



RIBBLE VALLEY
BOROUGH COUNCIL

31 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120705P

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

Householder Application for Planning Permission for works or extension to a dwelling.
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:		First name:		Surname:	
Company name:	Trustees of The Hon. R. C. Assheton's Settlement				
Street address:	c/o Ingham & Yorke				
	Littlemoor				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 1HG				
Telephone number:	Country Code	National Number	Extension 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:	Mr	First Name:	Marshal	Surname:	Peters
Company name:	Marshal Peters Associates Chartered Building Surveyors				
Street address:	Office 4 Brookside Barn				
	Brookside				
	Downham				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 4BP				
Telephone number:	Country Code	National Number	Extension Number		
		01200 440650			
Mobile number:					
Fax number:					
Email address:	survey@btinternet.com				

3. Description of Proposed Works

Please describe the proposed works:

Application of hydraulic lime roughcast render to west gable elevation.

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Cosy Cottage		
Street address:	Brookside		
	Downham		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 4BP		

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

Easting:	378656
Northing:	444060

Description:

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

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

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

☐ Yes ☒ No

6. Pre-application

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

☐ Yes ☒ No

7. Trees and Hedges

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. 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:

Random rubble natural stonework.

Description of *proposed* materials and finishes:

Random rubble natural stonework overlaid with hydraulic lime roughcast render.

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:

Design & Access Statement
Proposed Site Plan
Report to Inform Proposed External Alterations

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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

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

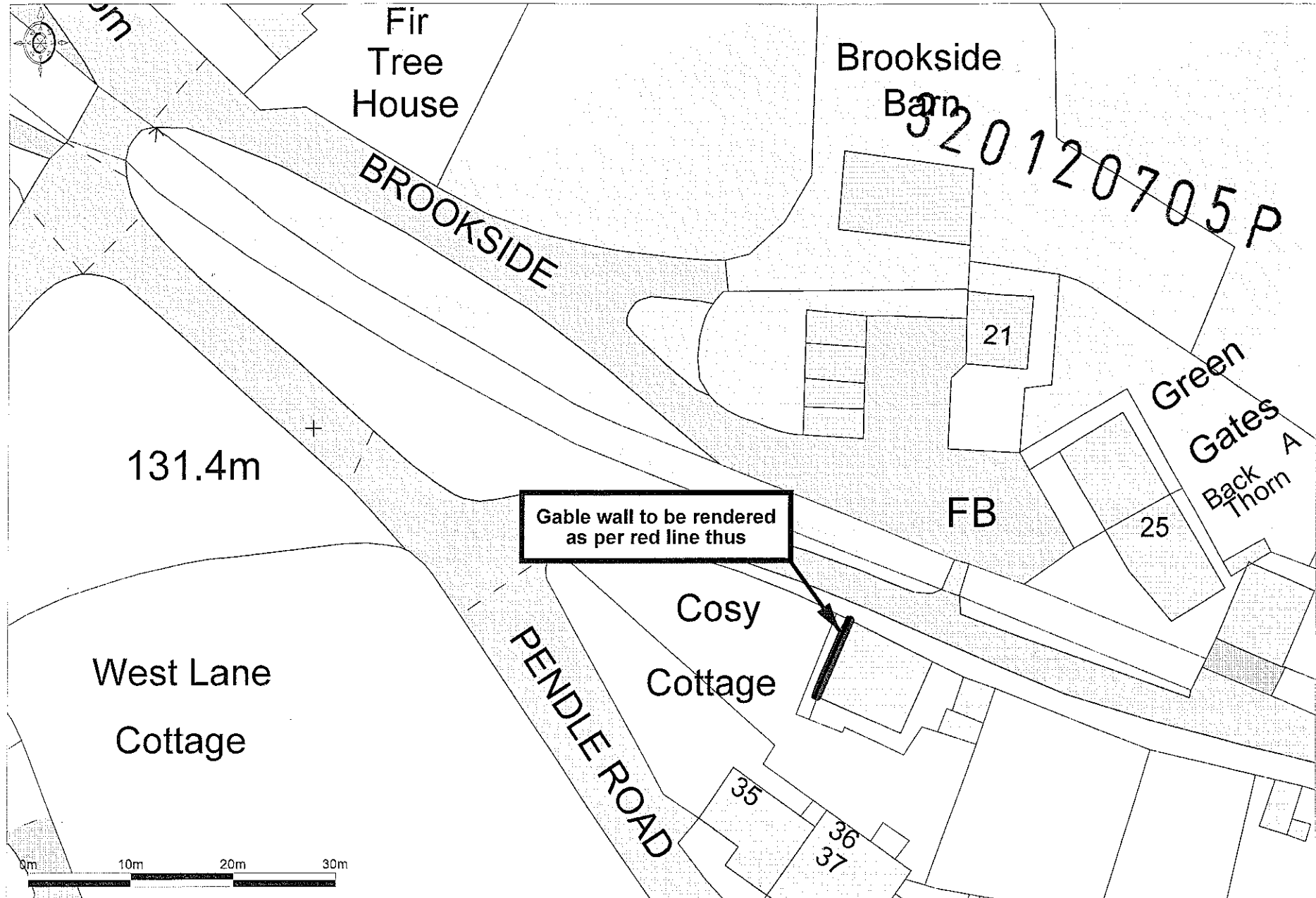
13. Declaration

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



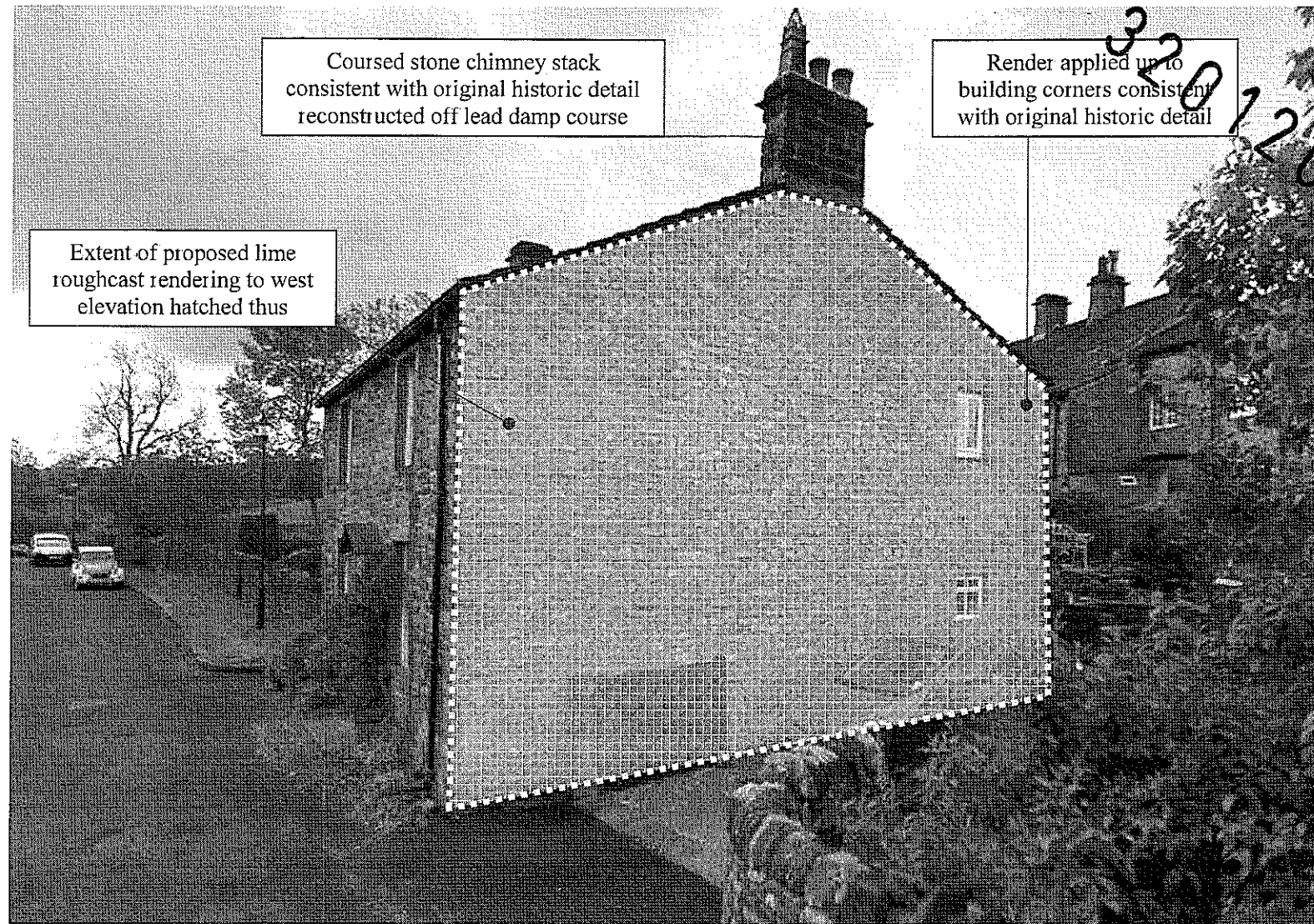
Date

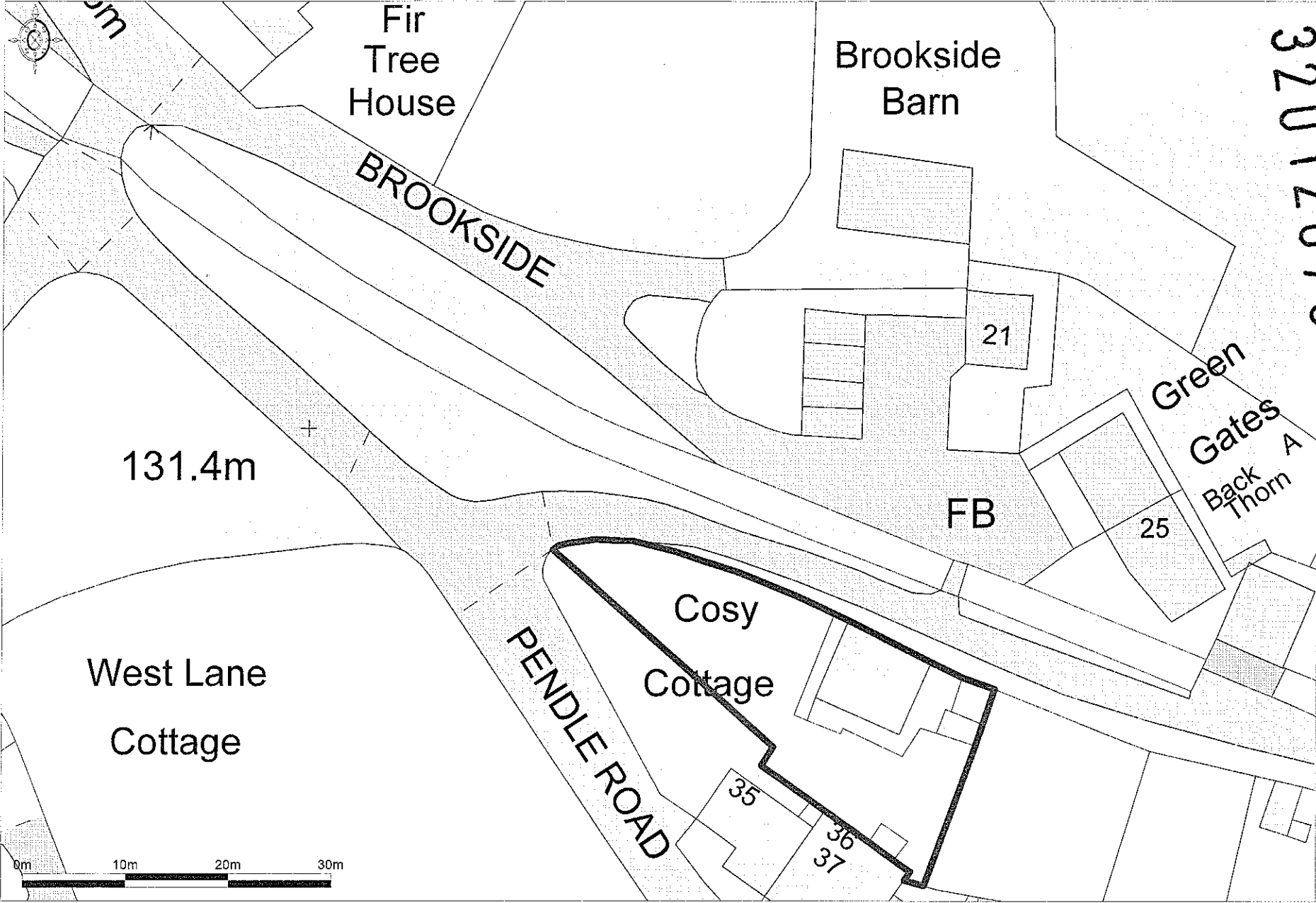
Proposed Works at Cosy Cottage, Brookside, Dowham, Clitheroe BB7 4BP



VIEW FROM WEST

Cosy Cottage, Downham
Project ref. 2296





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Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

SITE LOCATION; BUILDING HISTORY; STRUCTURAL CONDITION;
REPAIR OPTIONS; TRADITIONAL CONSTRUCTION TECHNIQUES

Use

What will the extension/development be used for and justify why this is necessary?

DWELLING AS EXISTING

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

APPLICATION OF HYDRAULIC LIME ROUGHCAST TO AFFORD ADEQUATE
WEATHER PROTECTION AND TO PREVENT FURTHER DAMAGE
TO HISTORIC FABRIC

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

N/A.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

YES. THE PROPOSED ROUGHCAST IS AS PER
THE ORIGINAL FINISH APPLIED TO THE
BUILDING FACADE

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

REFER TO 'REPORT TO INFORM PROPOSED EXTERNAL
ALTERATIONS' WHICH ACCOMPANIES THIS APPLICATION

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

AS EXISTING.

MARSHAL PETERS
ASSOCIATES

CHARTERED BUILDING SURVEYORS

Office 4 Brookside Barn
Downham
Clitheroe
Lancashire
BB7 4BP

Tel: 01200 440650
Fax: 01200 440032
Email: survey@btinternet.com

REPORT TO INFORM PROPOSED EXTERNAL
ALTERATIONS

at

COSY COTTAGE

BROOKSIDE

DOWNHAM

CLITHEROE

for

The Trustees of The Hon. R. C. Assheton's Settlement

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1.0 Introduction

- 1.1 This report has been prepared to inform proposed external alterations to the subject property namely Cosy Cottage, Brookside, Downham, Clitheroe. The property is located within the Downham Conservation Area and is therefore afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.2 This report is a statement on the principles of and justification for the application of a hydraulic lime roughcast render finish to the west gable elevation of the subject property. It has been prepared to accompany an application to Ribble Valley Borough Council for the granting of Planning Permission.
- 1.3 The conclusions, recommendations and repair philosophy detailed in this report generally follow the Practice Standard *Historic Building Conservation* as published by the Royal Institution of Chartered Surveyors, 1st Edition, 2009.
- 1.4 This report has been prepared by Marshal Peters BSc. FBEng. MRICS. on behalf of Marshal Peters Associates Chartered Building Surveyors for submission in connection with an application for Planning Permission in respect of the above. The report should be read in conjunction with the schematic photograph illustrating the extent of the proposed works which is included in the Appendices.

2.0 Background

- 2.1 In November 2011 we were instructed by the applicant to carry out a survey inspection of the west gable elevation of the subject property. The purpose of our inspection was to determine the cause of ongoing rainwater ingress through the gable elevation and recommend remedial works in connection therewith.
- 2.2 The applicant advised us that there has been an ongoing problem of rainwater ingress through the gable elevation for a number of years which has developed subsequent to the removal of render from the gable wall in the 1980's.
- 2.3 Prior to our appointment the applicant had commissioned a succession of 'repairs' to the west elevation including total repointing, sealing of fractures to masonry blocks and the application of a silicone solution across the complete façade. Without exception all attempts to address the problem of water ingress have failed.

3.0 Limitations and Assumptions

- 3.1 There was no access to legal information relating to the property such as Title Deeds, Covenants or any information held within the Applicant's files. The information provided is based upon visual evidence obtained during a survey on the 1st November 2011 and information provided by the Lancashire Archives Service.

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4.0 Description and History

- 4.1 The structure under consideration is located within the Downham Conservation Area and has been identified as a Building of Townscape Merit.¹ Such buildings have been judged as making a positive contribution to the character and appearance of the Conservation Area. This follows advice provided in English Heritage guidance on Conservation Area character appraisals and within Planning Policy Guidance Note 15 (PPG15)², both of which stress the importance of identifying and protecting such buildings.

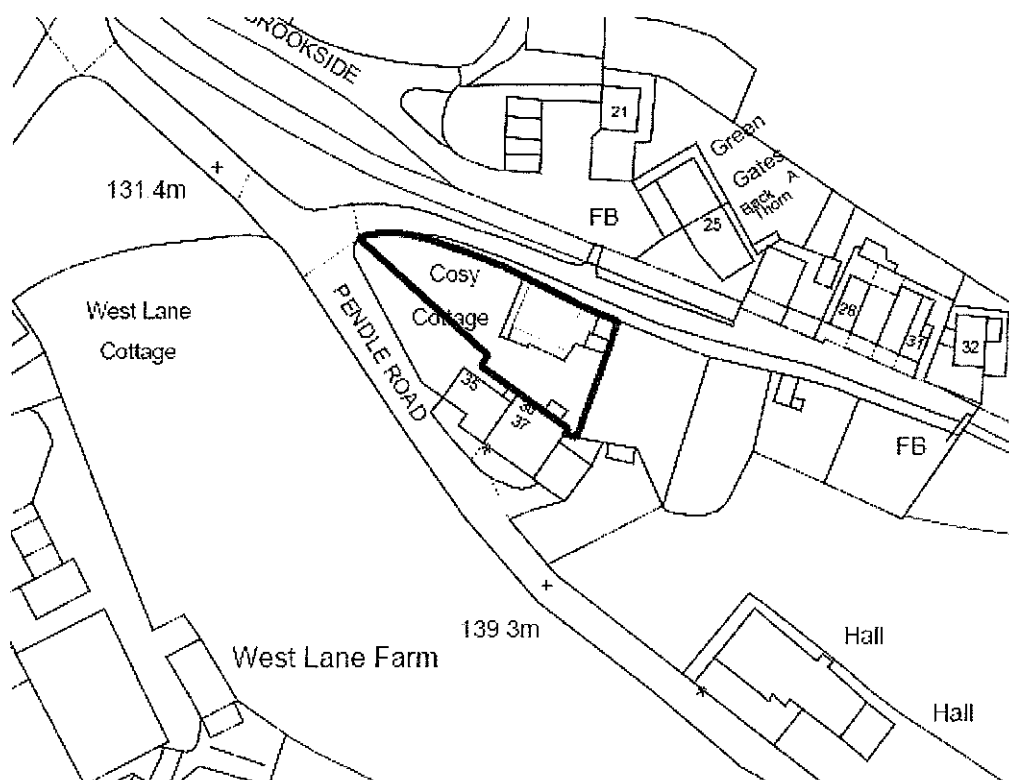


Figure 1: Extract from Ordnance Survey Location Plan 2012³

- 4.2 In the 1848 Ordnance Survey map of Downham village, at a scale of 6" to 1 mile, it is apparent that the footprint of buildings on the site of Cosy Cottage was substantially larger than it is today. Of particular significance is the presence of an earlier building to the west of the existing structure (Figure 2).
- 4.3 When the 1:2500 scale Ordnance Survey map was published in 1892 a number of the earlier buildings on the site had been demolished (Figure 3). In 1892 the footprint of buildings on the site was very similar, if not identical, to what exists today.

¹ Downham Conservation Area Appraisal, Ribble Valley Borough Council, 2006

² Current as at the date of publication, Downham Conservation Area Appraisal, 2006

³ Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. Licence number 100041343.



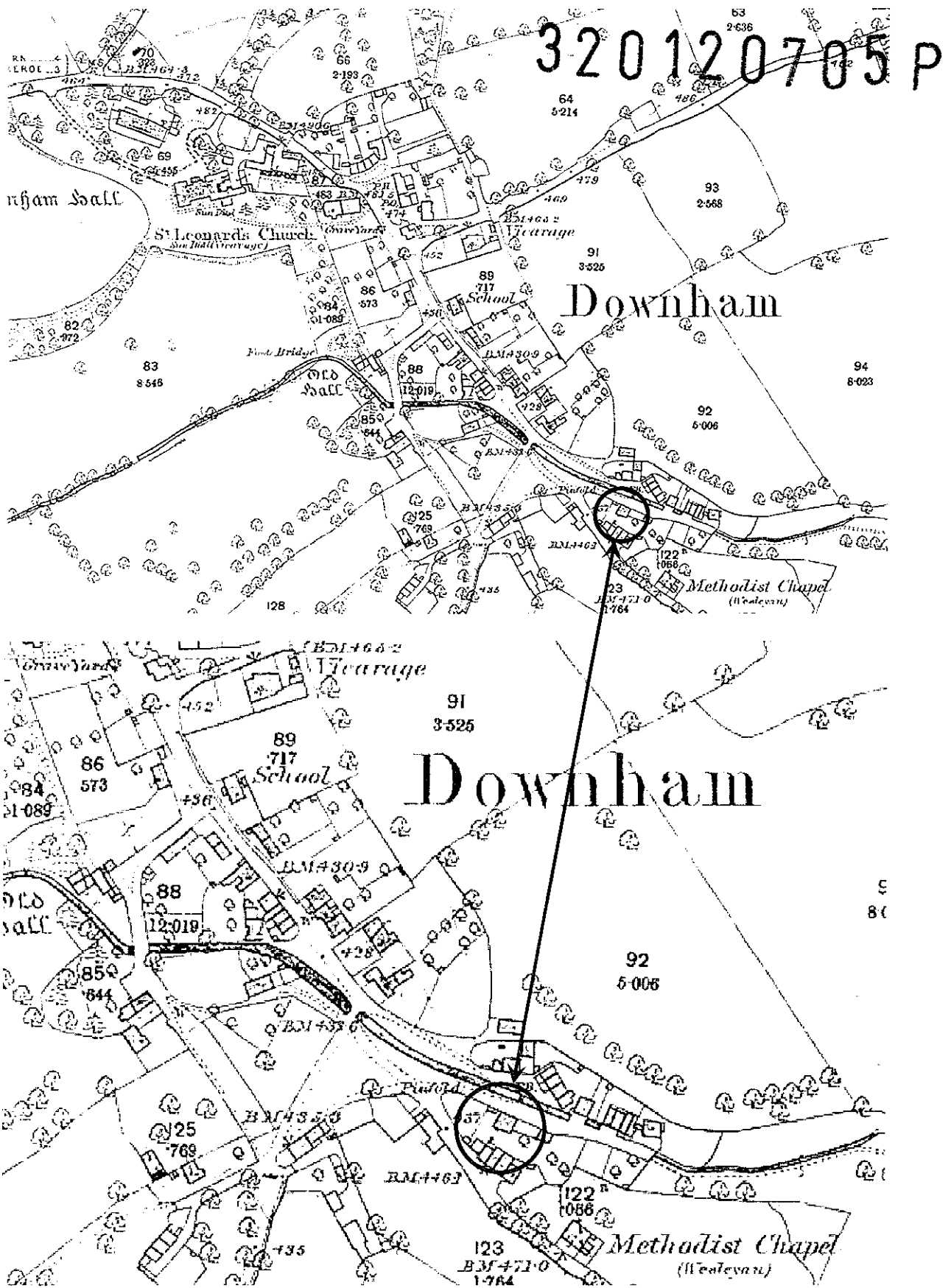


Figure 3: Extract from 1892 Ordnance Survey map, 1:2500 scale

- 4.4 The west gable elevation under consideration was originally rendered. A photograph from November 1907 (Figure 4) illustrates a lime-washed render finish to the west gable elevation of the subject property, with a coursed stone chimney stack atop the gable wall. The gable elevation of 35 Chapel Brow immediately adjacent to the right has what appears to be a slobbered rubble elevation with a lime-washed finish.

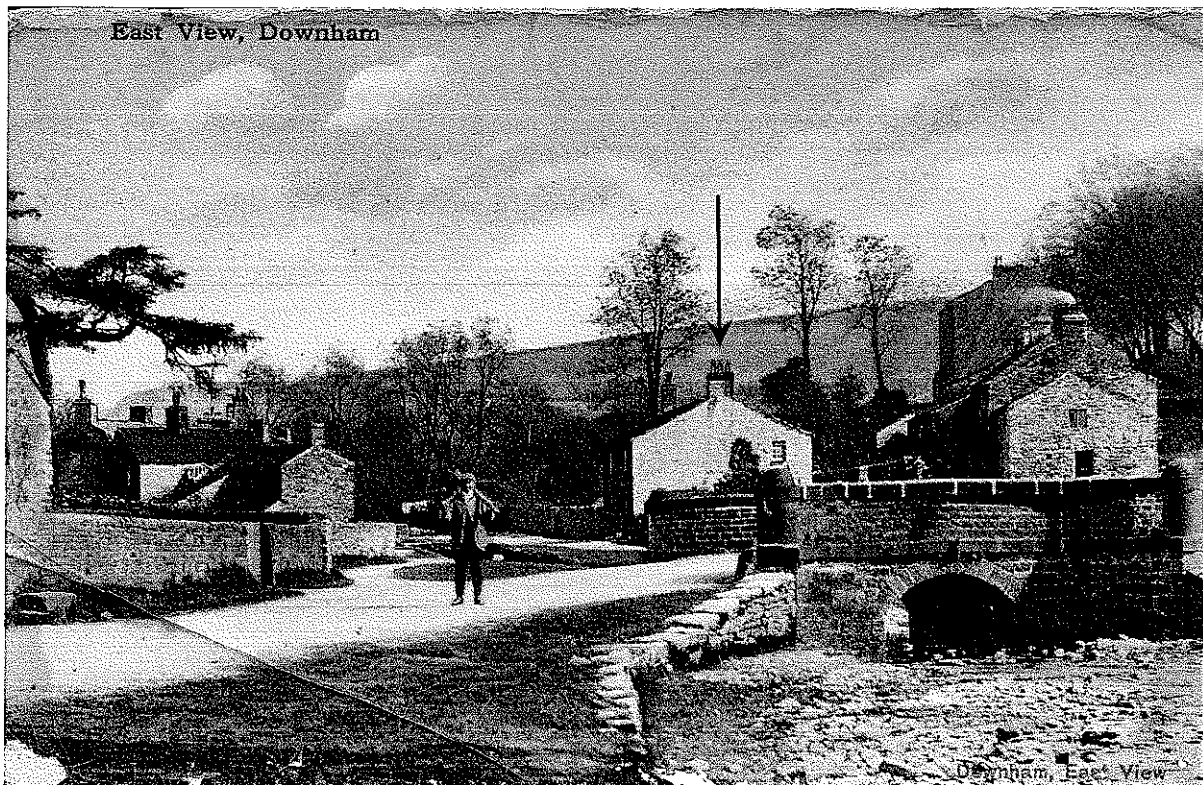


Figure 4: Photograph from the west, November 1907

- 4.5 Photographic evidence from circa 1965 (Figure 5) also illustrates a render finish to the west gable elevation of the subject property, with the same coursed stone chimney stack atop the gable wall. It is our considered opinion that this later more uniform render, with a dull grey finish, is most likely cement-based which is commonly found on west-facing elevations in the Ribble Valley to afford weather protection. *Roughcast render has long been used in the area as a wall covering.*⁴
- 4.6 The west facing gable elevation of 21 Brookside to the north of the application site (Figure 6) retains a cement roughcast render finish to its gable elevation which appears similar to that last used on the subject property. Cement renders are inappropriate for traditional historic buildings as the cement-rich mix will inhibit evaporation thus increasing entrapped moisture.⁵

⁴ Grindleton Conservation Area Appraisal, Ribble Valley Borough Council, 2006

⁵ SPAB Information Sheet 4 : The Need for Old Buildings to 'Breathe'



Figure 5: Photograph from the west, circa 1965



Figure 6: Cement roughcast render to gable elevation of 21 Brookside

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5.0 **Site Specific Considerations**

- 5.1 The gable elevation under consideration faces west and is located at an altitude of circa 139m above sea level. There is no ground cover adjacent to the gable elevation afforded either by buildings or landscape features.
- 5.2 The gable elevation is of solid random rubble stone construction circa 400mm thick. The stonework has been pointed almost flush with the masonry blocks. There are instances of fractured stones across the complete gable elevation which have previously been 'sealed' with a flexible mastic. We consider it reasonable to conclude that these fractures were induced by over zealous use of mechanical percussion tools when the original cement render was removed.
- 5.3 There is evidence of water ingress with consequential failed decorations internally. As rainwater enters the wall, particularly during high winds, it transfers laterally through to the internal face thus soiling internal plasterwork and decorations. This is most likely occurring in the vicinity of through-stones which bond the 'internal' and 'external' skins together.
- 5.4 As detailed in paragraph 4.2 of this Report map evidence has established that there was an earlier structure adjacent to the gable elevation of some form. If the gable wall which now exists was originally internal then the elevation will be particularly vulnerable to rainwater ingress. Through stones in an external wall were typically laid inclined slightly towards the outer face thus directing entrapped moisture away from the internal plasterwork. With an internal wall the masons would not be concerned with the level of through stones. There are a large number of irregular and misaligned stones apparent on the gable elevation which add substance to this theory (Figure 7).



Figure 7: Irregular stonework to gable elevation

- 5.5 To determine an appropriate form of construction for external walls it is necessary to make reference to British Standard 8104: 1992 *Code of Practice for Assessing Exposure of Walls to Wind-Driven Rain*. Paying due regard to the location and aspect of the west elevation we have undertaken calculations, adopting the methodology detailed in British Standard 8104, and confirm that the elevation under consideration has a Wall Spell Index (D_{ws}) of 58.
- 5.6 The Wall Spell Index (D_{ws}) equates to the quantity of rain in litres per square meter which will fall on the wall during a 'spell' of wind-driven rain. This therefore equates to 58 litres per square meter of wind-driven rain falling on the west elevation of the subject property per spell. A spell is defined as a period, or sequence of periods, of wind-driven rain on a vertical surface of given orientation. A spell is of variable length and can include several periods of wind-driven rain interspersed with periods of up to 96 hours without appreciable wind-driven rain.⁶
- 5.7 The data derived from calculations using British Standard 8104 forms the basis of four different Exposure Zones for all geographic locations in the United Kingdom relative to altitude, orientation and topography – i.e. Zone 1 (Sheltered), Zone 2 (Moderate), Zone 3 (Severe) and Zone 4 (Very Severe). These Exposure Zones are expressly referenced in The Building Regulations 2000⁷ and associated Reports published by the Building Research Establishment (BRE) to determine the suitability of different forms of wall construction. A Wall Spell Index of 58 places the west wall of the subject property in Exposure Zone 3 – i.e. severe.
- 5.8 A solid external wall in Exposure Zone 3 (Severe) should be rendered...*in two coats with a total thickness of at least 20mm with a scraped or textured finish*...if it is to hold moisture arising from rain and snow until it can be released in a dry period without penetrating to the inside of the building or causing damage to the building.⁸
- 5.9 The need to conserve the special characteristics of historic buildings needs to be recognised.⁹ In such work, the aim should be to improve resistance to contaminants and moisture where it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk of long term deterioration to the building fabric or fittings.¹⁰

⁶ British Standard Code of Practice for Assessing Exposure of Walls to Wind-Driven Rain – BS 8104 : 1992 paragraph 2.1

⁷ Building Regulations 2000, Approved Document C (2004 Edition) *Site Preparation and Resistance to Contaminants & Moisture*

⁸ Building Regulations 2000, Approved Document C (2004 Edition) *Site Preparation and Resistance to Contaminants & Moisture* – paragraph 5.8

⁹ British Standard 7913 : 1998 – Guide to the Principles of the Conservation of Historic Buildings

¹⁰ Building Regulations 2000, Approved Document C (2004 Edition) *Site Preparation and Resistance to Contaminants & Moisture*

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6.0 Summary and Conclusion

- 6.1 Paying due regard to the existing wall construction, for a property in this location, we consider it reasonable to conclude that there remains a very high risk of wind-driven rain entering the west gable elevation. If left unprotected, rainwater is likely to continue penetrating the building envelope which could potentially cause long-term irreversible damage to the historic fabric.
- 6.2 Traditional historic properties of this type often have timber floor and roof timbers embedded in the external walls which they are reliant on for structural support. There is therefore a high risk of timber decay should such elements be exposed to long term moisture penetration.
- 6.3 Buildings constructed of porous materials should be repaired in such a manner that they work in the way originally intended. Proper attention needs to be given to protective weatherings, rainwater disposal and the use of finishes, *renders* or pointing materials which are softer than the material from which the wall is constructed.¹¹
- 6.4 It has been established that the subject property was originally rendered which is part of the vernacular tradition. Looking at many early photographs and illustrations of buildings (in the Ribble Valley) many of them stand out bright in the landscape, suggesting a rendered and lime washed finish. The removal of plaster and render goes back to the origins of the Society for The Protection of Ancient Buildings (SPAB) and the principles of conservation. It was the stripping of plasterwork from the internal walls of churches in the late 19th Century and their conjectural restoration that first concerned the likes of William Morris, Webb, Ruskin and others leading to the formation of the SPAB. Our taste for exposed stonework as with the black and white appearance of timber framed buildings, has stayed with us from that period and it is important we understand that this was not necessarily the original finish of the buildings.¹²
- 6.5 It is proposed that, subject to the granting of Planning Permission, a hydraulic lime roughcast render finish be applied to the west gable elevation of the subject property. It is submitted that the application of a render finish is essential to afford adequate weather protection and to prevent further degradation to the historic fabric. The open texture of roughcast allows it to act in a beneficial way during and after wet weather. In absorbing rain as it falls and runs down the surface, the roughcast plays an important role in helping to protect the more vulnerable parts of the building. After rain, the wall dries out quickly because of the relatively large surface area of roughcast compared to the flat surface of smooth render.¹³

¹¹ SPAB Statement 2 : Proprietary Colourless Water Repellent Surface Treatments on Historic Masonry

¹² Innerdale, J – SPAB Case Officer, letter to Ribble Valley Borough Council: 12th January 2004

¹³ SPAB Information Sheet 11 : Roughcast for Historic Buildings

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6.6 Lime-based renders provide a different aesthetic effect to cement-based renders. Although a range of finishes exists with each, the latter has a more uniform appearance, and corners and details are sharper and more defined. Weathering characteristics also differ. Cement renders often fail in patches and detach from the wall, whereas lime renders gradually erode back in a more even manner. On traditionally constructed buildings replacement renders should generally be a soft and porous lime render without the addition of cement.¹⁴

6.7 It is submitted that the application of a hydraulic lime roughcast render will not be detrimental to the Conservation Area as such a finish was originally applied to the gable elevation. Conservation Area Management Guidance for the village of Downham published by Ribble Valley Borough Council in 2006 is explicit – ‘*Stonework should not normally be rendered unless this was the original surface*’ and ‘*a re-render in traditional materials would be appropriate if there is evidence of the original historic surface*’.

7.0 **Limitations regarding the use of this Document**

7.1 This report shall be for the use of Ribble Valley Borough Council, their consultees and The Trustees of The Hon. R. C. Assheton’s Settlement for whom it has been prepared and may not be reproduced in whole or in part or relied upon by third parties for any use whatsoever without the express written consent of Marshal Peters Associates

June 2012

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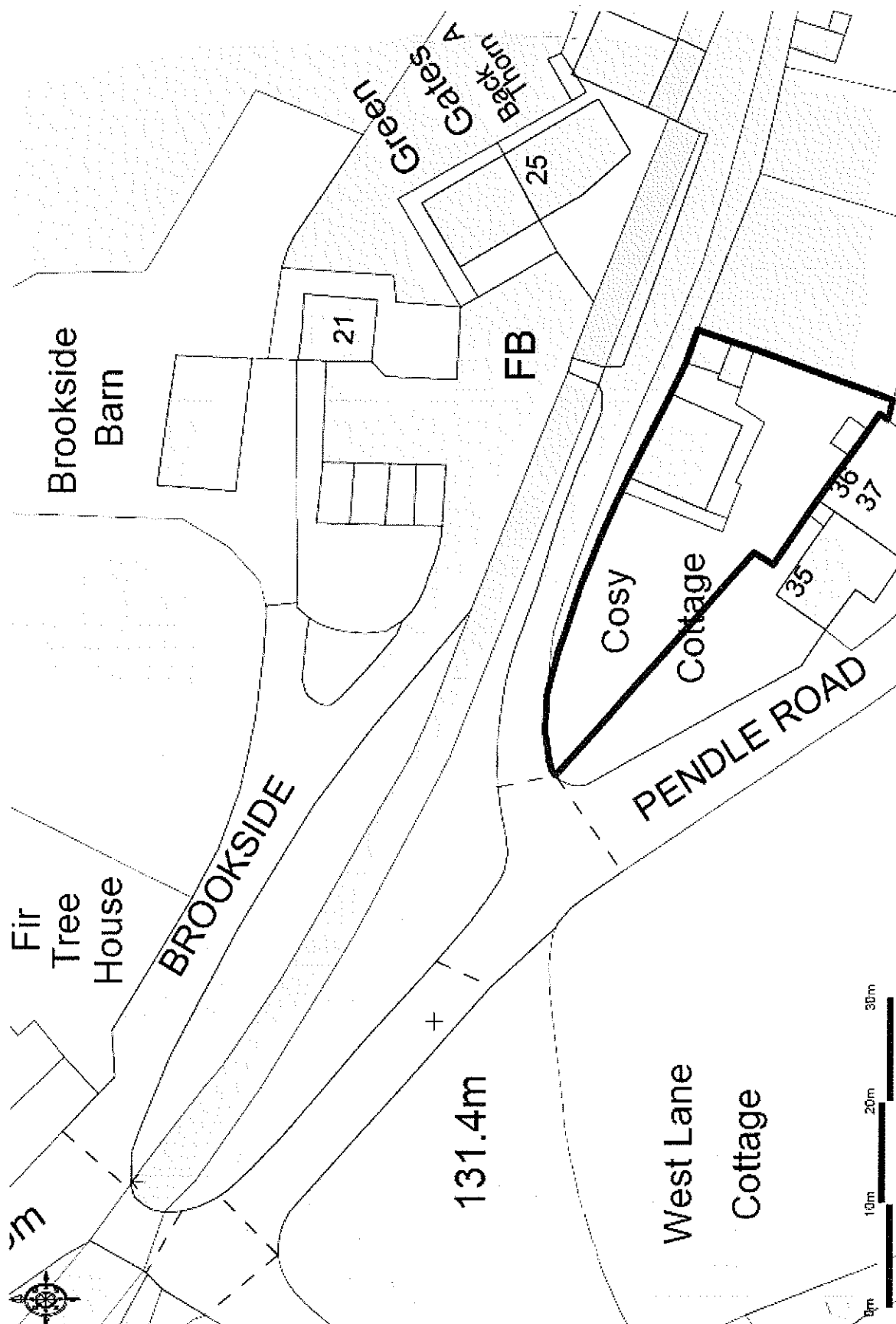
Tel: 01200 440650
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¹⁴ Downham Conservation Area Management Guidance, Ribble Valley Borough Council, 2006

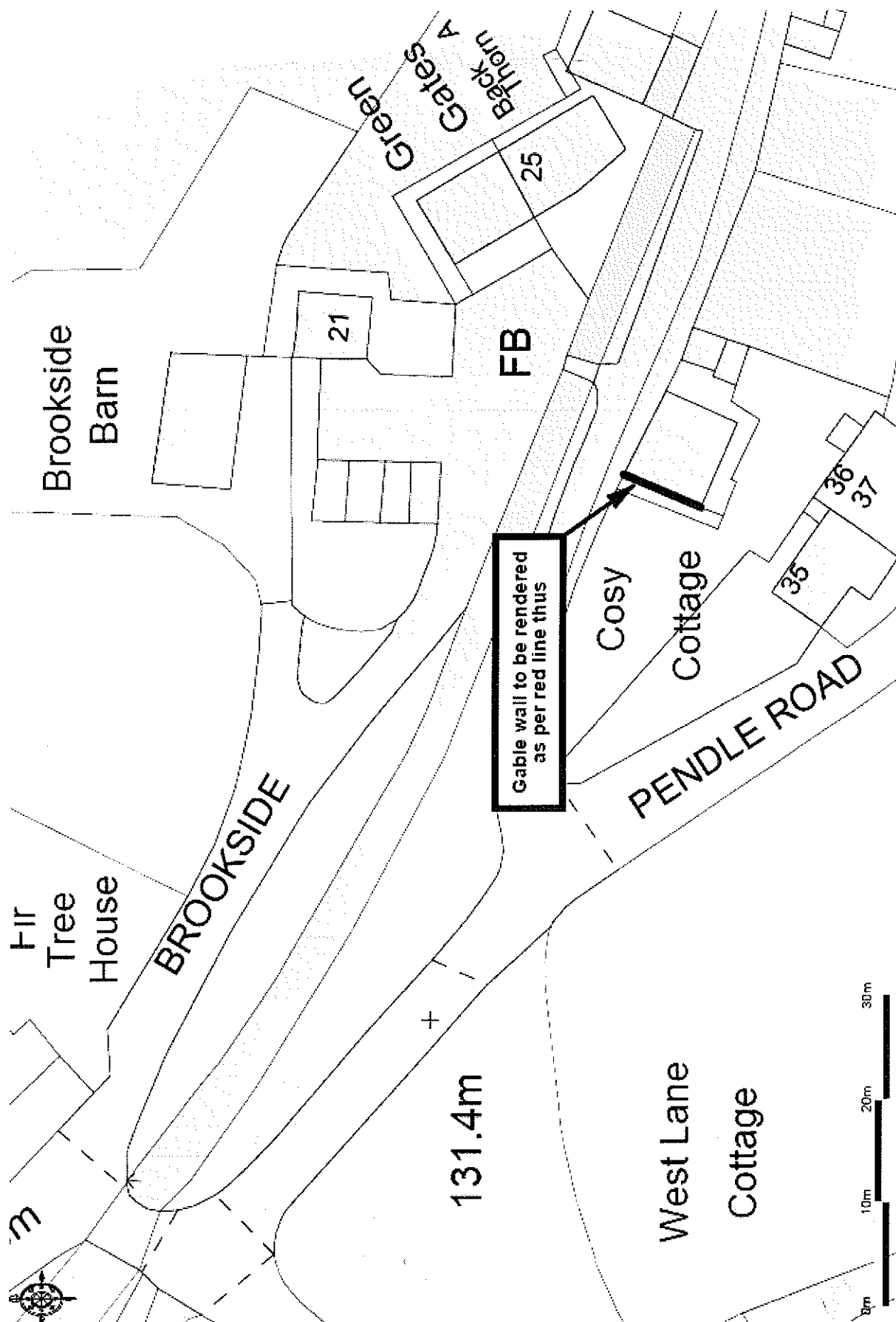
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Appendices

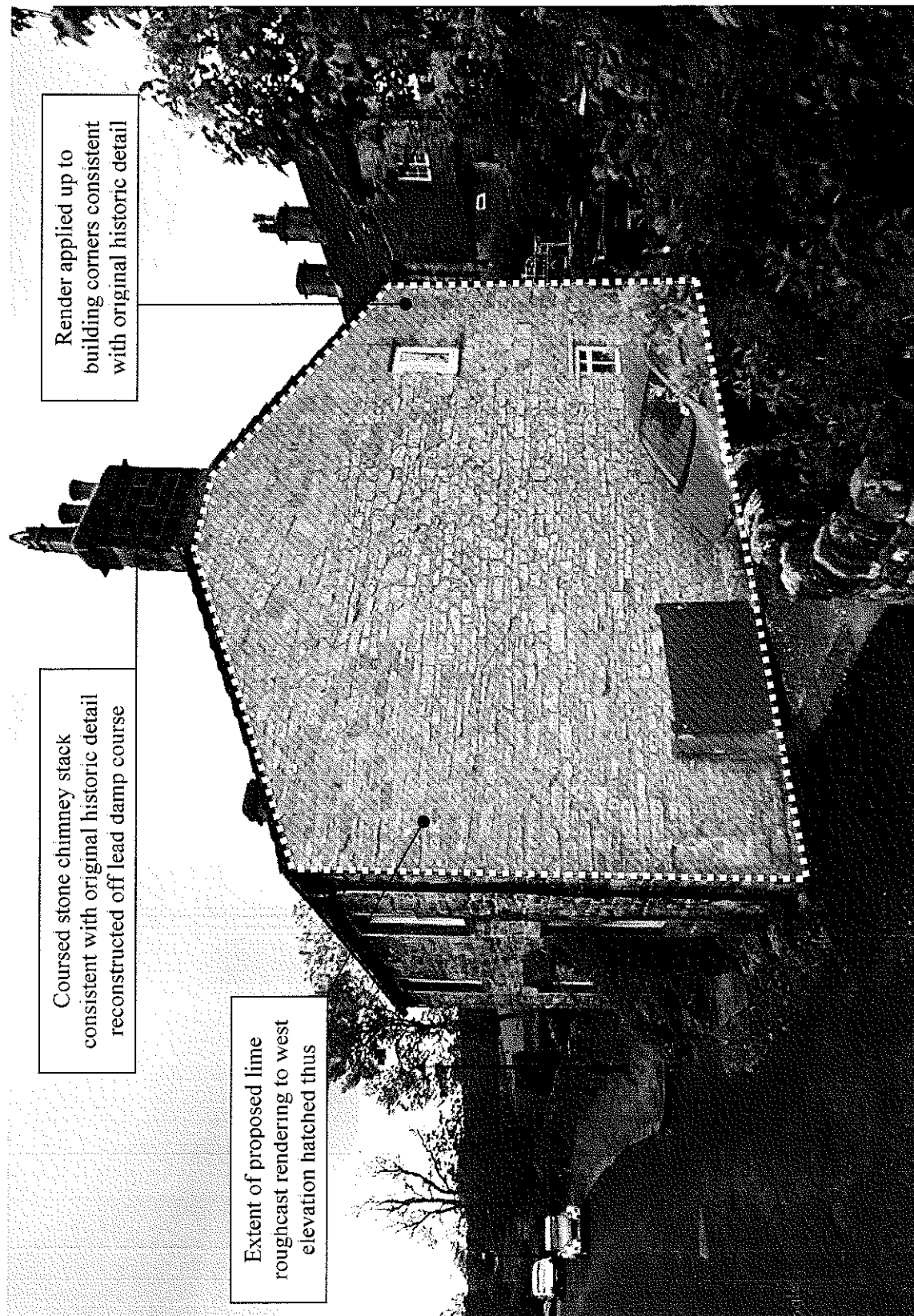
LOCATION PLAN



SITE PLAN



VIEW FROM WEST



Coursed stone chimney stack
consistent with original historic detail
reconstructed off lead damp course

Render applied up to
building corners consistent
with original historic detail

Extent of proposed lime
roughcast rendering to west
elevation hatched thus

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