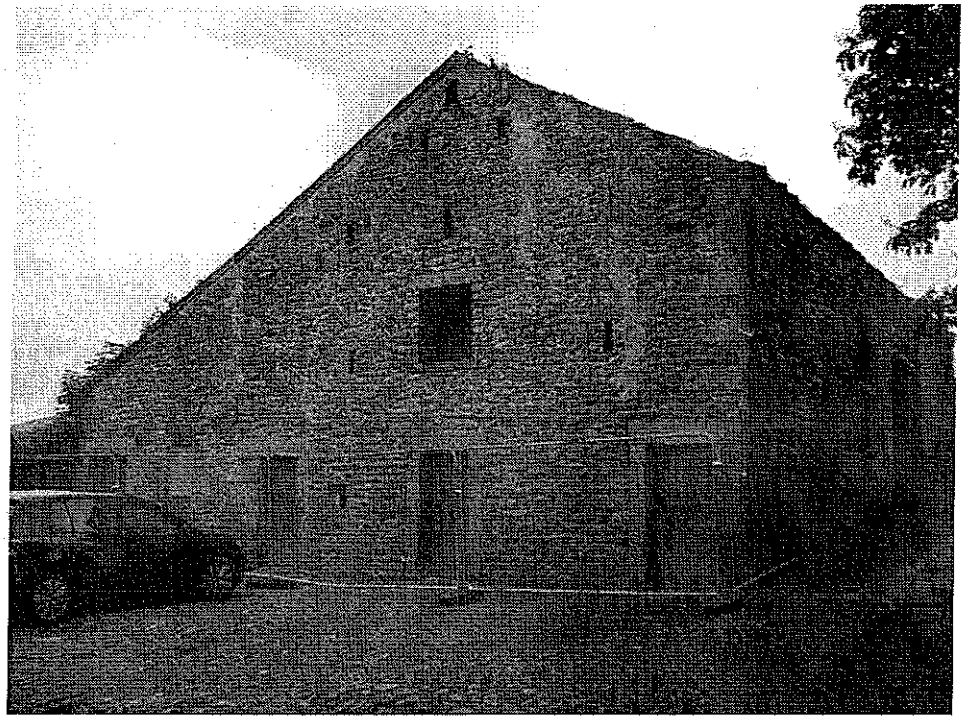

Plate 9 – South facing gable Elevation

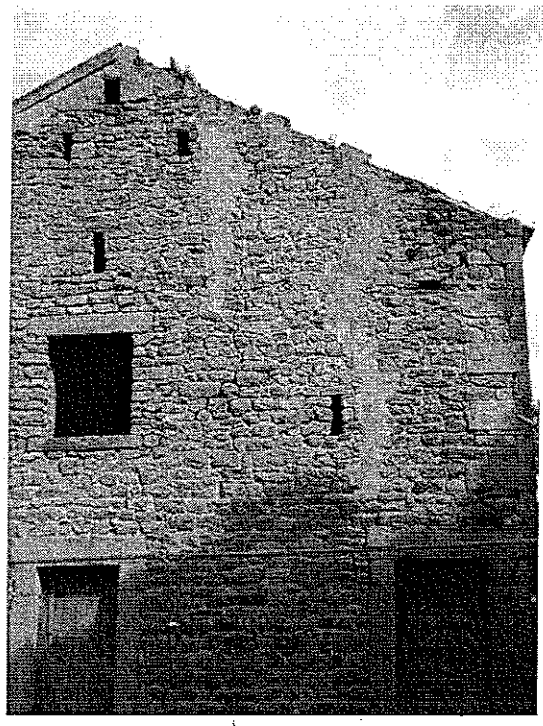

Plate 10 – 'Re-pointed' masonry cracking

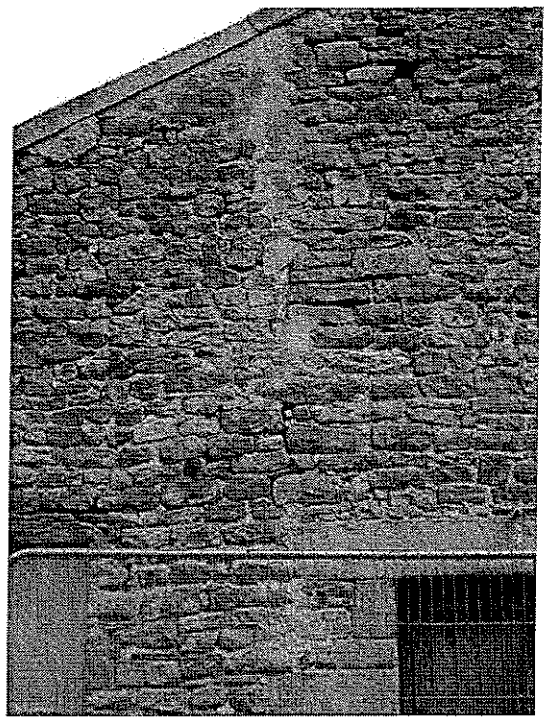

Plate 11 – 'Re-pointed' masonry cracking ('Shippon')

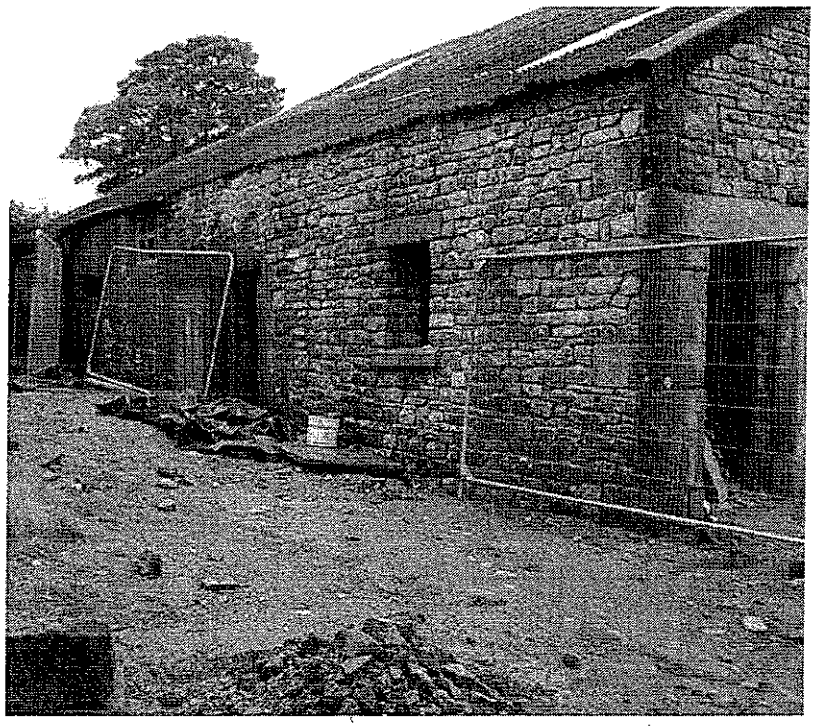

Plate 12 – Rear (west facing) Elevation

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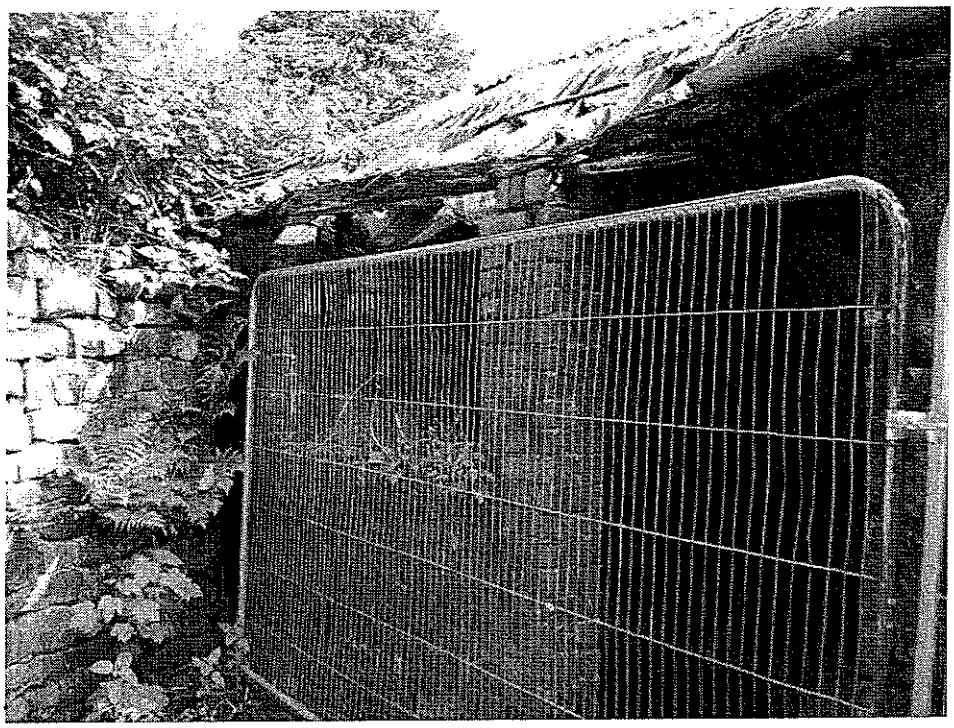

Plate 13 – Rebuilt brick facade adjacent to North Gable

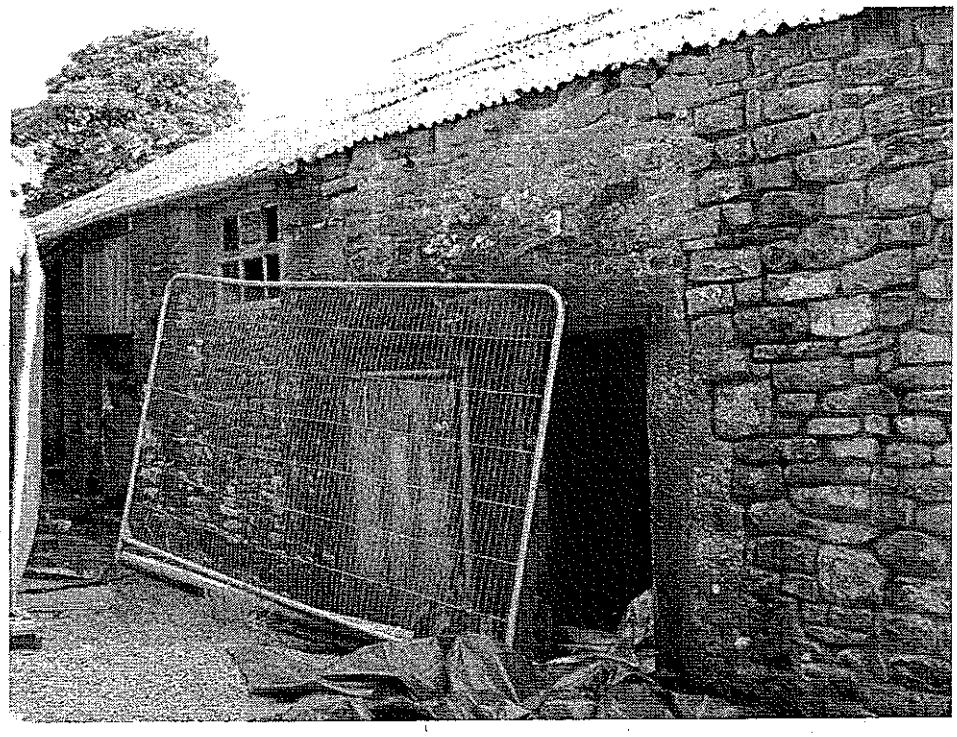

Plate 14 – Weathering to West (rear) Elevation

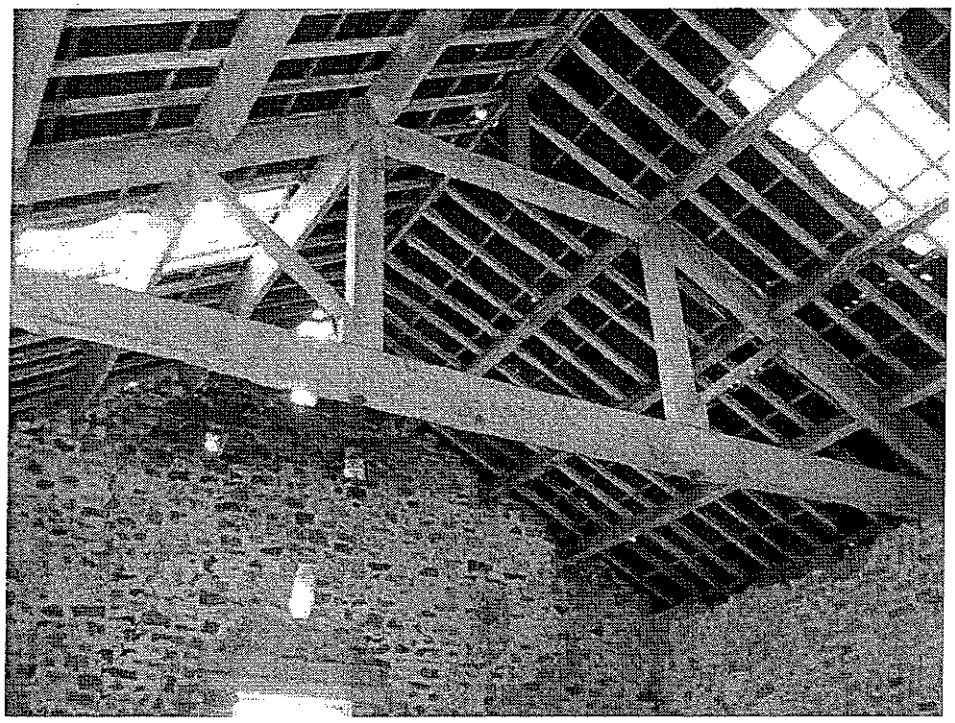

Plate 15 – Main Barn Roof

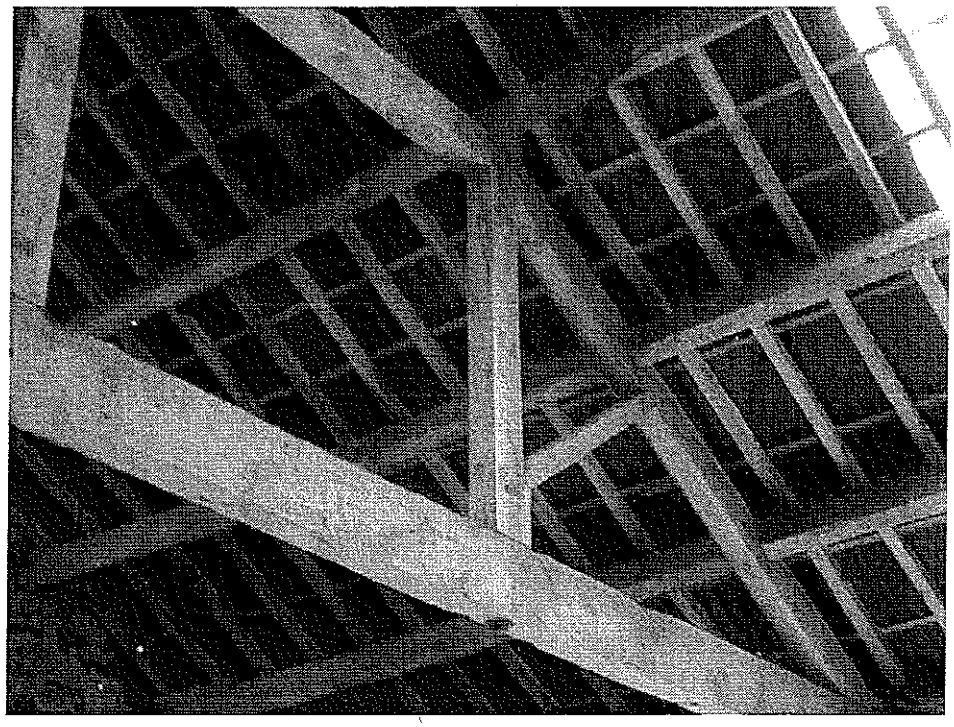

Plate 16 – Main Barn Roof

Plate 17 – Damp and rot to purlin

Plate 18 – Re-built inner leaf

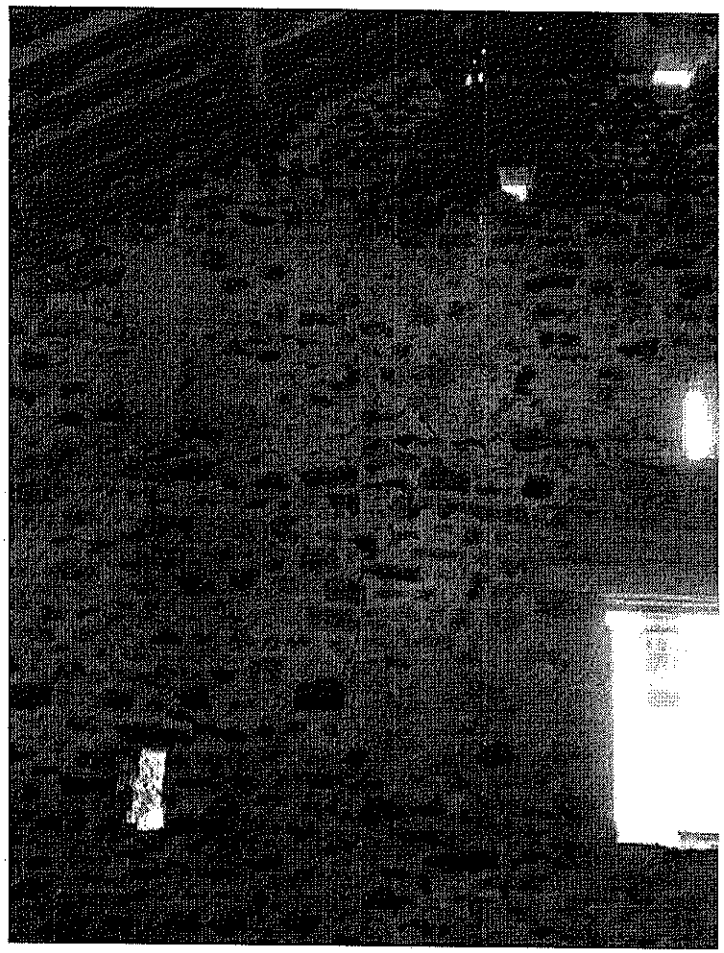

Plate 19 – Vertical cracking to inner leaf (South Gable)

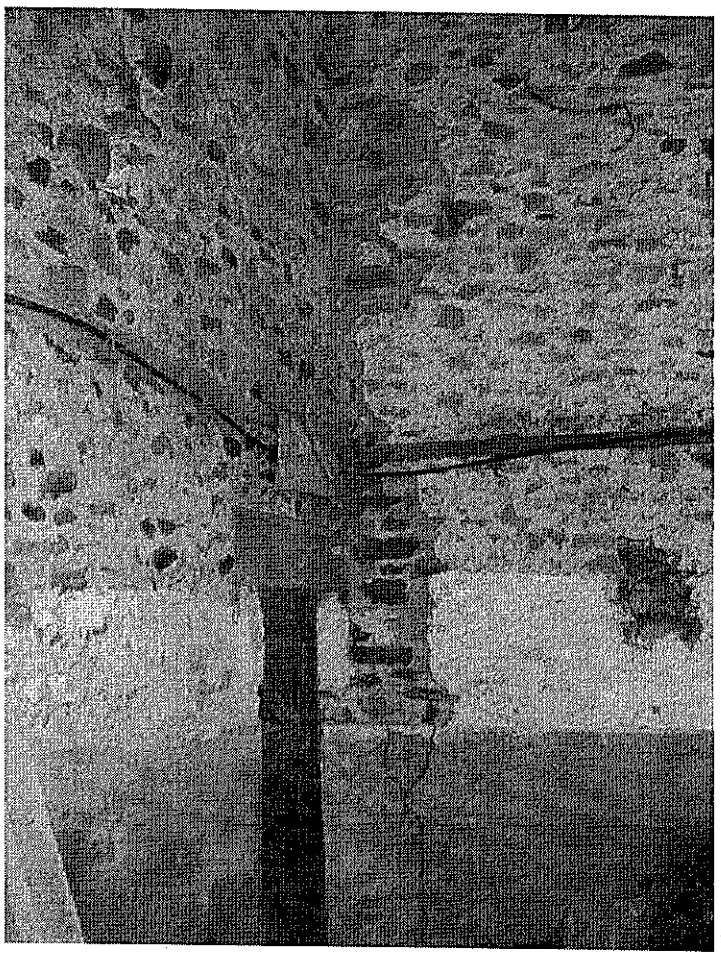

Plate 20 – South gable / Rear barn junction

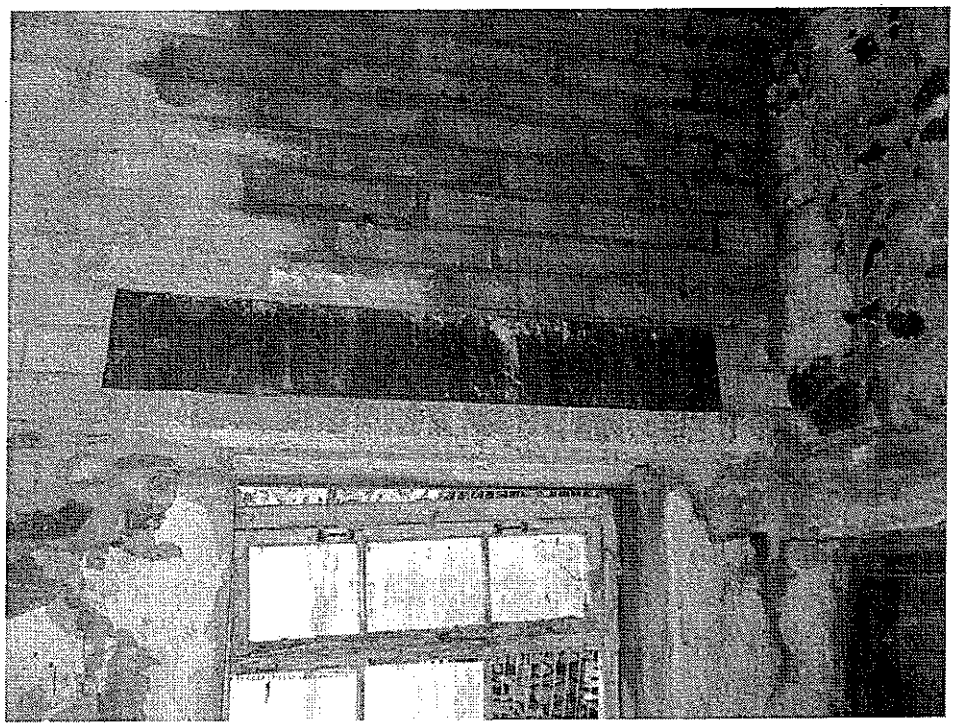

Plate 21 – Pre-stressed concrete lintel replacement

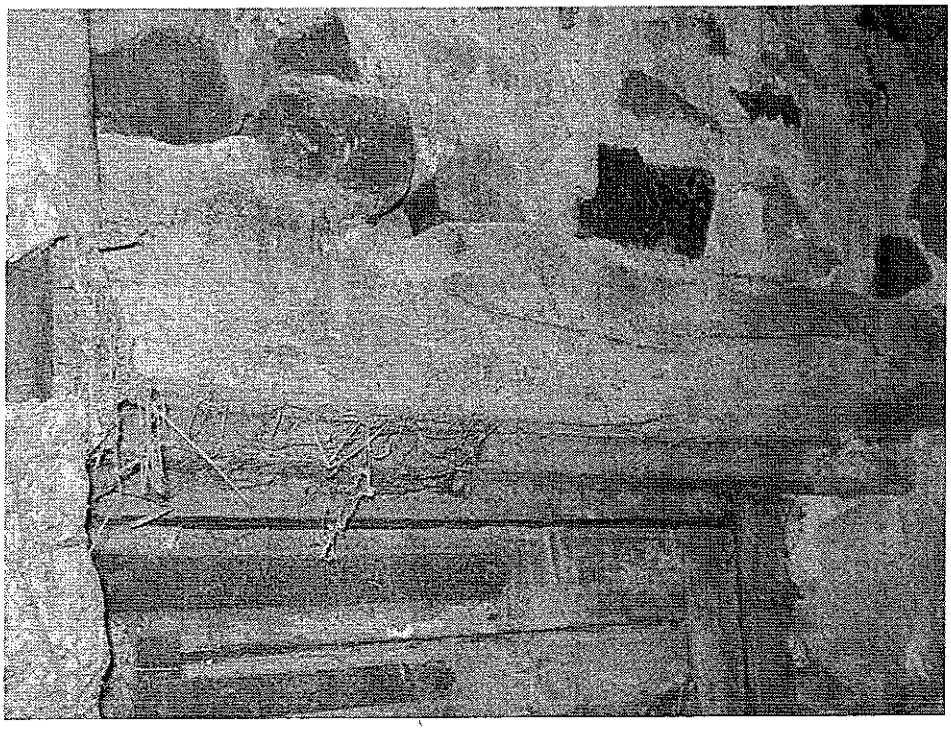

Plate 22 – Existing timber lintel (Barn – internal)

Plate 23 – Floor adjacent to Main Door

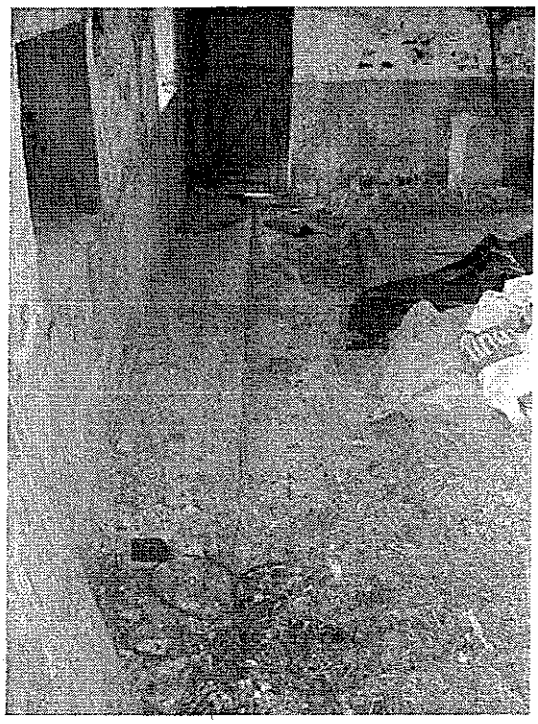

Plate 24 – Lower lying concrete ground bearing slab

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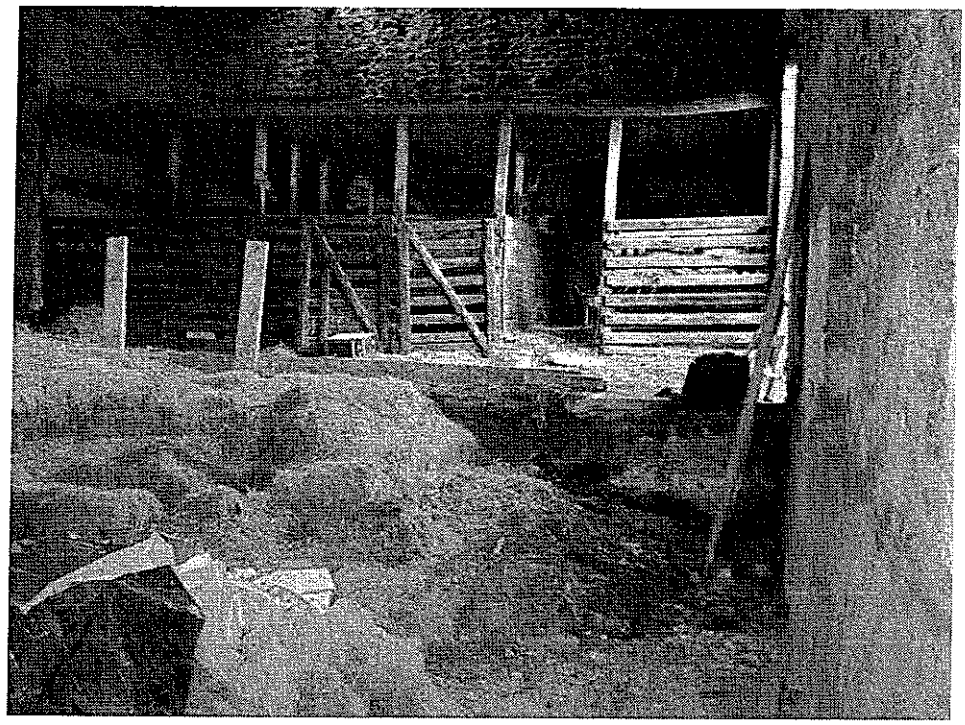

Plate 25 – Ground floor viewed from south-east corner

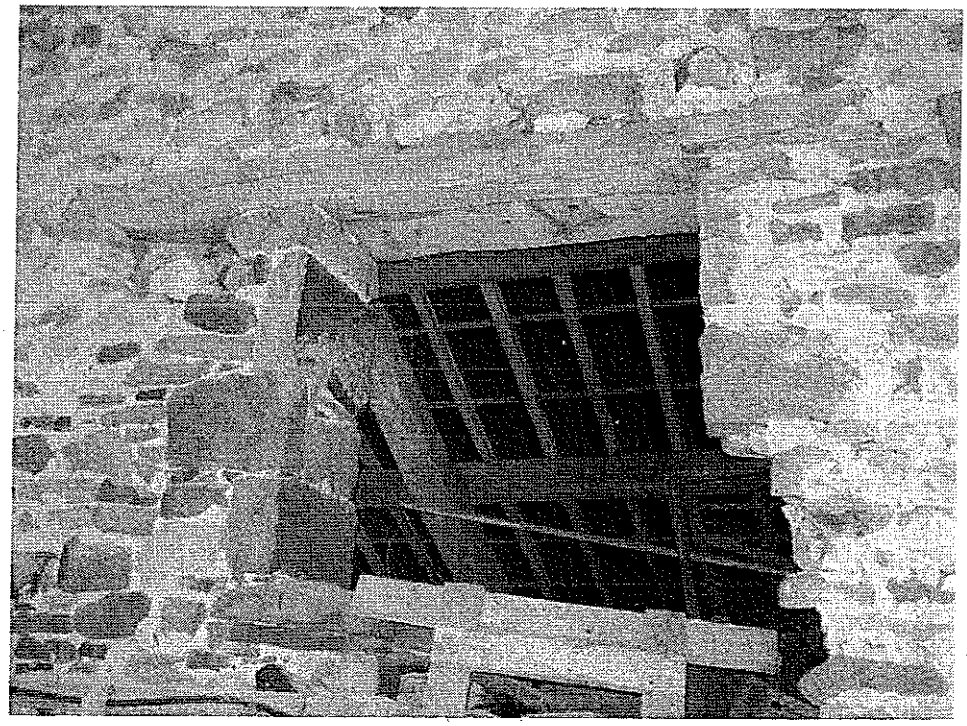

Plate 26 – Opening within rear elevation of barn to roof void of Shippon

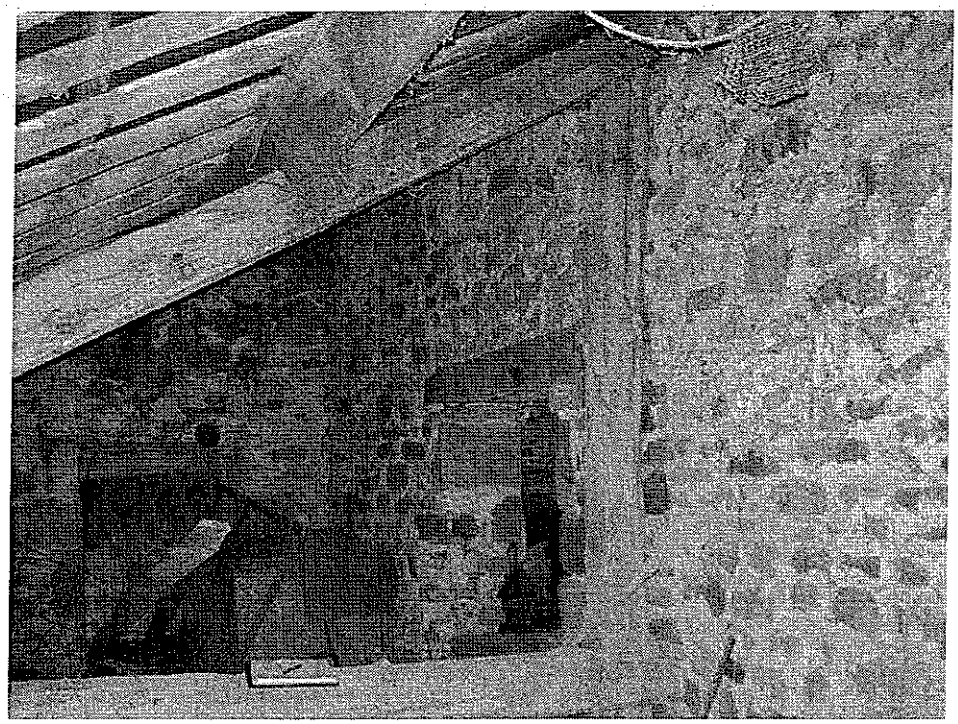

Plate 27 – Shippon roof (truss in foreground)

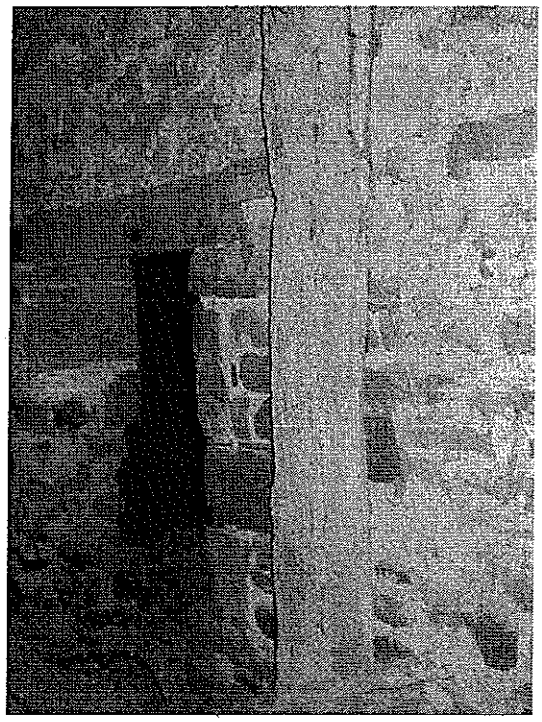

Plate 28 – Vertical post of mono pitch truss

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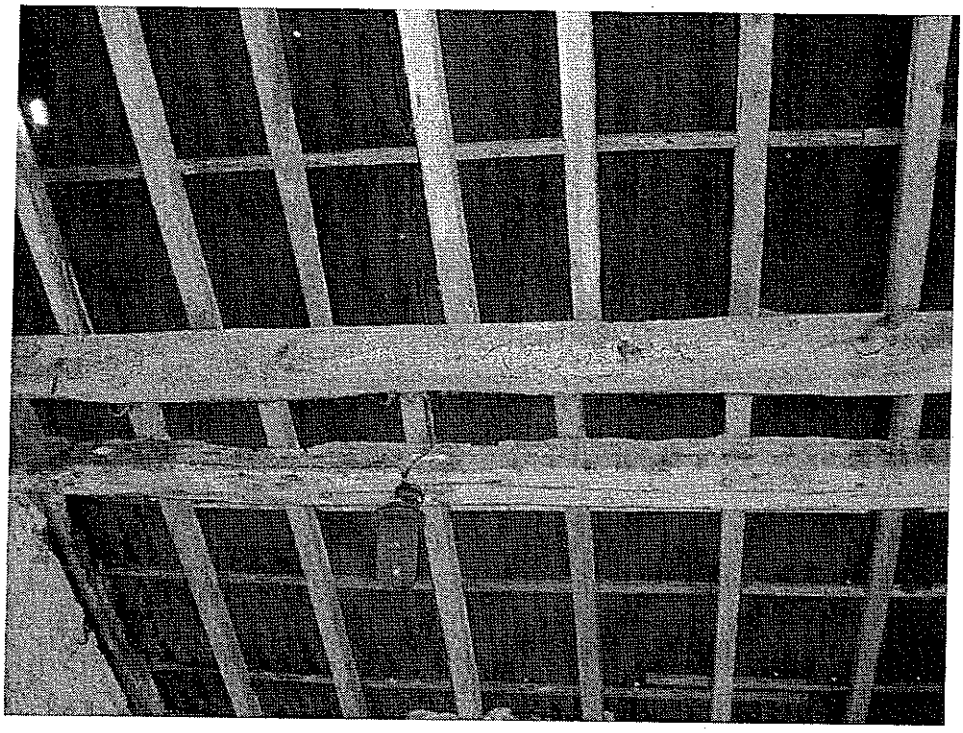

Plate 29 – Purlin section depletion (Shippon)

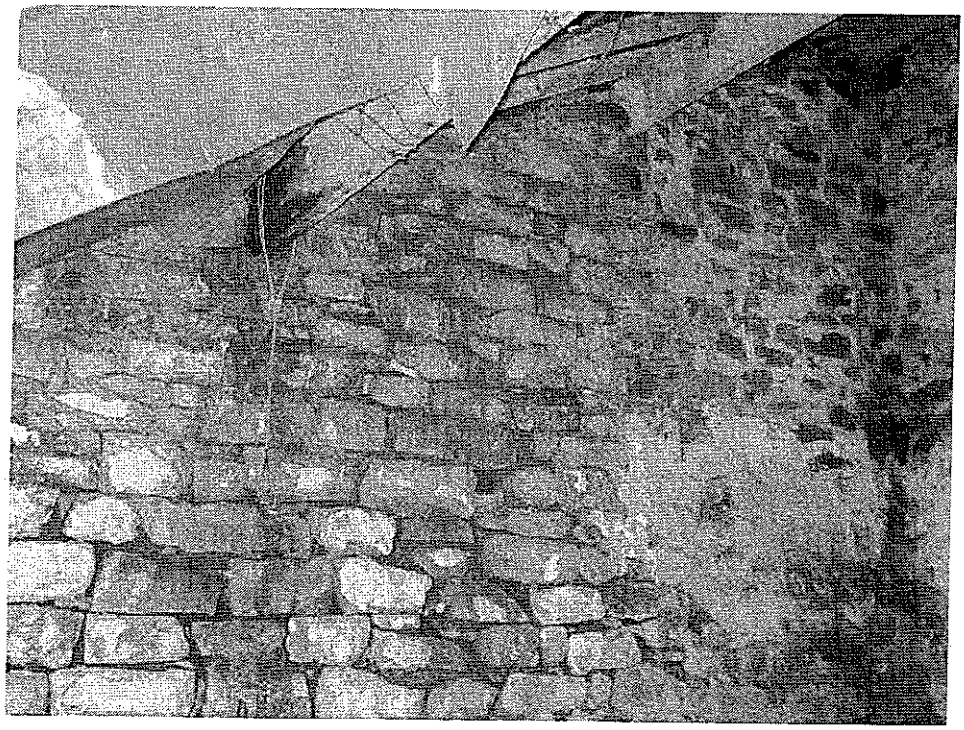

Plate 30 – Damp penetration to purlin bearing and North gable (Shippon)

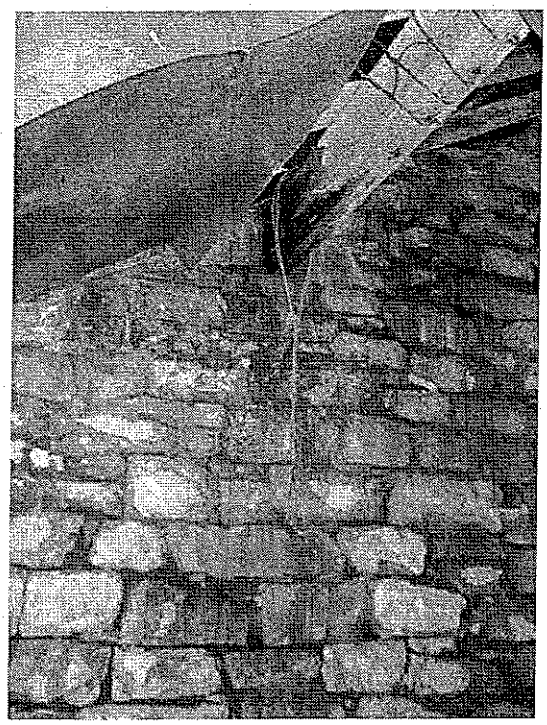

Plate 31 – Damp penetration to purlin bearing at North gable (Shippon)

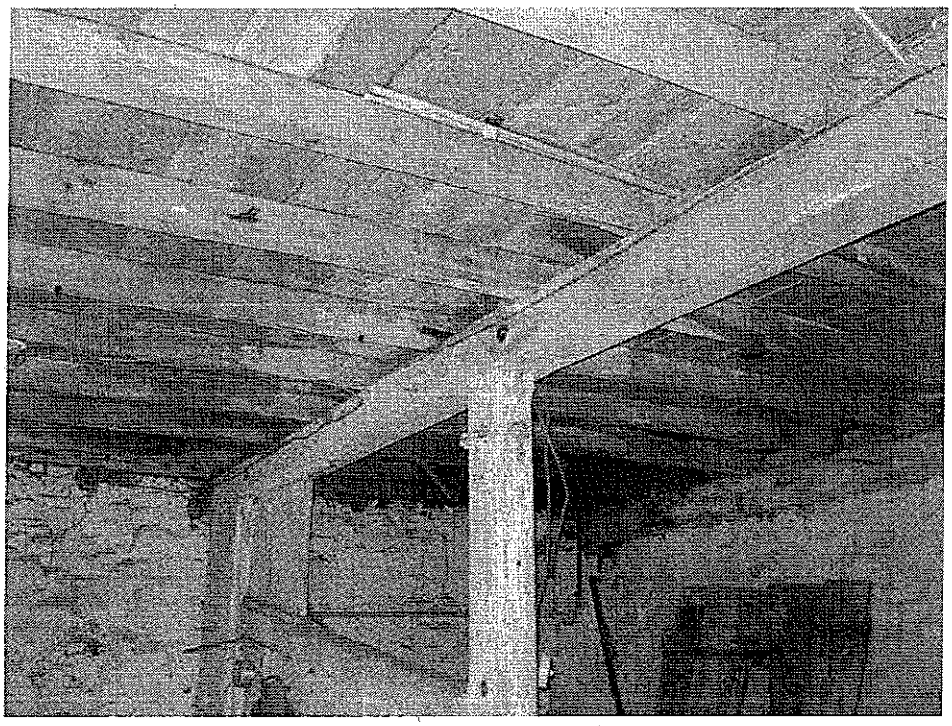

Plate 32 – 1st floor joists supported on stall partition

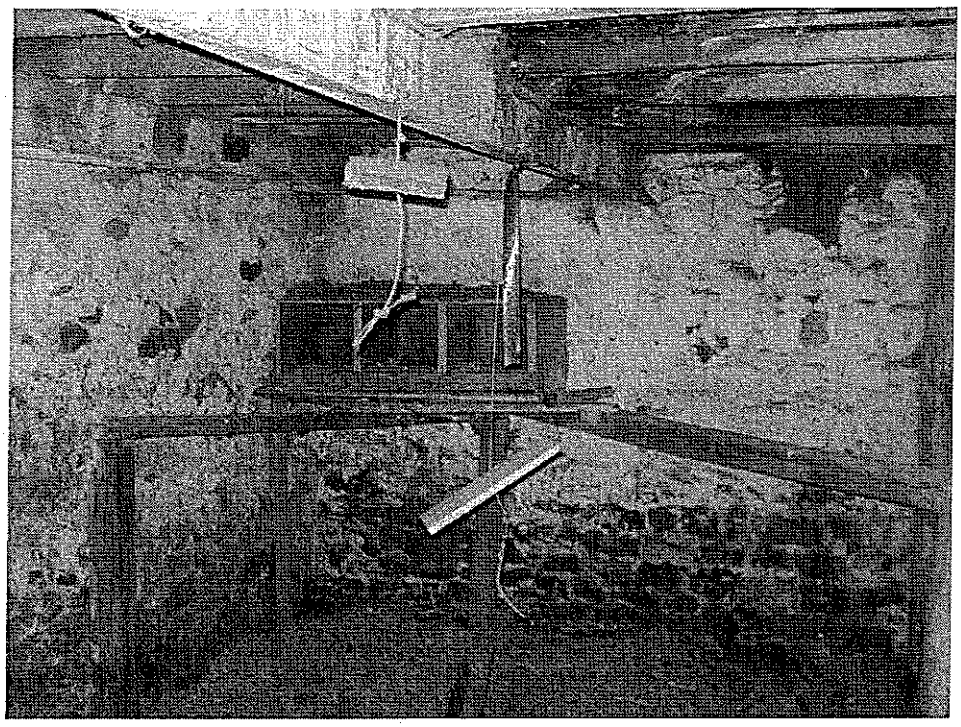

Plate 33 – 1st floor supporting beam

Plate 34 – Butt joint at Shippon / Barn

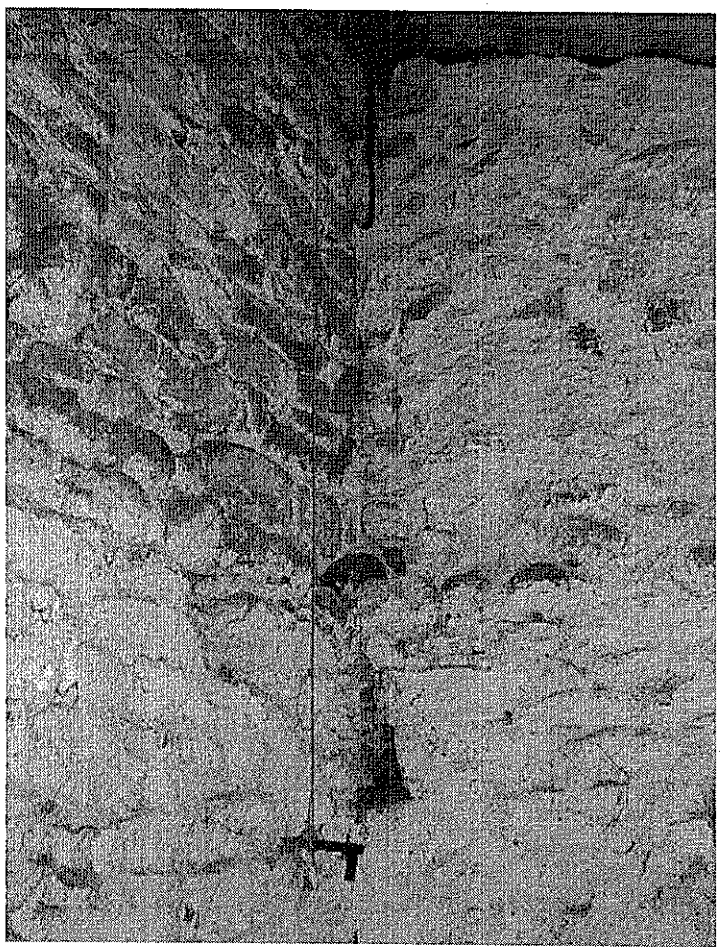

Plate 35 – Butt joint at Shippon rear elevation and spine wall

Plate 36 – Vertical crack, damp penetration to applied Shippon wall finishes

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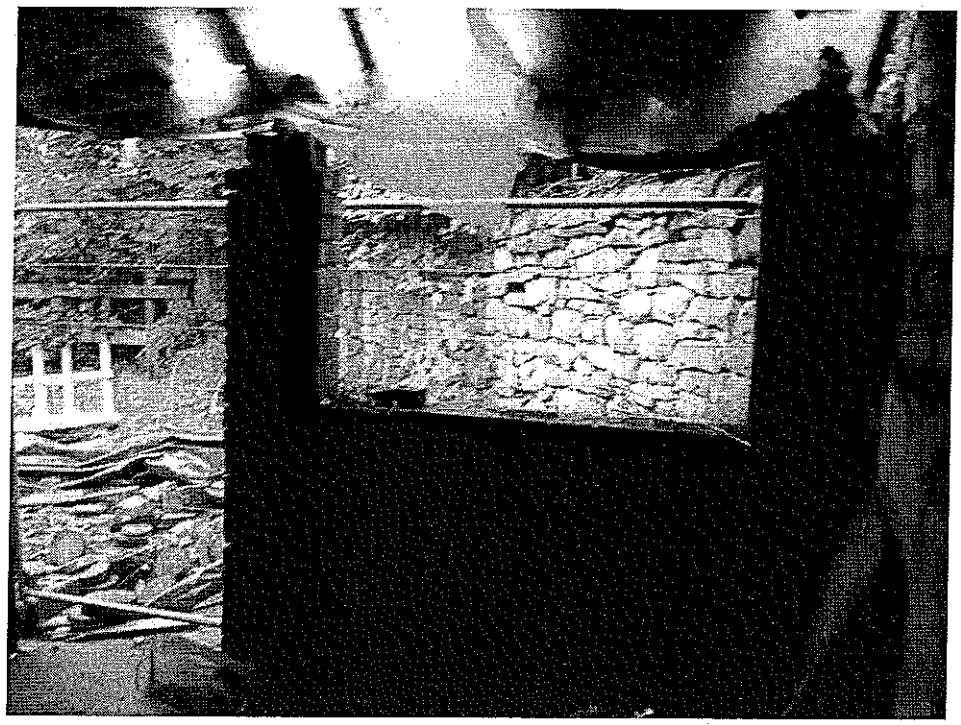

Plate 37 – Re-built brickwork elevation

Environmental

Certified up to 95% efficient to European Performance Standards

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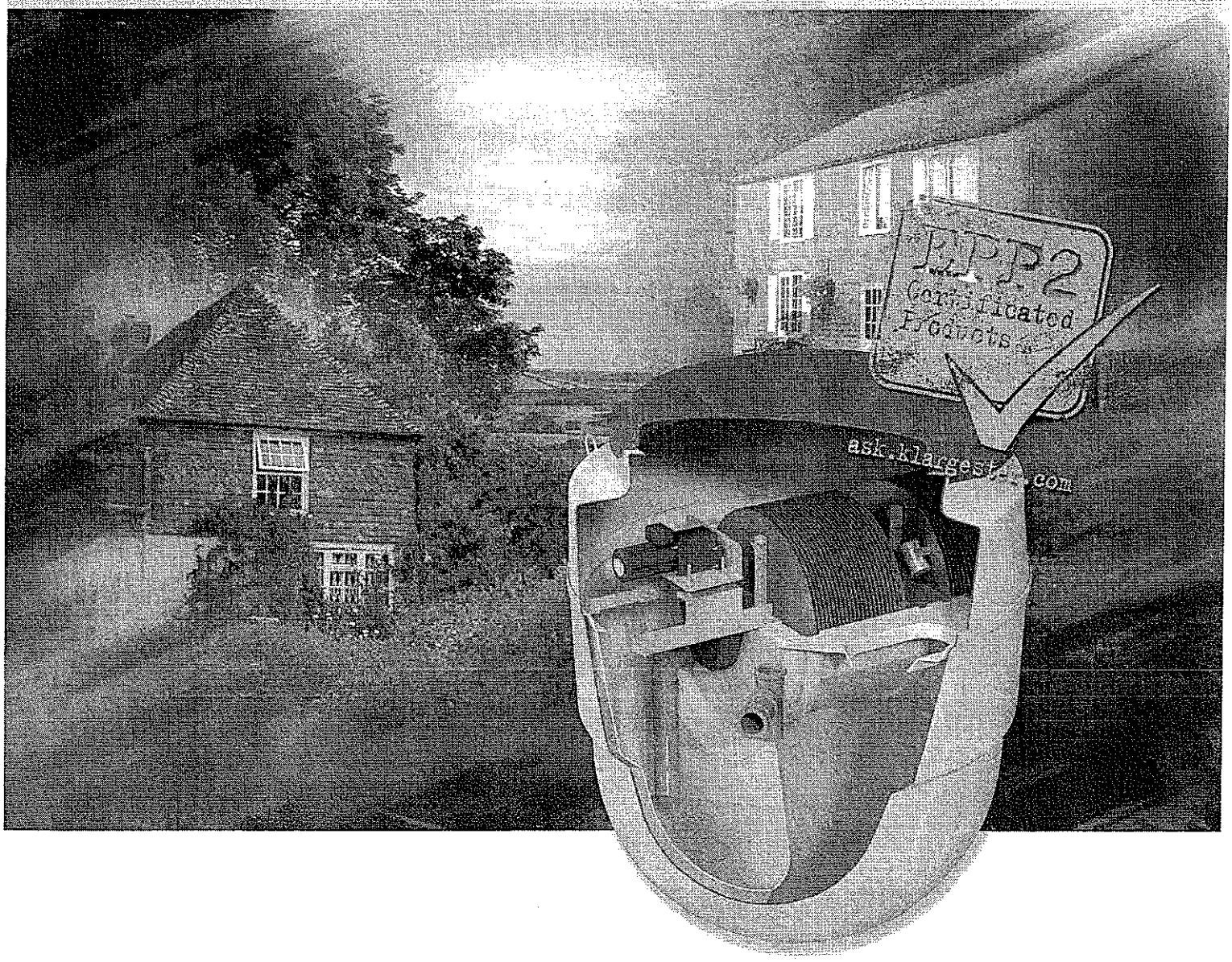
Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants for Residential Applications



Sustainable, Reliable, Affordable

Kingspan®

Klargester BioDisc® BA-BD

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

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

Certificated to European Standard EN-12566

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency to comply with the European Standard for small treatment plants

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

Only products that hold an EN-12566 certificate are approved for an exemption from a permit to discharge under the new EPP2 environmental legislation

The test report also highlighted:

- Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1 3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Klargester has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN-12566 and has been awarded Irish Board of Agrément Certification (for BA, BA-X and BB sizes only). Klargester is an accredited company under ISO 9001:2000 quality management systems. Klargester offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN-12566.

Unique Design

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

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

Assured Performance

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

Low Running Costs

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

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

Low Lifetime Costs

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

Process Stability

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

Low Profile Covers

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

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

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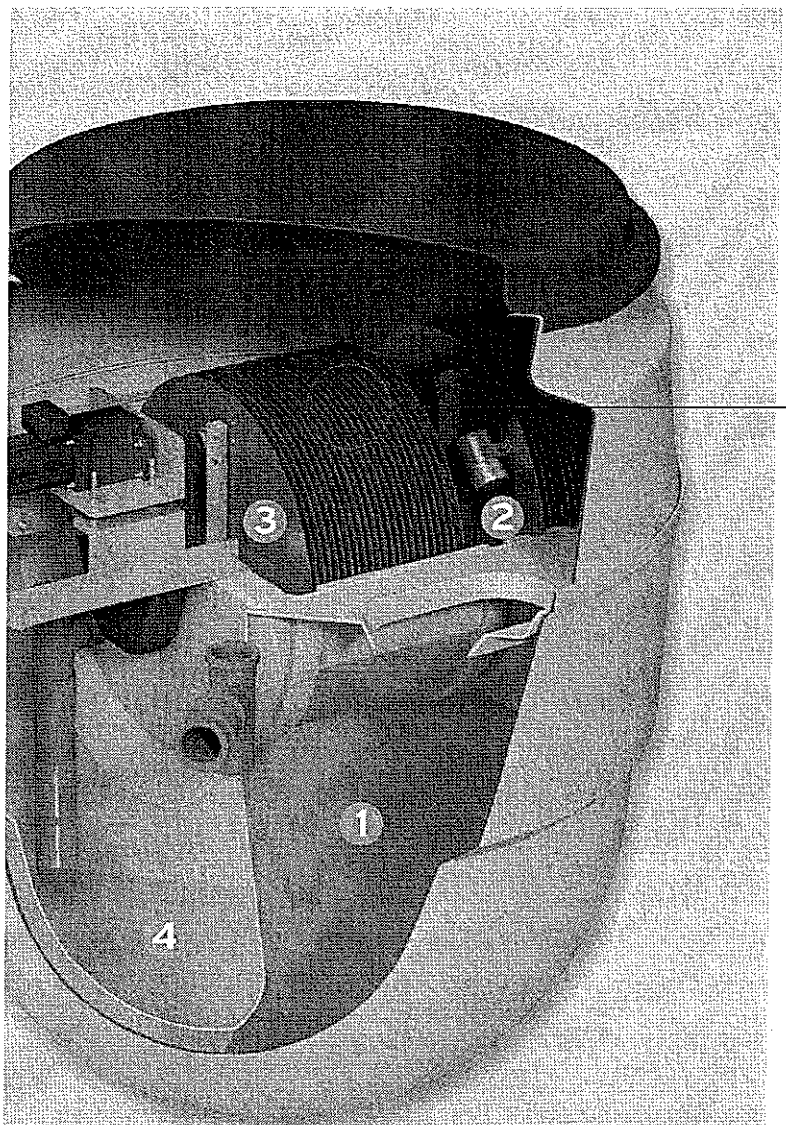


How the Klargester BioDisc® Works

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

The Breakdown Process

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

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

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

Rotating Biological Contactor (RBC)

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

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

Dispersal

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

Standard Invert Options

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

Nationwide Availability

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

Klargester

Klargester BioDisc® BA-BD

Specification

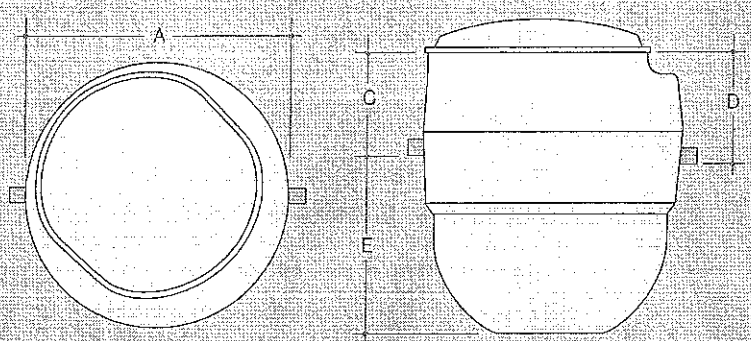
	Single House		Multiple Houses		
Unit Size	BA	BA-X	BB	BC	BD
Population Equivalent	1 house up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	2450
Overall Length (B) mm	-	-	-	-	3340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

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

** Optional invert depths of 450mm and 1250mm are available. † Optional invert depth of 1100mm is available.*

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

BioDisc® BA, BA-X, BB and BC

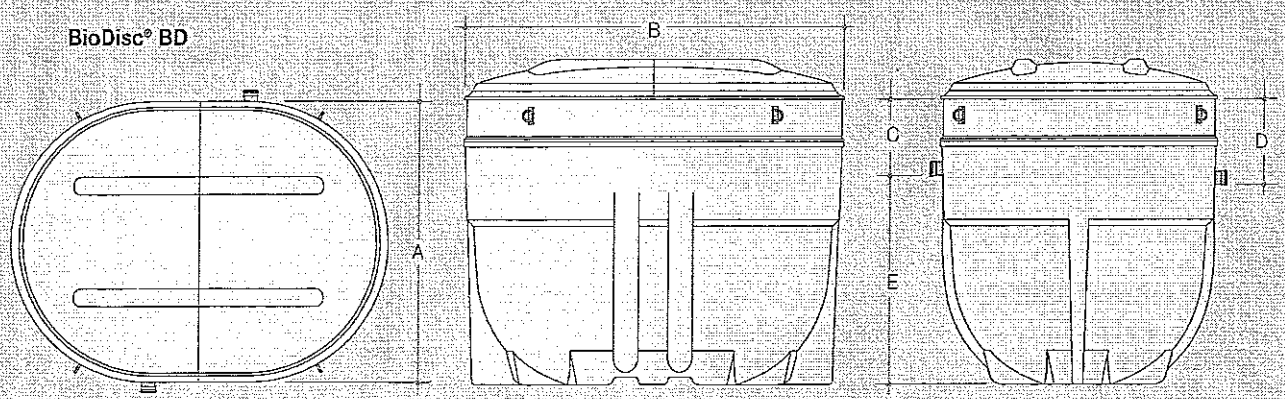


Sizing Your Treatment Plant

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

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

BioDisc® BD



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Quick and Easy to Install

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

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

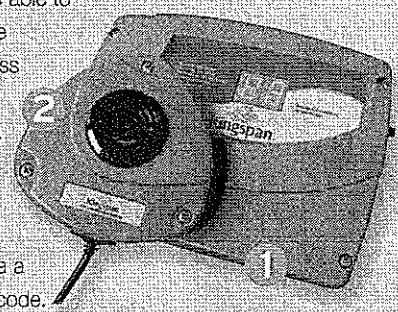
Hiab Off-loading

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

Complete Monitoring and Control

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

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



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

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

EN 12566-3 Section 6.0 para 6.1.1 states:

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

* Optional sensor fitments.

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

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

Sample Chambers

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

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

Solutions for All Your Off-mains Needs

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

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

If you already have a septic tank and would like to upgrade to a sewage treatment plant, we can meet your requests. The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

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

Klargester

Klargester Reed Beds

What is a Reed Bed?

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

Benefits

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

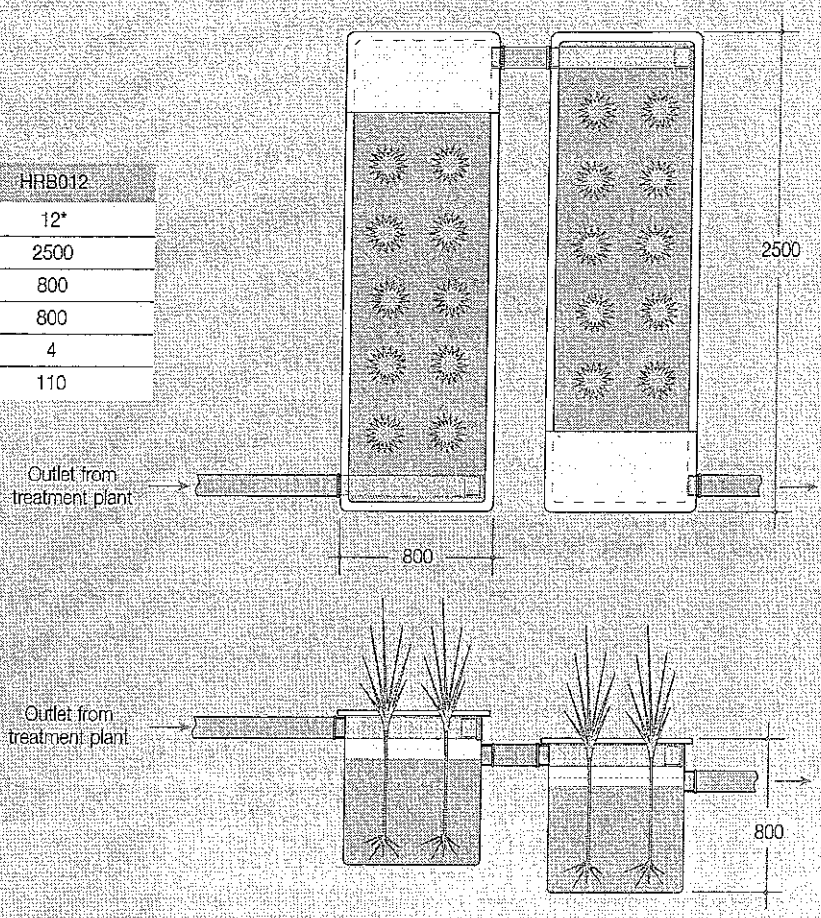
Design

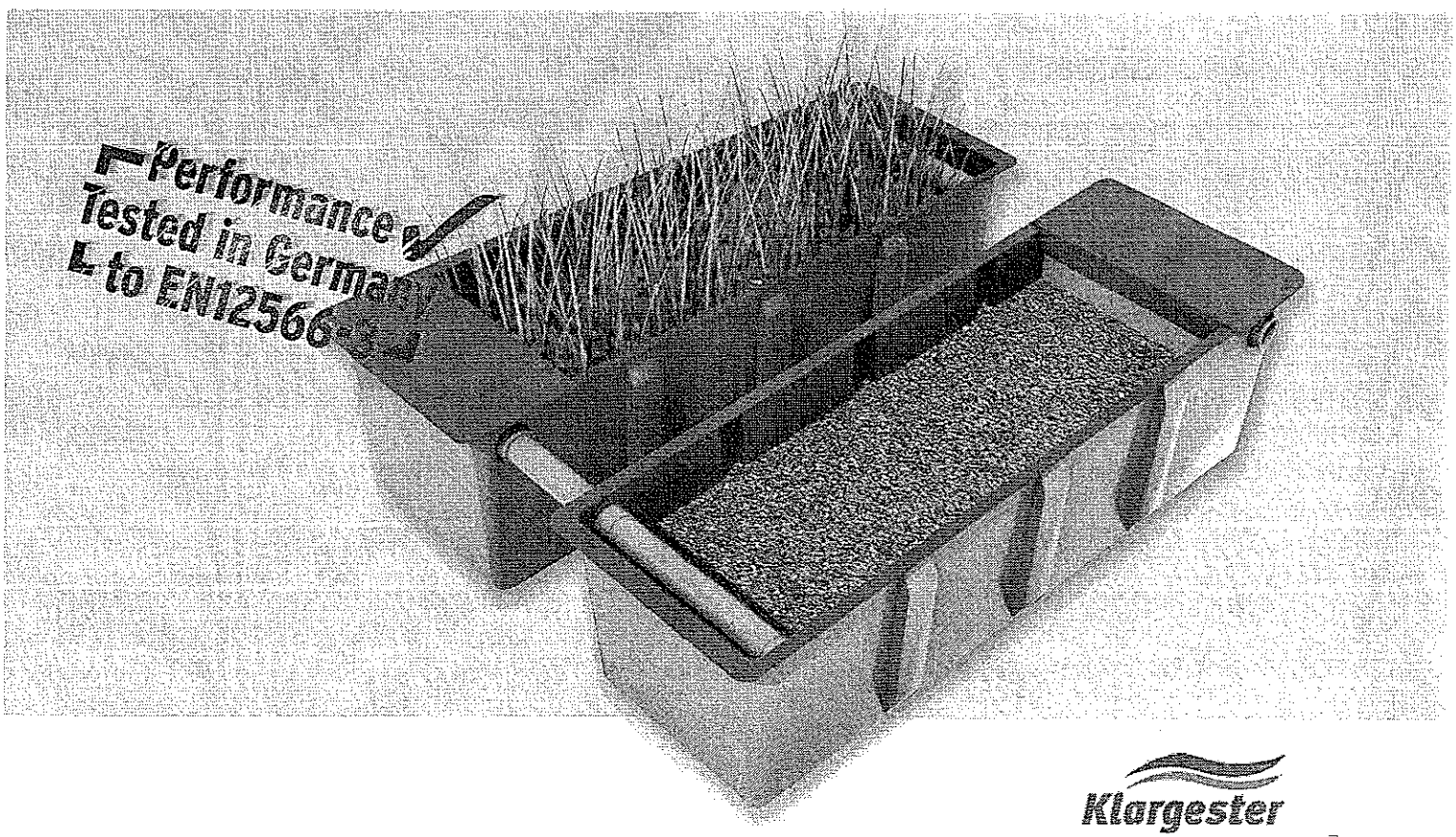
- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control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

Specification

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

*12 population equivalent maximum





Klargester

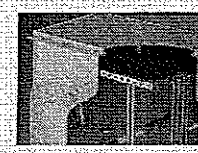
The Market Leading Range of Klargester Sewage Treatment, Pumping and Drainage Solutions from Kingspan Environmental


Commercial Sewage Treatment Plants


Large Capacity Pumping Stations


Stormwater Attenuation Systems

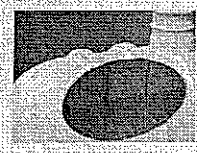

Domestic Sewage Treatment Plants


Packaged Pump Systems

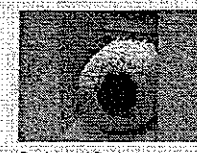

Reed Beds


Oil/Water Separators


Septic Tanks

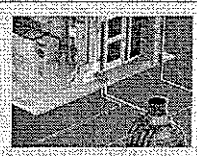

Below Ground Storage Tanks


Grease & Silt Traps


Packaged Drainage Systems

KingspanWater Rainwater Harvesting Solutions


Residential & Commercial Rainwater Harvesting


Domestic Rainwater Harvesting


Garden Watering Systems

Kingspan Environmental Accredited Installers

Strategically located throughout the UK and Ireland, Kingspan Environmental Accredited Installers are appointed following a selection process which assesses their installation expertise, reputation and financial status

These performance criteria together with their design skills and knowledge of Kingspan Environmental products are also reviewed to ensure that the highest levels of professionalism are maintained

Larger Applications

Klargester also manufactures BioDisc® plant to cater for larger applications such as residential developments, caravan sites and hotels.

As specialists in wastewater treatment we are able to provide solutions for many different applications. Please contact us for further information.

Kingspan Environmental Service

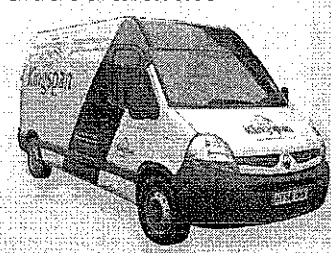
Who better to look after your treatment plant than the people who designed and built it?

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

Kingspan Environmental : Service

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

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



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BRITISH WATER

UK GREEN BUILDING COUNCIL

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Kingspan®

Klargester

UK: College Road North, Aston Clinton, Aylesbury, Buckinghamshire HP22 5EW
Tel: +44 (0) 1296 633000 Fax: +44 (0) 1296 633001
Scottish Office: Tel: +44 (0) 1355 248484
email: info@klargester.com

Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co. Down BT35 6QH
NI Tel : +44 (0) 28 302 66799 Fax: +44 (0) 28 302 60046 ROI Tel: 048 302 66799 Fax: 048 302 60046
email: info@klargester.ie

Visit our website **www.klargester.com**, or our company website **www.kingspanenv.com**

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WILDLIFE SURVEY FOR BATS AND OWLS

Windy Hills Farm
Chipping
Preston
PR3 2QR

Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk

BAT AND OWL SURVEY & REPORT

Commissioned By:

Janet Dixon Town Planners

Address:

10A Whalley Road,
Clitheroe
Lancs
BB7 1AW

Tel No:

01200 425051

Instruction Method:

Written

Bat Survey Address;

Windy Hills Farm
Chipping
Preston
Lancs
PR3 2QR

Visit Date/Time:

11th June 2012 @ 19.30hrs

Weather Conditions:

Overcast, with a light easterly breeze and a temperature of 10^0C.

Document Reference:

1433

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BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.

3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.

2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.

3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.

5. Buildings with no signs of bats on the date of the survey may be used by individuals or small numbers of bats, in subsequent weeks, months or years.

6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.

2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

1 Presence of live or dead bats.
2 Bat droppings.
3 Moth and inset wings and remains.
4 Faint scratch marks on roof timbers.
5 Grease staining marks on roof timbers.
6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats.

Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
10 x 43 Hawke binoculars,
Bat box 'duet 'bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:
No evidence of use by bats was found.

Medium risk:
Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:
Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

	YES	NO
Property type		
Barn:	✓	
Extension:		✓
Other:		✓

Comments: The barn is a stone built two storey building.

Construction		
Stone	✓	
Brick		✓
Other:		✓
Bat Access Places	✓	

Comments:

Roof		
Slate		✓
Tile:		✓
Onduline sheeting	✓	
Bat Access Places	✓	

Comments: Open doorways and windows gives free access to any flying creatures.

Bat Signs		
Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: The structure has the potential to house a bat roost but careful search could find no clues or evidence of bats.

External Conclusions:

No signs of bat use could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: The building is used for storage.

Construction

	YES	NO
Stone	✓	
Brick		✓
Other/plaster:		✓
Bat Access Places	✓	

Comments:

Roof space, attic or loft

Beams	✓	
Cracks in beams		✓
Underfelt		✓
Bat Access Places	✓	

Comments: Comments; There is no lining on the underside of the roof making visual inspection straight forward. Spiders cobwebs adorn the roof timbers.

Bat signs

Bats seen		✓
Droppings	✓	
Bat Detector Results		✓
Staining on beams		✓
Moth + insect wings present		✓
Suspect summer roost		✓
Suspect winter hibernacula		✓

Comments: A search found two a single bat dropping on the floor as evidence of bats foraging and feeding within the building. There were no signs of a bat roost. The debris on the floor made finding evidence of bats more difficult than usual.

Internal Conclusions:

No signs of a bat roost could be found, but a bat dropping found on the floor of the barn indicated that a bat has entered the building for feeding.

Risk Assessment: Low

BAT SURVEY & REPORT

Evening Survey: Windy Hill Farm

Date; 11th June 2012

Start Time: 21.00 hours

End Time: 22.30 hours

Weather: A cool cloudy evening with a light easterly breeze and a temperature of 10^0C.

Bat Suitability Evening:

The evening was an ideal evening for foraging bats, with many flying insects and moths annoying the surveyors.

Survey Details:

The survey was conducted using a 'bat detector' set at 45Khz. The bat detector was occasionally tuned to 55Khz to allow for different species of bat sonar.

Survey Findings:

The evening was perfect one for foraging bats. At 19.37 hrs, a pipistrelles bat flew onto the site from further up the lane, and proceeded to forage and feed around the yard.

A second pipistrelle followed at 21.39 hrs closely followed by a third then a forth and by 22.00 hrs, a total of 25 bats were counted.

The farmhouse and barn are on a flight path from the roost site up the lane to the woodland beyond, which must be a good feeding area.

Fine tuning of the bat detector confirmed the species to be Common Pipistrelle, echo locating on 45 Khz.

No bats were seen or detected emerging from the barn.

Evaluation of the Survey Results:

The survey could find no evidence of bats using the barn as a roost site.

Risk Assessment:

Low.

BAT SURVEY & REPORT

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SURVEY SUMMARY

Proposed Development

The proposal is to convert the barn to residential use.

Site Description

The building was part of a working farm, and now used for storage. The property is situated on a south facing hillside, with the farmhouse nearby.
The farm is surrounded by agricultural land with mixed mature hardwood and softwood trees in nearby hedgerows and woodland.

Survey Results

The survey found evidence of a bat entering the barn for feeding. The evening survey at bat emergence time observed many pipistrelle bats flying onto the site and moving through to forage in nearby woodland. No bats emerged from the barn under observation.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats do not use the building as a roost site.

Risk Assessment

Low

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *13th June 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.)(Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322 or 07813 140682** for advice.

BARN OWL SURVEY & REPORT

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Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings that may indicating the presence of barn owls.

To make recommendations when the presence of barn owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls
Barn owl pellets, new and old
Barn owl feathers
Signs of nest
Access for barn owls

SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
10 x 43 Hawke binoculars,
Petzl headlamp torches.
A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required.

BARN OWL SURVEY & REPORT

Site description:

The building was part of a working farm with many access points like doors and windows suitable for barn owls to enter the structure. Agricultural land surrounds the barn with mature woodland nearby.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:

No evidence of barn owls could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use the building.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *13th June 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.