



RIBBLE VALLEY
BOROUGH COUNCIL

18 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120645 P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR First name: ALLAN
Last name: RICHARDS
Company (optional):
Unit: House number: House suffix:
House name: STANWORTH HOUSE
Address 1: YORK STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 2HD

2. Agent Name and Address

Title: MR First name: MICHAEL
Last name: SMORROCK
Company (optional): ALDROCK SURVEYORS
Unit: 24 House number: House suffix:
House name:
Address 1: EANAM WHARF
Address 2:
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country: ENGLAND
Postcode: BB1 5BL

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

ESSENTIAL REPAIRS TO THE KITCHEN WALL, PARAPET AND ROOF, TO RECTIFY A DAMP PENETRATION PROBLEM, TO PREVENT FURTHER DAMAGE AND DETERIORATION TO THE PROPERTY.

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: **STANWORTH HOUSE**

Address 1: **YORK STREET**

Address 2:

Address 3:

Town: **CLITHEROE**

County: **LANCASHIRE**

Postcode (optional): **BB7 2HD**

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

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

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

☐ Yes ☒ No

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

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

**INFORMAL ADVICE GIVEN ON 4th SEPT 2009.
COPY ATTACHED.**

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these

statements apply to you?

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

☐ Yes

☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	RENDER + SPARDASH	AS EXISTING	☐	☐
Roof covering	STONE SLATES	EXISTING RE-USED	☐	☐
Chimney			☒	☐
Windows			☒	☐
External doors			☒	☐
Ceilings	\		☐	☐
Internal walls	PLASTERED.	REPLASTERED IF NECESSARY USING LIME PLASTER.	☐	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard standing			☒	☐
Lighting			☒	☐
Others (add description)			☒	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

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

CONDITION REPORT + PHOTOGRAPHIC RECORD
IS PROVIDED.

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: ☐ Yes ☐ No
- b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No
- c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

--

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? ☒ Yes ☐ No
- b) Works to the exterior of the building? ☒ Yes ☐ No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

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

CONDITION SURVEY REPORT
DATED MARCH 2009 INC
WITH
PHOTOGRAPHIC RECORD.

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

- Grade I ☐ Ecclesiastical Grade I ☐
- Grade II* ☐ Ecclesiastical Grade II* ☐
- Grade II ☒ Ecclesiastical Grade II ☐
- Don't know ☐

13. Immunity From Listing

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

- ☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

--

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990
 I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

14/07/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990
 I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990
 I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper(s):

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

14. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY):

--

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☐The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐**16. Declaration**

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

Signed - Applicant:

--

Or signed - Agent:

<i>M. S. Mark</i>

Date (DD/MM/YYYY):

16/07/2012 (date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

--

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

mike@aldricksurveyors.co.uk

19. 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)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

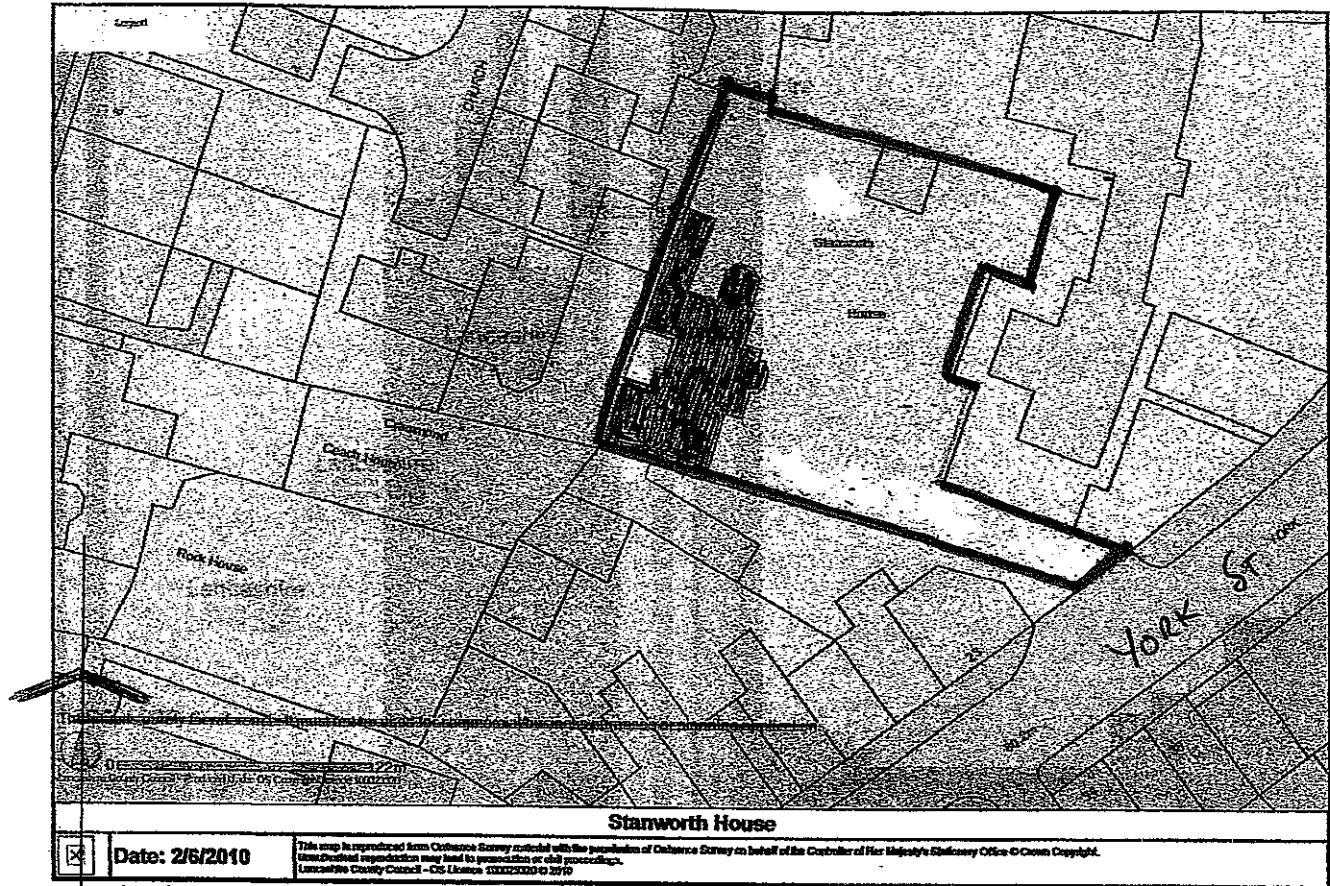
--

Telephone number:

--

Email address:

--



NORTH.

320120645P

Our Ref: B0258 / MJS

tel: 01254 503200

e-mail: info@aldrocksurveyors.co.uk

web: www.aldrocksurveyors.co.uk

company reg: 6493397

VAT No 944 1992 95

320120645P

Date: 16th July 2012

REPAIRS TO STANWORTH HOUSE, YORK STREET.
CLITHEROE
Supporting Photographic Information

Historic Building Listing Details

YORK STREET

1.

5295

(West Side)

Stanworth House

SD 7442 2/243

II GV

2.

Mid C19 Gothic villa dated on plaque in gable end 2 storeys, pebbledashed, with slate roof. 2 windows with rectangular drip moulds and slightly arched lights. Angle porch with columns, parapet and cornice. Gable to right has date stone and 3 finials. 1 window above canted stone bay with parapet and finials, arched lights. To the right a wing of 1-storey height with window of 2 lights beneath rectangular drip mould. Parapet and cornice.

Nos 11 to 23 (odd), Stanworth House and Clitheroe Royal Grammar School for Boys form

a group

Listing NGR: SD7451342052

320120645



Photo 1- Front Elevation Stanworth House.

Dampness is present in the kitchen area below the level of the arrow indicated

The scope of work includes for:

Remove the pebbledash from the front wall of the kitchen. Check the condition of the stonework of the parapet. Dismantle and rebuild only if inspection shows that damp has caused serious deterioration of the stonework mortar.

Strip and re-lay the stone slate roof. Install breather felt before re-laying to allow insulation of the sloping ceiling and to provide a second line of defence if water enters between the slates.

Note: The comments and recommendations of the Bat Survey will be strictly adhered to with regards to the handling of the stone slates.

Renew and re-detail the leadwork, following currently accepted good practice –i.e. including a rear cover flashing extending under the felt and slates, an outlet projecting beyond the end wall, and expansion joints. Consider installing a lead damp proof course, linked to the front cover flashing, in the parapet wall only if the condition of the stonework warrants re-building.

Re-render the wall, using lime roughcast externally and a smooth hydraulic lime render on the inner face of the parapet.

Note: local materials will be sourced to obtain the best match of the Spardash.

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Photo 2 – Showing Front of Kitchen Wall.



Photo 3- Showing Side View of Kitchen Wall and Valley Gutter.

Mike Shorrock BSc MRICS
Director

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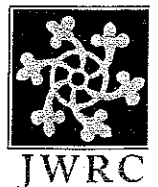
Stanworth House Clitheroe

Report of Inspection of Kitchen Wall

March 2009

JWRC
Chartered Building Surveyors & Historic Building Consultants
23 West Street
Morecambe
Lancashire LA3 1RB

01524 833371
07884 182034
enquiries@jwrc.co.uk



Instructions

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The Survey and its Limitations

An internal and external inspection of the front wall of the kitchen at Stanworth House was carried out by Jonathan Ratter on 24 February 2009. The external parapet and gutter were examined from a ladder. No opening up was carried out and no other parts of the property were inspected. The weather at the time was dry.

Observations

Internal damp

The inside face of the front wall of the kitchen showed evidence of significant water damage. The skim coat of plaster on the left-hand window jamb (as viewed from inside) had lifted and there was salt crystallization damage to the upper part of the sandstone window mullion. Testing with an electrical damp meter confirmed the visual evidence: readings on the skirting board and the plaster above were low, but they became progressively higher further up the wall and towards the left-hand corner. This strongly suggests that rising damp is not a problem, but it does indicate that there must be a considerable amount of water entering the top of the wall in order to cause the damage seen. There was some black mould on the wallpaper at the left-hand corner. This is usually associated with condensation, but if the wall is damp for another reason it will be colder than the other walls and so more prone to condensation. It is therefore likely that this is only a minor factor in the damp problem.

External Inspection

There is a lead parapet gutter at the top of the wall, and any defects in this, or in the adjacent roof slope, could allow water to enter the top of the wall.

We therefore inspected the gutter and adjacent parapet and roof from a ladder. Although a closer inspection would be necessary in order to be certain that no minor cracks exist in the leadwork, no significant defects were apparent.

The roof is covered by stone slates, laid in the traditional way with the largest slates at the bottom of the slope and with a double row of slates at the eaves. Although the details of the supporting structure at the eaves are concealed, a diagram included at the end of this report illustrates the general principles of the construction. The original builders seem to have economised on slate by not making the lower eaves course continuous - they have placed narrow slates under the gaps between the upper slates. When looking along the gutter it seems that one of these under slates, approximately one third of the width of the roof away from the

gable of the main house, has cracked and dislodged. The leadwork at the rear of the gutter is simply turned over at the top, without a cover flashing, and any water getting through a gap in the slate can run behind the gutter.

The parapet wall is rendered on the inside and has been coated with a bitumen paint. This has some horizontal cracks. Some of the bitumen paint applied to the top of the stone coping and the masonry paint applied to the front is also flaking.

The outer face of the wall is covered by a cement pebbledash. This also has horizontal cracks, some of which have been sealed with clear silicone sealant that has now failed. Below one crack there is deposited calcium carbonate, which suggests that water that has become rich in lime by flowing through lime mortar has escaped from here in the past.

Masonry paint on the dressed sandstone surround and mullion of the window has blistered badly. However, removal of some of the paint and probing with a screwdriver showed that the stone is sound and does not require replacement, and that it is the modern resin-based masonry paint that has deteriorated because of the moisture entering the stonework behind. We only removed a small area of the badly-affected paint at the top of the surround and the mullion appears to have been repaired with cement mortar in the past.

Internally, the mullion is not painted and it has a carved stone gothic capital. This has suffered from salt crystallization damage because of the water that has been entering from above the window. This does not appear to have reached a stage where the stone has lost its structural integrity and no work appears to be necessary, other than preventing further water entry and gently brushing away any loose material.

Conclusions

The cracks in the cement pebbledash at parapet level and in the bitumen coating on the render on the inside of the parapet wall seem to have been letting some water into the wall - the lime deposits below one crack and the silicone sealant applied to others suggest this. This is a common problem when modern relatively hard and impervious renders based on cement are applied to traditional masonry solid walls laid with lime mortar: if they crack they allow wind-driven rain to enter the structure but prevent it drying out by evaporation. However, the parapet is in a relatively sheltered position and it does not face the prevailing south-westerly winds. The internal inspection suggested that a considerable amount of water is entering directly above and the left of the window (when seen from outside), while the worst of the cracking is to the right. It therefore seems likely that this is not the main cause of the damp visible internally.

The most likely cause is the cracked under-slate that seems, seen when looking

Removal of blistered paint from the window surround exposes sound stone beneath.



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Calcium carbonate deposits are visible below a horizontal crack to the right of the window.

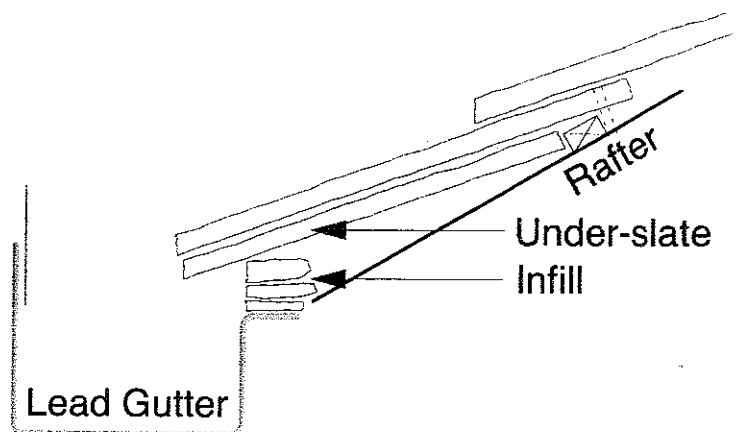


Another crack has been repaired with silicone sealant



By looking along the gutter it can be seen that the under-slates below the lower course are not continuous and that some of the infill between the top of the gutter and the undersides of the slates is missing.

A diagram showing the relationship between the stone slates, under-slates and gutter. A damaged under-slate is the most likely cause of the damp problem



along the gutter from a ladder, to be to the left of the window. This has allowed water from the roof to run through the gap between two upper slates and behind the lead gutter.

Repair Options

There is no need to dismantle the wall down to foundation level or to replace the stone window surround, as has been quoted for by builders. The most straightforward option would be to carry out the basic repairs outlined below. These would not require Listed Building Consent.

If a longer-term view is taken, more comprehensive and long-lasting repairs to a higher conservation standard would be possible. Because works to the roof covering, leadwork, parapet and pebbledash render are inter-related, it would be advisable to carry these out at the same time. However, this option would be considerably more expensive and disruptive.

Basic Repairs

- Confirm that the broken under-slate is the main cause of the problem and either replace it with another stone slate that is well-supported from below or insert a sheet of lead above it.
- Where the infill between the back of the lead gutter and the underside of the slates is missing renew it with small pieces of stone slate and mortar, making sure that the under-slates are well supported and that water cannot run behind the gutter.
- Fill the cracks in the pebbledash with exterior filler to prevent wind-driven rain entering.
- Remove the paint from the stone window surround using scrapers.
- Remove all loose masonry paint and bitumen paint from the coping stones and the rendered rear face of the parapet wall and re-paint.
- Remove areas of salt-damaged plaster from the internal wall. Check the timber lintel, wallplate and rafter feet for dry rot and allow the wall to dry out. This may take several weeks.
- Re-plaster, preferably with lime plaster, after confirming that the external repairs have been successful.

Comprehensive Repairs

- Remove the pebbledash from the front wall of the kitchen. Check the condition of the stonework of the parapet wall. Dismantle and rebuild only if inspection shows that damp has caused serious deterioration of the stonework or mortar.
- Strip and re-lay the stone slate roof. Install breather felt before re-laying, to allow insulation of the sloping ceiling and to provide a second line of defence if water enters between the slates.

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- Renew and re-detail the leadwork, following currently accepted good practice - i.e. including a rear cover flashing extending under the felt and slates, an outlet projecting beyond the end wall, and expansion joints. Consider installing a lead damp proof course, linked to the front cover flashing, in the parapet wall only if the condition of the stonework warrants rebuilding.
- Re-render the wall, using lime roughcast externally and a smooth hydraulic lime render on the inner face of the parapet.

**Protected Species Survey at Stanworth House, York Street,
Clitheroe.****July 3rd 2012****Undertaken by Joyce Gillies****1 Species Background Information**

Bats are the only flying mammal. They have existed in their present form for over fifty million years. Bats and their roosts have full protection under the Wildlife and Countryside Act of 1981, due to their significant decline in recent years.

Bats will live in buildings and trees at different times of year. They will feed over gardens and in woodland with mature trees due to the high density and range of insects and for the shelter provided from the elements. Bats like to fly along linear features such as hedges, fences, ditches, streams and riverbanks.

By using sound to find their way through their echolocation system, bats find prominent features easier to locate. When such features which are linear, e.g. hedges, bats follow them as we would use a footpath, for going to and from a feeding site, or for ease of navigation whilst feeding along such a feature.

Research has shown that bats prefer habitats containing water - this is probably due to the higher density of insects flying, feeding and hatching over ponds, rivers and canals. Bats will travel considerable distances to feed over still pools along a river system where they may be found in large numbers.

Tree lined field edges offer a choice habitat by providing added protection from the wind. Strong wind is a source of danger for the flying mammal whose wing area acts like a kite. Many casualties are picked up after summer gales when lactating female bats are under pressure to feed in conditions when single male bats choose to remain torpid.

If bats are able to roost close to good feeding habitat then their chances of survival and reproduction are increased. Reproduction does not markedly increase bat numbers due to the fact that only one baby is born each year. Although bats have been recorded at 16 and 30 years old, the average is probably 3-5 years with many juveniles not surviving their first winter.

Bats hibernate during the cold winter months when insect food is not available. They choose cool places with high humidity in which to hibernate, seeking out somewhere cooler if the site becomes too mild. In a dry atmosphere dehydration

occurs due to the large area of skin surface in the wings and tail membrane of the bat.

During hibernation in Britain bats are usually found singly or in twos or threes. Apart from caves, cellars and mines, places frequently chosen are gaps between the stonework of bridges, walls, buildings etc. Many bats are more secure with a little dorsal pressure and choose to squeeze into small gaps, drawing themselves deeper in with their feet, thus making them difficult to find. They shun any disturbance by torchlight.

Hibernating bats have been found in a wide variety of places, for example, in gaps in stonework of buildings, under lead flashing, behind metal down spouts, but more natural sites often chosen include behind the bark or in holes in trees.

Bats cannot fly away from danger as birds do. The ability of bats to go torpid, to save energy, means that their temperature, heart and respiratory rate is drastically reduced. To be able to fly they must increase the rate of these systems (temperature from 3-4°C to 40°C, heart rate from 2-4 in hibernation to around 400 per minute) before safe flight is possible. This takes in the region of 20 minutes.

Clearly, during building work any bats present would be in danger. If forced to fly in daylight the risk from predators is increased until an alternative roost can be found.

2 Bat Feeding and Roosting Behaviours

2.1 Feeding

Bats fly out of their roosts at dusk to search for insects on which to feed.

They find insects by using echolocation and might consume several thousand small flies each night.

Each bat has its own regular flight paths and feeding area.

Good feeding areas are sheltered from the prevailing wind.

Bats may choose not to emerge to feed on wet and windy nights.

2.2 Roosts

Hybernaculum: Used in winter because of specific conditions provided, e.g. low temperature and high humidity.

Maternity Roosts: Large collections of females and young

Non-Maternity Roosts: : Males, spring roosts, autumn breeding/ mating roosts.

Night Roosts: For rests between feeding or for hanging to eat large prey.

3 Possible Species in the area of survey.

Species found in the locality are Pipistrelle (possibly both types). Brown Long Eared and probably Whiskered/Brants. The surveyor has personally rescued baby Pipistrels and Daubentons locally.

4 The General Area and Bat Roosts.

The area of the survey is good bat habitat.

It is found that bats feed, commute and roost in this area.

Roost sizes could be from one to possibly several hundred.

Roosts are used for many reasons during the year, a generalised scenario would be: -

Spring (April/May/June.): Males still hibernating, singly or several together. Females begin gathering in small roosts. Pregnancy begins.

Summer (June/July): Small all female roosts join together, single young are born to females in large maternity roosts. Males live separately in small numbers or singly.

Early Autumn (August): Young begin to fly, learn to feed on insects.

Late autumn (Sept/ Oct): Mating takes place. Males set up breeding roosts, often in holes in trees, to attract several females.

Winter (Oct/April): Hibernation during cold weather though bats are seen flying on sunny days to drink or change roosts. After mating the female bats store the valid sperm within their body, only becoming pregnant when conditions are favorable in the spring.

British bats are small; most will fit into a matchbox when their wings are closed. The largest, the **Noctule**, mainly a tree dweller, fits comfortably into a human hand.

Bats are generally dark brown, furred on the body, secretive in habit but capable of uttering shrill squeaks when disturbed.

5. The Survey is carried out on the instructions of Mike Shorrocks, Surveyor.

5.1. The Instructions

To inspect the small area of the house, above the kitchen, (between the main part of the house and the Conservatory), for evidence of bats and assess its suitability for the possibility of housing a bat roost in connection with the proposed repairs to the house.

5.2. Accuracy of Report

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

I would ask all clients acting upon the contents of this report to show diligence when undertaking work on their site and or in their interactions with bat species. If bats are found during a work program and continuing the work program could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

Bats may only be disturbed, injured or killed under license. This report does not convey the authority to undertake work, which may disturb, injure or kill any bat species.

If in doubt, stop work and seek professional help.

Contact Natural England, Bat Conservation Trust (0845 1300 228) or
Joyce Gillies (07801 386976)

Wear gloves if it is necessary to handle bats.

5.3. Background

A planning application has been presented .

A Bats Survey has been requested following guidance under Regulation 39 of the Conservation(Natural Habitats etc)Regulation 1994, the Wildlife and Countryside Act1981(as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9(PPS9) Biodiversity and Geological Conservation.

5.4. Proposed work on site

To stop dampness at the joint of the roof and lead flashing.

This will mean removing the stone flag roof and the top part of the parapet in front of it, to put under felt and a new gutter etc.

5.5. Survey Area and Site assessment.

After driving around the local area and walking around the site, together with discussions with other bat workers, in the experience of the surveyor, bat species which may occur in the wider area around the barn could be;

Common Pipistrel (pipistrellus pipistrellus)

Soprano Pipistrel (pipistrellus pygmaeus)

Whiskered (Myotis mystacinus)

Daubentons (Myotis Daubentoni)

Brants (Myotis brandtii)

Brown Longeared (Plectus auritus)

Natterers(Myotis nattereri)

Noctule (Nyctalus Nactula)

5.6. Objectives of the survey

To ensure that the proposed development does not affect any bat species which is listed under the Conservation(Natural Habitats etc)Regulations 1994which implements the EC Directive92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981(as amended) and the Countryside and Rights of Way act 2000 as it is an offence, with certain exemptions, to;

- 1) Deliberately capture or kill any wild animal of a European protected species;
- 2) Deliberately disturb such animals;
- 3) In respect of bat species, damage or destroy a breeding site or resting place of such a wild animal;

The survey will (where possible) identify the past or current use by bat species.

Assess the likely impact of the proposed development of the species.

Provide a basis upon which to propose mitigation(if required) for bat species affected by the development.

5.7. Survey Area = Stanworth House, York St., Clitheroe= Grid ref. SD744420

5.8. Habitat Description

The house is situated on slightly sloping ground , set back from the main street through Clitheroe. It is surrounded by other old buildings; the Church and the School etc. which provide a surprisingly secluded garden right in the centre of town.

To the North and West runs the River Ribble, one kilometer away.

It is a very old house with an extensive front garden, with many trees, flowering shrubs, fruit bushes and wild flowers in the lawn, all of which provided a perfect foraging area for bats and they will travel some distance to feed.

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7/5/2012

6) The Survey of the Building

My dusk survey took place on Tuesday 3rd July 2012 at 9pm when the outside temp was 12°C with no wind and many small insects on the wing.

6.1. Method

The outside of the building was inspected, using binoculars as necessary along the rooflines and lead flashing sheets and around the windows and the mortar fillet at the roof edge under the stone 'slates'. All was in a very good state of repair with no obvious emergence points at the edges but possibly an access point under the ridge.

The Kitchen roof is pitched with a stone ridge of about five long stones. The centre stone seems to be raised slightly higher than the others, with mortar at each end and a possible gap under it which can be seen from the ground by standing back in the garden. This crevice offers a suitable hibernating site for bats needs to be retained if possible.

Inside the kitchen, the roof void had access, firstly to the well insulated suspended ceiling and approx 10 inches above this was a smaller door hatch which gave a view of the main roof timber, though not to each end of this ridge beam.

Viewed from below, the rounded top edges of the stone flags could be clearly seen in the absence of any roofing felt.

There were many spiders' webs on the wooden beams and it was cool and dry.

6.2. Personnel

Mrs. Joyce Gillies, a licensed bat worker with more than 25 years experience.

7. Results

The house was assessed internally at 9pm.

Then externally, from 9.25pm onwards. All possible emergence sites, at the front of the kitchen area, were observed with binoculars and bat detectors.

7.1 Presence or Absence

No evidence of bats was seen at the time of the visit inside the house kitchen.

No evidence of bats was found outside the kitchen.

No bats were seen emerging from anywhere on the front of the house.

(Several Pippistrelle bats were seen and heard, commuting to, and feeding around, the trees, shrubs and garden at the front of the house from 9.50pm onwards.)

This area of the property is more suitable for hibernation than for breeding in the summer.

8) Conclusion

I believe that there is a 'LOW RISK' to bats in the proposed repairs to this property and as such I see no reason to withhold planning permission as far as Bats are concerned.

When work starts on the kitchen roof, care must be taken to look out for bats.

This care will mean LIFTING rather than dragging the ridge stones and the roofing flags.

If a bat is found, that piece of work must stop, the bat must be cared for and advice must be sought (If the bat is injured, it must be contained in a box and help obtained)

320120645P

Joyce Gillies

Page 9

7/5/2012

REMEMBER; WEAR GLOVES IF IT IS NECESSARY TO HANDLE BATS.
PHONE; B.C.T. 0845 1300 228, OR JOYCE GILLIES 07801 38 69 76
FOR HELP OR ADVICE.

**A COPY OF THIS REPORT MUST BE KEPT ON SITE FOR
REFERENCE AT ALL TIME**

This report is valid for the current season only.

Joyce Gillies, Nat. England licensed Bat worker (20104275)

4th July, 2012

320120645P

DESIGN AND ACCESS STATEMENT

For

REPAIRS TO STANWORTH HOUSE, YORK STREET.

CLITHEROE

BB7 2HD. Grid reference: SD744420

CONTENTS

- 1.0 Introduction and Background
- 2.0 Contact with Ribble Valley Borough Council to Date
- 3.0 Condition Survey report
- 4.0 Protected Species Survey
- 5.0 Repair Methodology
- 6.0 Vehicular access and provision of Parking
- 7.0 Pedestrian access
- 8.0 Environmental Impact Assessment

1.0 Introduction and Background

The design and Access Statement has been prepared by Aldrock Surveyors on behalf of Mr Allan Richards the property owner and is submitted to Ribble Valley Borough Council in support of an application for Listed Building Consent.

Listed Building Consent is sought in relation to the carrying out of essential repairs, to remedy the problem of severe dampness to the kitchen wall.

2.0 Contact with Ribble Valley Borough Council to Date.

Without prejudice, Informal comment was given by Mr Adrian Dowd of RVBC on 4th Sept 2009 advising that Listed Building Consent is required for the repairs.

Contact was made with Mr David Hewitt of RBBC on 25th June seeking advice if a 'Bat' Survey would be required. This was confirmed as being necessary.

3.0 Condition Survey Report

In March 2009, Mr Richards the property owner commissioned a Condition Report by JWRC Chartered Building Surveyors and Historic Building Consultants. A copy of this is attached. Aldrock Surveyors in June 2012 visited Stanworth House, re-surveyed the kitchen wall, and concur with the findings and recommendations outlined in the report of JWRC Surveyors.

(Report Included)

Aldrock Surveyors have been appointed to facilitate the Planning Application, the appointment of a contractor and supervision of the repairs.

The extent of the work is specified in repair options, under the heading of Comprehensive Repairs.

4.0 Protected Species Survey

A list of approved RVBC licensed ecologists was received from Mr David Hewitt.

Joyce Gillies was selected from the list and undertook a Protected Species Survey on 3rd July 2012. A copy of the report is included. The conclusion states:

'I believe that there is a 'LOW RISK' to bats in the proposed repairs to this property and as such I see no reason to withhold planning permission as far as Bats are concerned'.

5.0 Repair methodology

The contractor appointed will have experience of working on historic buildings. The repairs will be as in the repair options, under the heading of Comprehensive Repairs in the report of JWRC Surveyors.

A method statement will be obtained from the appointed contractor ensuring that the work will be carried out in a professional and workmanlike manner, minimizing the effect of the work on the structure and adjacent finishes.

The comments and recommendations of the Bat Survey will be strictly adhered to.

A pre-start meeting will be arranged with the contractor, on site, prior to undertaking any works. The date and time will be made known to RVBC, should an attendance be thought to be necessary.

The main body of the work should be undertaken within a week. There will be a drying out period to allow for the structure to reach acceptable moisture content, before finishes are applied.

6.0 Vehicular access and provision of Parking

Stanworth House is a detached property with a gated driveway accessible from York Street. Vehicular access is readily available with a sufficient hard standing area within the grounds, to allow vehicles to turn without the need to reverse into York Street when leaving.

Deliveries will be timed to avoid the peak times of students arriving and leaving the adjacent school.

The driveway will be left clear at all times to allow access for emergency vehicles.

7.0. Pedestrian Access

Level access for pedestrians will be maintained unobstructed for the residents and visitors.

8.0 Environmental Impact Assessment.

(a) Sustainability

It is envisaged that all materials will be sourced locally, being obtained and delivered from local building material suppliers.

(b) Energy Usage

There is no requirement for high energy use equipment or generators. It is envisaged that a small cement mixer will be on site, with much of the works being completed using battery and hand tools. Both from an energy view point and health and safety, no equipment will be left unattended or continuously running, when not being used productively.

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(c) Run off of construction water.

An area will be designated for the mixing of render and mortars. A mixing tray will be used to contain any sedimentary debris. No materials will be discharged into the main drainage.

(d) Suggested hours of working

In order to minimize the impact on the amenity of adjacent properties the suggested hours of working are:

Mon – Fri – 8.00am to 4.30pm

Sat – 8.00am to 12.00 noon.

No work to be carried out on Sundays and Bank Holidays.

(e) Noise and vibration

Due to the nature of the work it is not envisaged that there will be any excessive noise or vibration.

Loud radios will not be allowed on site.

In the event that any planned or anticipated events are to take place which could generate high noise levels or vibrations, the adjacent neighbours will be consulted, and given a minimum of 24 hours notice of the occurrence.

(f) Dust pollution

In the unlikely event that we get a continuous dry spell this could encourage dust pollution to the site and adjacent properties. Under these circumstances materials and surfaces will be damped down to minimize any impact.

(g) Site housekeeping

At all times the site will be kept in a professional and workmanlike manner. All wrappings, off-cuts and waste will be tidied on a daily basis, as work proceeds.

(h) Disposal of waste products.

Waste materials will be sorted for recycling and landfill. All disposals will be to the Local Authority Waste Disposal Centre. In the event that a skip is brought onto site, this will be by a licensed waste management company. Receipts will be kept of all skip hiring and disposals.

Mike Shorrocks BSc MRICS
Director

16th July 2012