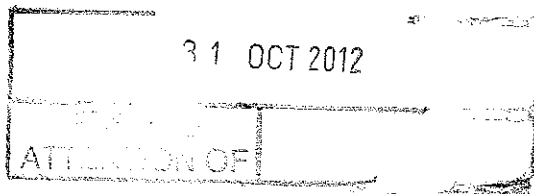




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only	
Application No:	320120984 P
Date received:	
Fee paid £	Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

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:	Ms	First name:	Julie
Last name:	O'Malley		
Company (optional):	United Utilities		
Unit:		House number:	
House name:	Grasmere House		
Address 1:	Lingley Mere Business Park		
Address 2:	Lingley Green Avenue		
Address 3:			
Town:	Warrington		
County:			
Country:			
Postcode:	WA5 3LP		

2. Agent Name and Address

Title:	Mr	First name:	Graham
Last name:	Trehwella		
Company (optional):	Cass Associates Llp		
Unit:	104	House number:	
House name:	The Tea Factory		
Address 1:	82 Wood Street		
Address 2:			
Address 3:			
Town:	Liverpool		
County:	Merseyside		
Country:			
Postcode:	L1 4DQ		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

The reinstatement of residential use of Cocklick End farmhouse and the conversion of the adjoining barn for residential purposes together with minor alterations to the building and associated works including improvement of the access track.

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use 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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

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

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?

Advice on relevant planning policy and issues to be taken into account.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

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:

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

If Yes, please provide details:

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

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

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

See Design
Statement

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:

10. Vehicle Parking

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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:

Vacant farmhouse and adjacent barn

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Farmhouse and barn.

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Unknown

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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17. Residential Units (Including Conversion)Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:☐ Yes ☒ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							Totals (a+b+c+d+e+f+g)=								
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							Totals (a+b+c+d+e+f+g)=								
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							Totals (a+b+c+d+e+f+g)=								
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							Totals (a+b+c+d+e+f+g)=								
Total proposed residential units (A+B+C+D)=							Total existing residential units (E+F+G+H)=								

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Agricultural	☐		40m ²		
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐	N/A		
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees		N/A	
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		N/A		

21. Site Area

Please state the site area in hectares (ha) 0.24ha

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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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19 10 2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

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

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 (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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

--	--	--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

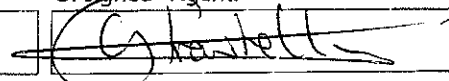
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

		19 10 2012
--	---	------------

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--	--	--

26. 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 correct fee:



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



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



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 the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. 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:

Date (DD/MM/YYYY):

19.10.2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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)

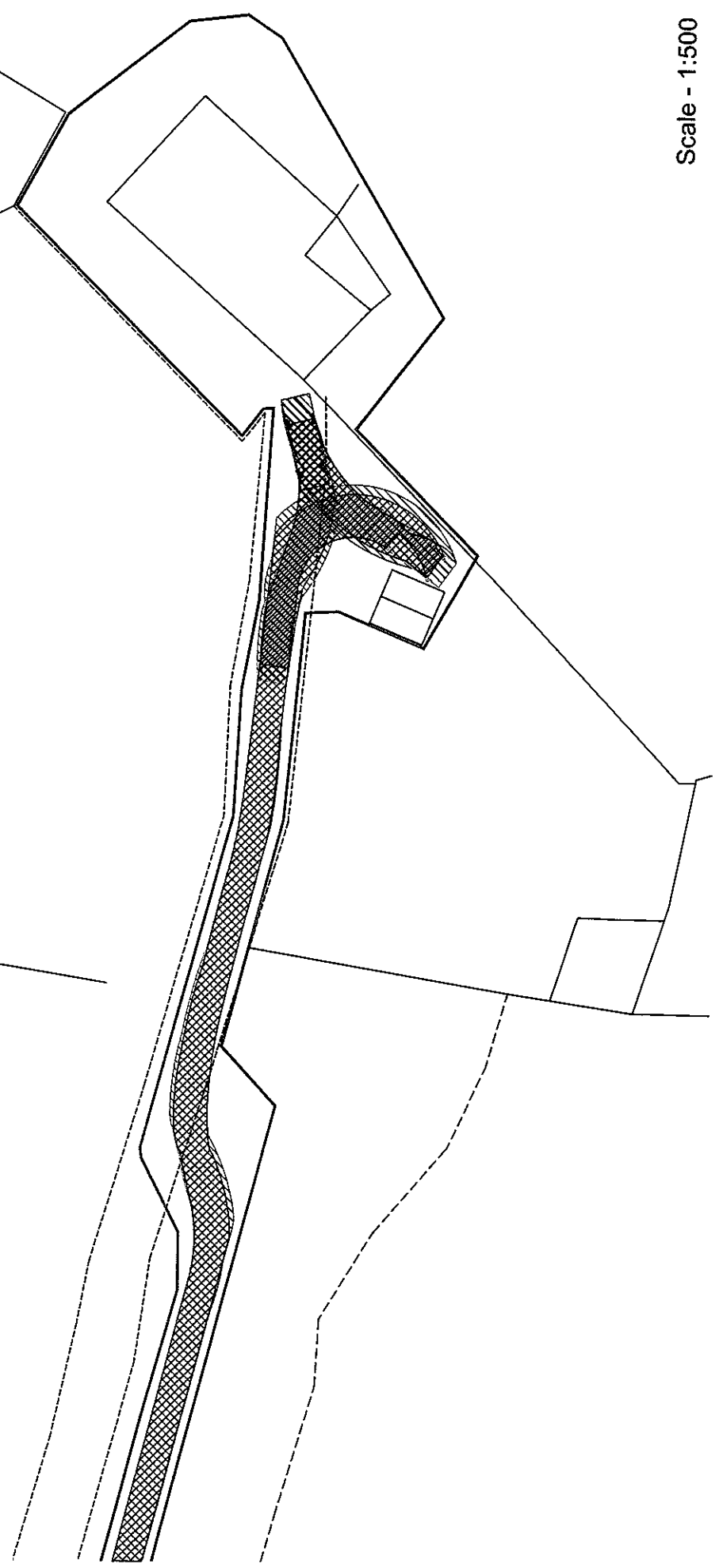
☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

320120984P



Scale - 1:500

Swept Path: Fire Tender

Figure 1a

Design and Access Statement

In support of a full planning
application on behalf of:

United Utilities Property Services Ltd

**The reinstatement of residential use of Cocklick
End farmhouse and the conversion of adjoining
barn for residential purposes together with
minor alterations to the building and associated
works including improvement of the access
track**

**Cocklick End Farmhouse
Slaidburn
Lancashire**

320120984P

prepared by:

MCK Associates Limited
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Fulwood
Preston
PR2 8BP
01772 774510
mck@mckassociates.co.uk



associates limited

architecture | building surveying | urban design

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- 1.0) INTRODUCTION**
- 2.0) SITE CONTEXT**
- 3.0) PLANNING HISTORY**
- 4.0) PROPOSED DEVELOPMENT**
- 5.0) RELATIONSHIP**
- 6.0) USE**
- 7.0) SCALE**
- 8.0) LANDSCAPE**
- 9.0) APPEARANCE**
- 10.0) ACCESS**
- 11.0) APPROACH**
- 12.0) CONCLUSIONS**
- 13.0) APPENDICIES**



1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of United Utilities Property Services Ltd (UUPS Ltd) to support a proposal for the reinstatement of residential use of Cocklick End farmhouse and the conversion of adjoining barn for residential purposes together with minor alterations to the building and associated works including improvement of the access track
- 1.2 The farmhouse is located at approximately SD 737 583
- 1.3 Cocklick End farmhouse dates from the early eighteenth century. The barn is a nineteenth century addition. The farmhouse has not been occupied for a considerable time but the barn has been used for agricultural purposes. From external inspection, there is evidence of progressive deterioration of the building fabric although the essential structure of the building is deemed to be sound.
- 1.4 This statement reviews the town planning considerations that are relevant to determining the application and identifies important considerations which support the proposals including the approach to design of the scheme and accessibility
- 1.5 This statement should be read in conjunction with the drawings details and reports submitted with the accompanying planning application:
- Planning Statement
 - Heritage Statement
 - Structural Survey
 - Bat and Barn Owl Survey
 - Viability Assessment
 - Plans and detailed drawings
- 1.6 The statement and the included reports aim to expand on the information provided on the drawings accompanying the application

320120984P



Image 1: Rear Elevation showing boarded up windows and dilapidated roof



Image 2: Rear Elevation - Open to the elements

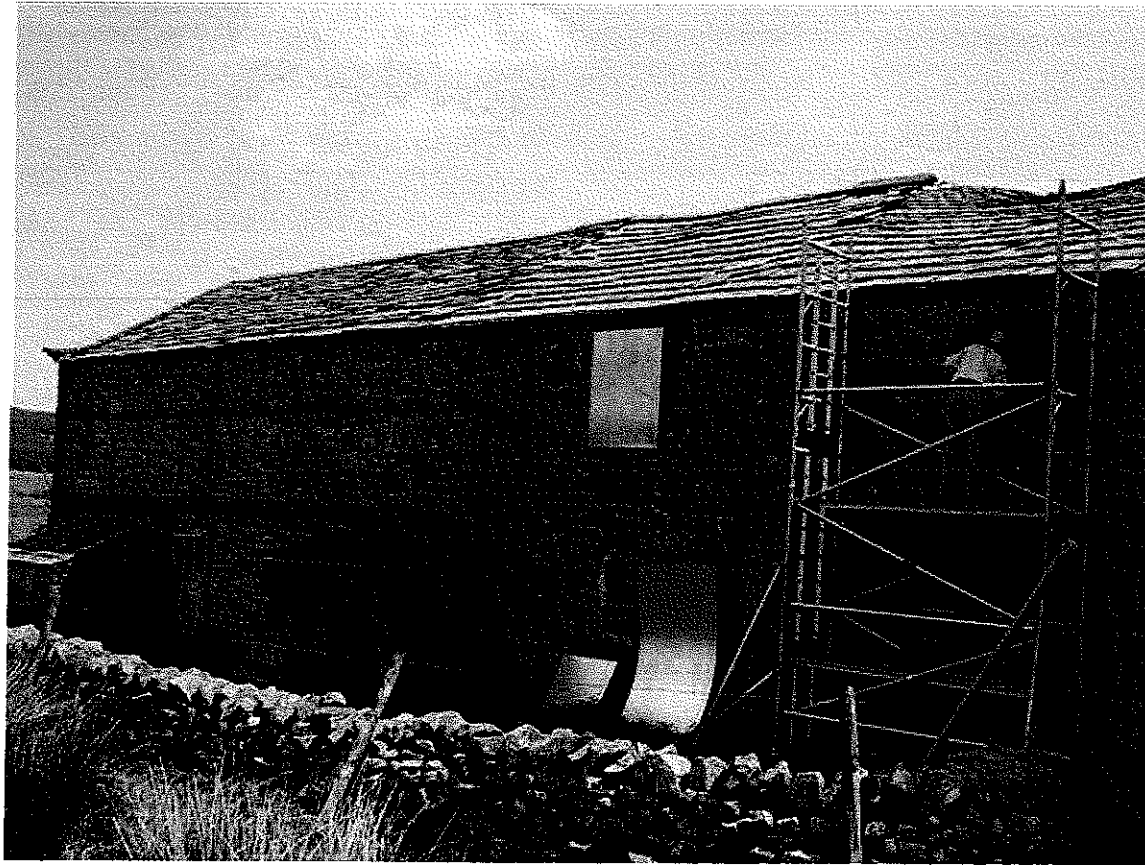


Image 3: Front Elevation view boarded up windows and dilapidated roof



Image 4: Internal view with exposed roof and plaster work in disrepair

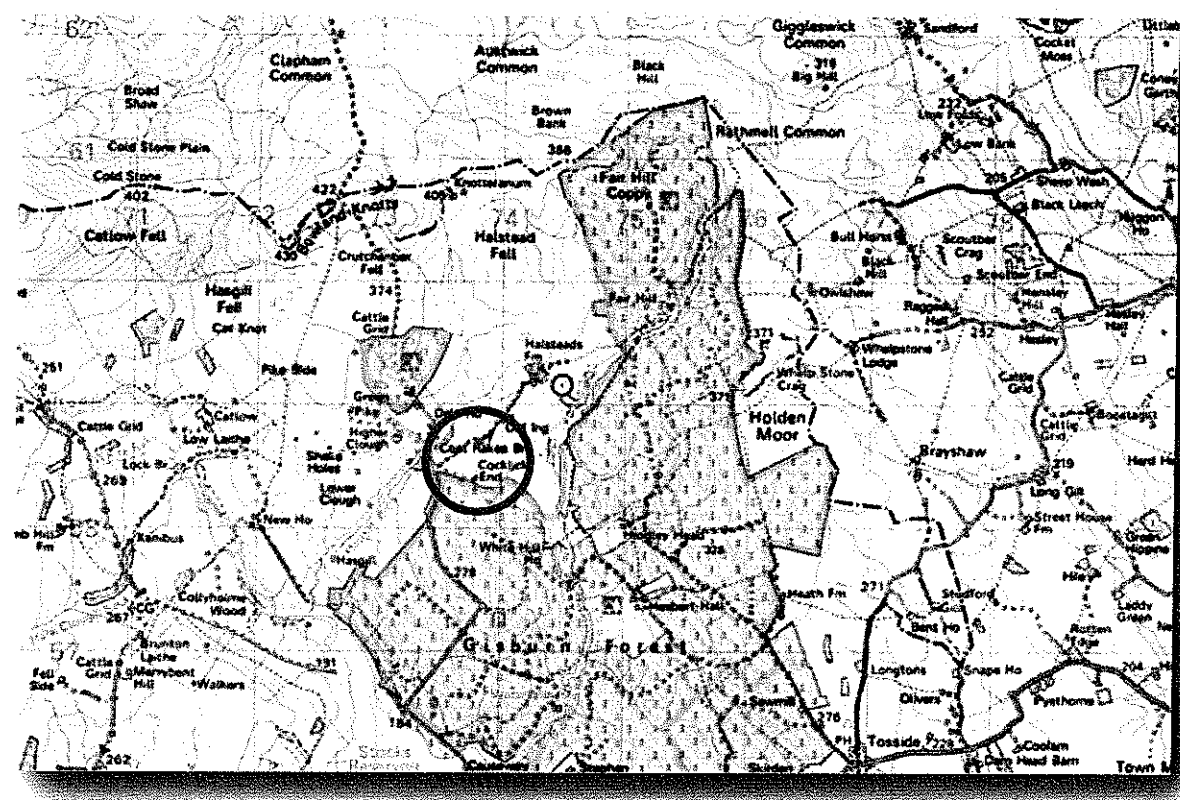
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Image 5: Internal view showing poor roof condition

2.0 SITE CONTEXT

2 1 The building is positioned in reasonably open landscape but public views of the building are limited by virtue of the fact that it is partially surrounded by the plantation woodland of the Gisburn Forest (south, west and east) The building is visible from the public footpath which runs to the north (towards Old Ing and Halsteads Farm) but these are distant views and the building sits at a lower level than the footpath.



- 2 2 The application site is 0.451 acres / 0.18 ha in extent.
- 2 3 The site fronts and has access from Keasden Road.
- 2 4 The site is surrounded by a forest and open fields.
- 2 5 Cocklick End farmhouse is situated upon rural land 10 miles North of the village of Slaidburn and East of Giggleswick, on the central Lancashire plain. The farm lies immediately North of Gisburn Forest.

2.6 Amenity provision is summarised below

Schools:

- Brennand's Endowed Primary School Slaidburn – 7.2 miles
- Bowland High School – 10.1 miles

Local Amenities

Post Office - 3.8 Miles - Clapham

Supermarkets - Booths 9.3 Miles - Settle

Hair Dresser - 6.5 Miles - High Bentham

Hardware Shop - 6.5 Miles - High Bentham

Public Houses - 3.9 Miles - Clapham

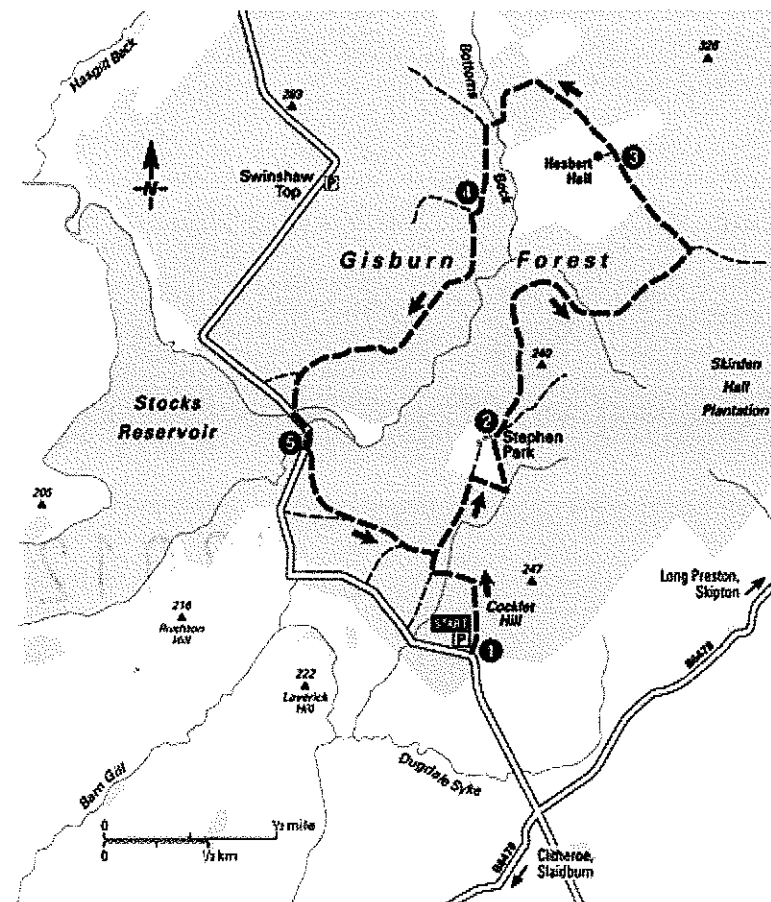
Church - 5.3 Miles - Austwick

Restaurants - 5.3 Miles - Austwick

Town Centres - High Bentham 6.4 Miles

Settle - 5.7 Miles

Gisburn Forest - Mountain bike trails are situated in the Forest of Bowland and offer two bike trails to explore



Cycle Route - Gisburn Forest



Image 6: View of Gisburn Forest

320120984P

3.0 PLANNING HISTORY

3.1 The relevant planning history for this site is as follows:

- There has been no previous planning applications for the site.
- Pre application discussions with Ribble Valley Borough Council planning department -
Mr Gareth Fort ref - RV/2012/ENQ00117 - 31st May 2012.

320120984P

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development involves the amalgamation of the farmhouse and barn to form a single, four bedroom residential unit.
- 4.2 The design of the scheme only requires minor alterations to the existing elevations and has no extension which will affect the scale, mass and general design of the building
- 4.3 Use is made of the existing openings in the farmhouse and barn in the reinstatement and conversion works
- 4.4 The proposed appearance of the building will retain the period character of the farm, re-using materials and addition of materials that match the existing buildings keeping the heritage value of the building. All materials will be approved by the LA prior to commencement on site.
- 4.5 The private area around the building is defined by the existing stone perimeter wall. This gives a tightly defined curtilage and it limits the extent to which there is an impact on the character and appearance of the countryside.
- 4.6 The open area on the approach to the farmhouse (defined by a stone wall) is conveniently located to form a parking area
- 4.7 The site around the buildings is generally car parking and access which is congruous to the rural area. The car parking will be sympathetic and surrounded by soft landscaping. The car parking arrangement, courtyard and areas immediately surrounding the buildings will be finished in stone flags, gravel and sets
- 4.8 The addition of roof lights will create more desirable spaces allowing much needed light to enter deeper into the internal plan. The appearance of these roof lights will be reduced by using conservation standard.
- 4.9 New openings to the buildings skin have been designed with an appearance that matches the existing. Symmetry has been avoided, and the openings created so that it retains the agricultural genre.

5.0 RELATIONSHIP

- 5.1 The application site can be developed without any significant impacts. The site has a dilapidated farmhouse which is in a state of disrepair. The remainder of the site is landscaped with a long private drive finished in stone flags and gravel sets, inkeeping with the surrounding vicinity.

6.0 USE

- 6.1 The proposal is exclusively for residential use, comprising a single residential dwelling together with associated infrastructure including gardens parking and access.
200% off street parking provision has been provided within the development

7.0 SCALE

- 7.1 The proposals is wholly situated within the existing footprint of the building with no additions or reductions.
- 7.2 The proposed property is 2.0 storey high and is of a size and scale that will complement the surrounding location.

8.0 LANDSCAPE

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- 8.1 There is a stone wall around the perimeter of the farmhouse and barn. This defines the immediate curtilage and provides separation from the adjacent fields. There is also a small open area on the approach to the farmhouse which is again defined by a stone wall. This open area falls within the demise of the property.
- 8.2 The existing landscape and boundary hedging have been retained with additional shrub planting.
- 8.3 The existing boundary frontage is fenced off from Keasden Road; however, the addition of further planting of indigenous shrubs will reflect the existing highway boundaries of Keasden Road.
- 8.4 Generally hard landscaping will be introduced to the site to reflect the typical farmyard appearance.
- 8.5 There are no public amenity spaces proposed within the site. There is a private garden to the property.
- 8.6 The private garden will be cleared of all deleterious material, levelled, topsoiled and landscaped in a manner and style befitting the property and locality.

9.0 APPEARANCE

- 9.1 The conversion will convert the buildings into a single residential dwelling.
- 9.2 The design process has resulted in a bespoke scheme which has been designed to take into account the character and formal setting of the various curtilage buildings and informed by a heritage statement.
- 9.3 The design of the proposed development is in accordance with the design policies:
- The dwelling is designed to complement the size, scale and density of the surrounding area thereby responding to and enhancing the characteristics of the immediate environs and creating a place with its own identity.
 - The height of the proposed development has been retained.
 - The proposed dwelling is to be refurbished utilising traditional materials that will complement the building and existing properties in the vicinity.
- 9.4 The ground floor will consist of a lounge with library, snug/cinema room, office, formal dining area, and utility with a kitchen and hall ways.
- 9.5 The first floor will consist of 3 double bedrooms with an ensuite, a single bedroom and a family bathroom.
- 9.6 Roof: There will be little change to the large, unbroken roof slopes. Tiled roofs to the slate main roof, the windows are to be black UPVC and fascias and gutters will be black UPVC. An area is to be provided for existing barn owl and bats see drawings for further details. For bats an access to the roof void via bat tiles and bat tubes built into gaps into wall surfaces, for further information see ecological report details.
- 9.7 Openings: Existing openings in walls are used to maximum advantage. There is little need for new openings. Extensive glazing to the rear of the property assists in maximising internal natural lighting and also in achieving solar gain in order to reduce the need for space heating.

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- 9 8 Materials: When repair is needed, traditional materials are to be used.
- 9 9 Extensions: No additions or extensions are needed. The building is a sufficient size to provide good quality accommodation. The simple form of the range of buildings will not be compromised.
- 9 10 Interiors: The space planning has been arranged so as to avoid disturbance of roof timbers. There is no need to raise the height of external walls. There is an openness to the internal layout which is resonant of the existing character of the barn.
- 9 11 Curtilage: The curtilage around the farmhouse is well defined by drystone walls. These in themselves are an important feature of the landscape. The walls will give containment to the domestic curtilage. The walls tightly enclose the building. This eliminates the possibility of evidence of domestic life spilling beyond the immediate confines of the new dwelling. The open and uncluttered character of the countryside around the building will remain.
- 9 12 These design principles will result in an attractive, sustainable well defined development which relates well to the surrounding area.

10.0 ACCESS

- 10.1 Access: The highway authority has confirmed that highway safety will not be compromised. The track leading to the building will need improvement but the detail of improvement will be consistent with the rural setting. At the termination of the track, adjacent to the farmhouse, there is a small area enclosed by drystone walls which will be used for car parking. This is a sheltered and hidden area largely surrounded by the plantation woodland of Gisburn Forest. Cars parked at this location will not be obvious in the landscape. They will not be seen from the public highway and they will be barely visible from the public right of way which runs to the north of the building.
- 10.1 The site is on a relatively level ground and all access routes will be usable by people with mobility impairment as well as by fully ambulant people. Access into and around the house will be compliant with Part M of the Building Regulations.
- 10.2 There is a bus service on the B6478 linking Slaidburn to Wigglesworth and Long Preston train station. The existing road system allows for ideal cycle access to close village centres and places of work.
- 10.3 The proposal will include storage space for cycles to create a more sustainable position for use of local amenities.

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11.0 APPROACH

- 11.1 The layout utilises the existing building with careful consideration to orientation, existing openings and the external landscaping.
- 11.2 Both the approach to the dwelling and the design & layout within the dwelling is fully considered in relation to part M of the Building Regulations
- 11.3 With regard to access and egress, Keasden Road is the predominant traffic route in the area in terms of pedestrian and vehicular movement and access to public transport
- 11.4 In terms of sustainability and accessibility the site satisfies all relevant criteria

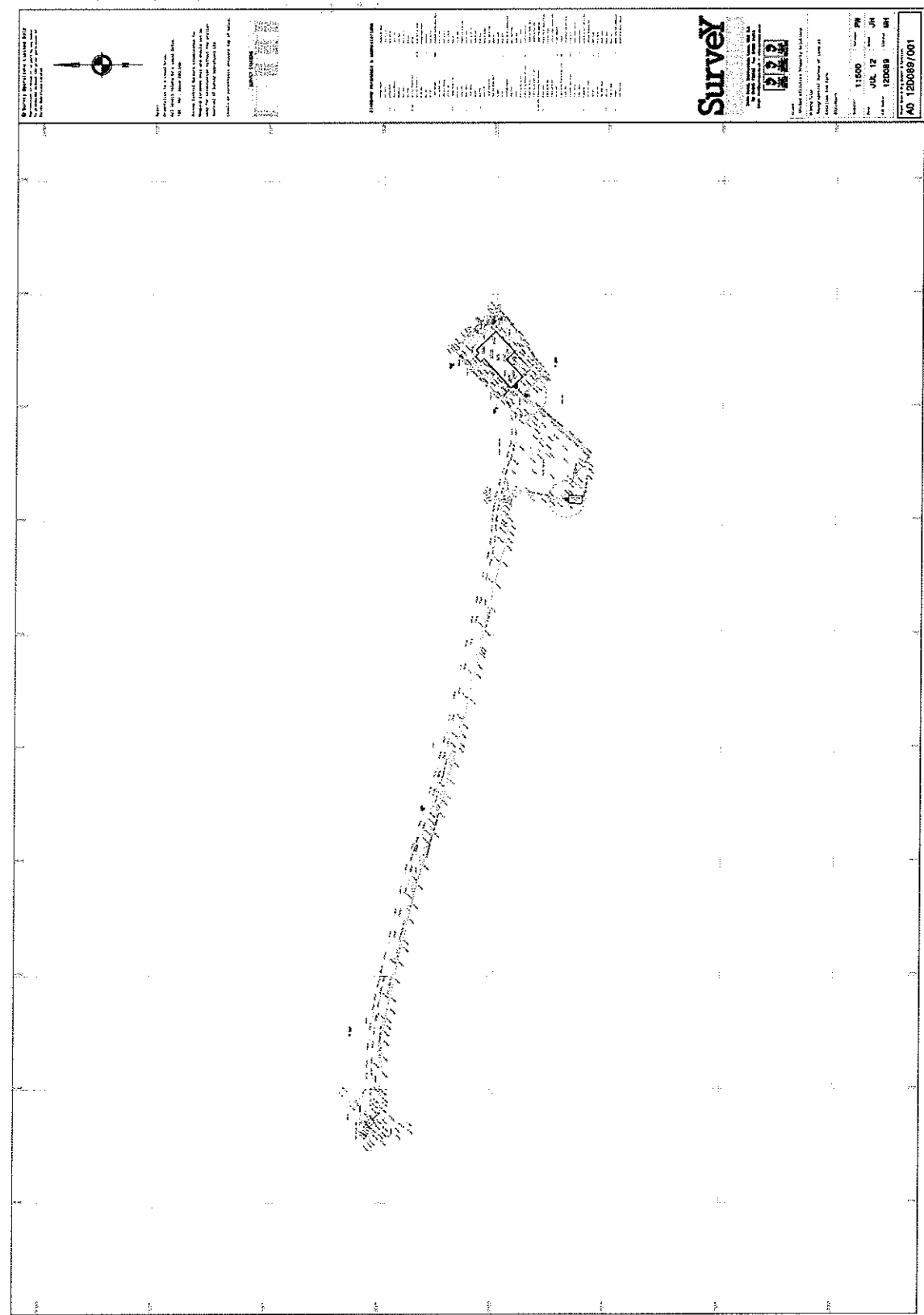
12.0 CONCLUSIONS

- 12.1 This Design and Access Statement demonstrates that the proposed scheme is appropriate in its context. The development of the site for residential development would contribute to achieving the following aims:
- 12.2 The proposed development has been designed to function well and informed by a heritage assessment.
- 12.3 The proposed development will be visually attractive as a result of the mix of good architecture, urban design and landscaping.
- 12.4 The proposed development will safeguard a valued local heritage asset.
- 12.5 For the above reasons, it is considered that the proposed development complies with national planning guidance, will assist in promoting and enhancing the local environment and as a consequence, planning permission should be granted for the proposed scheme.

13.0 Appendices

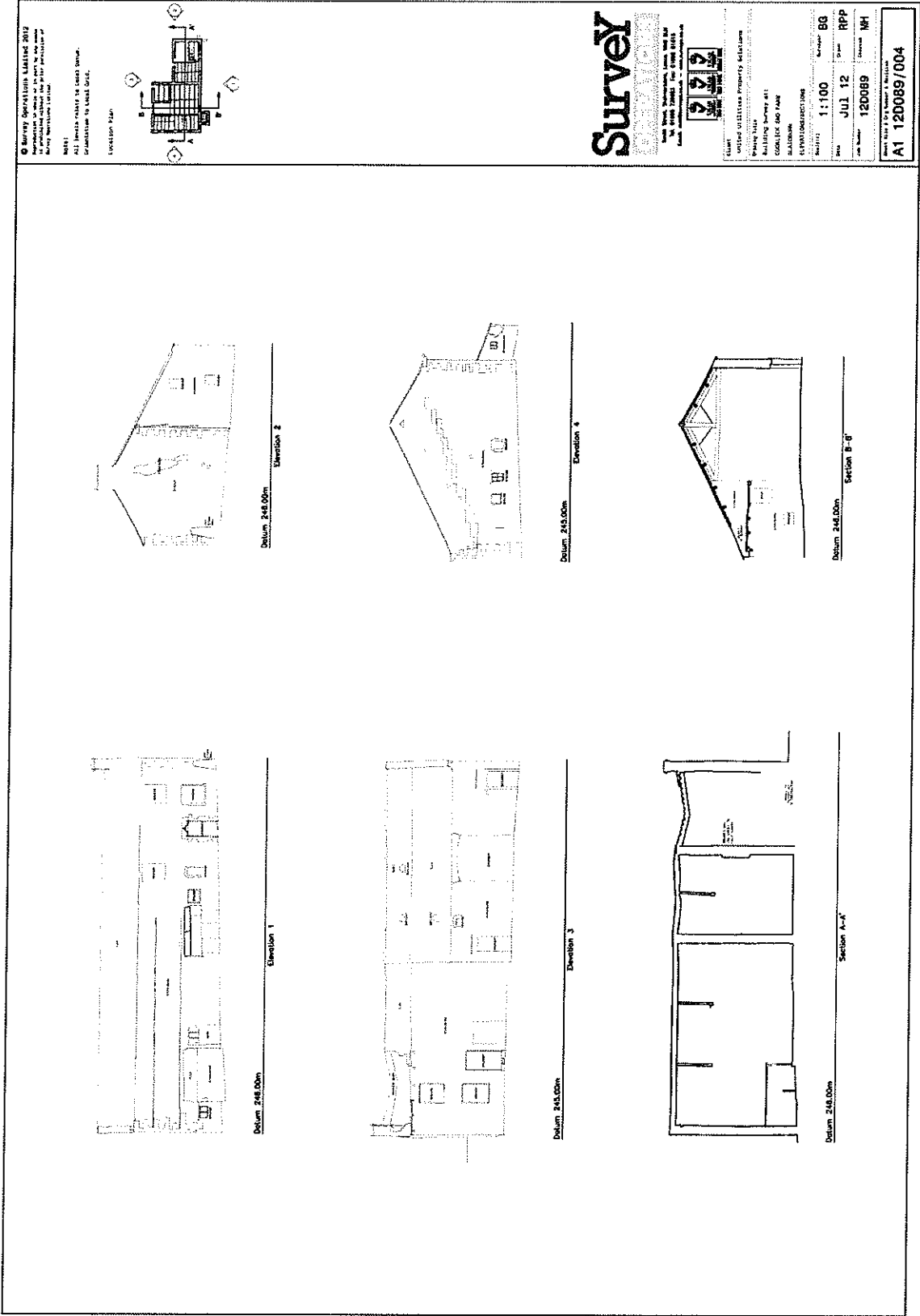
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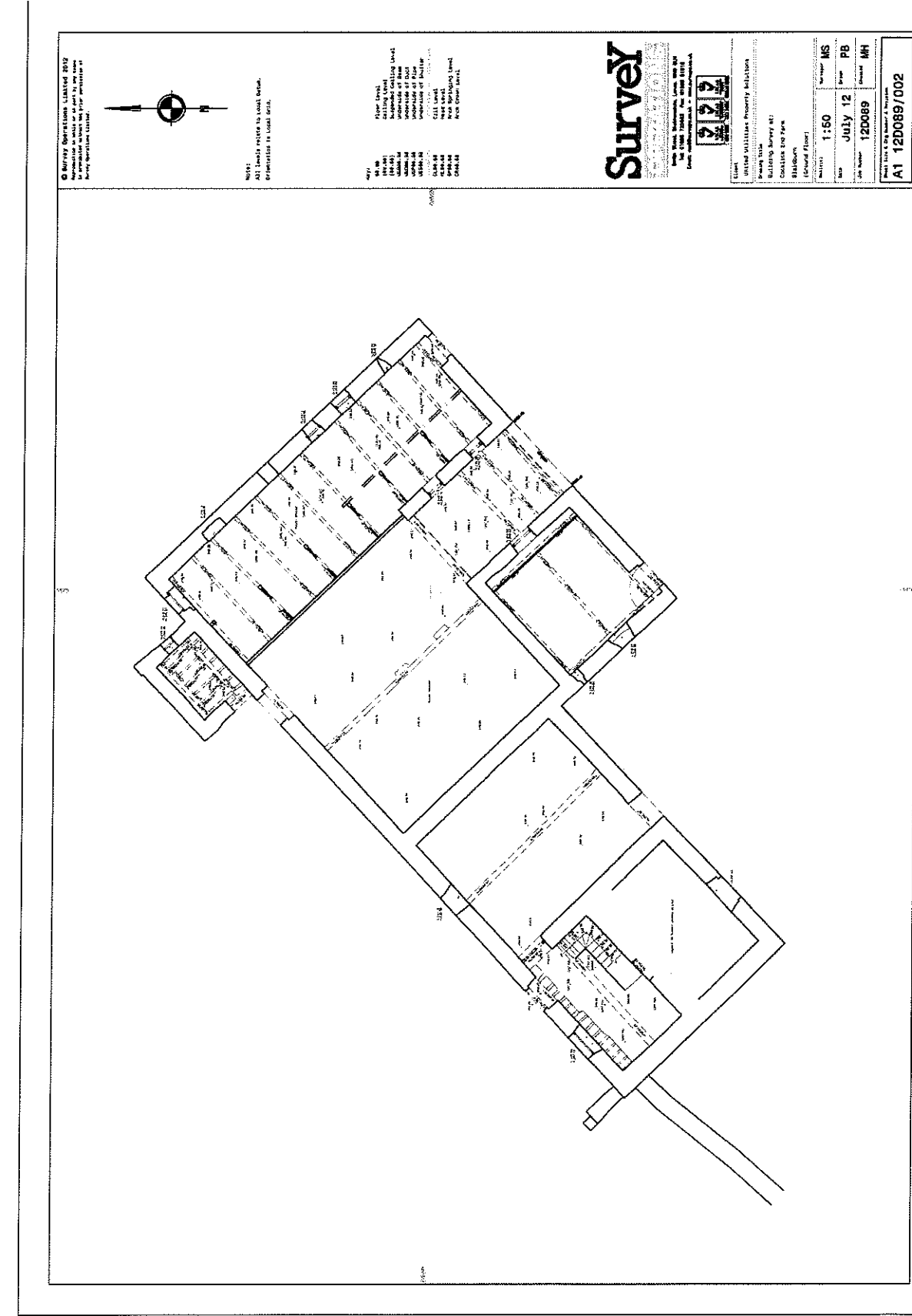
Section 1.01 Topographical Survey



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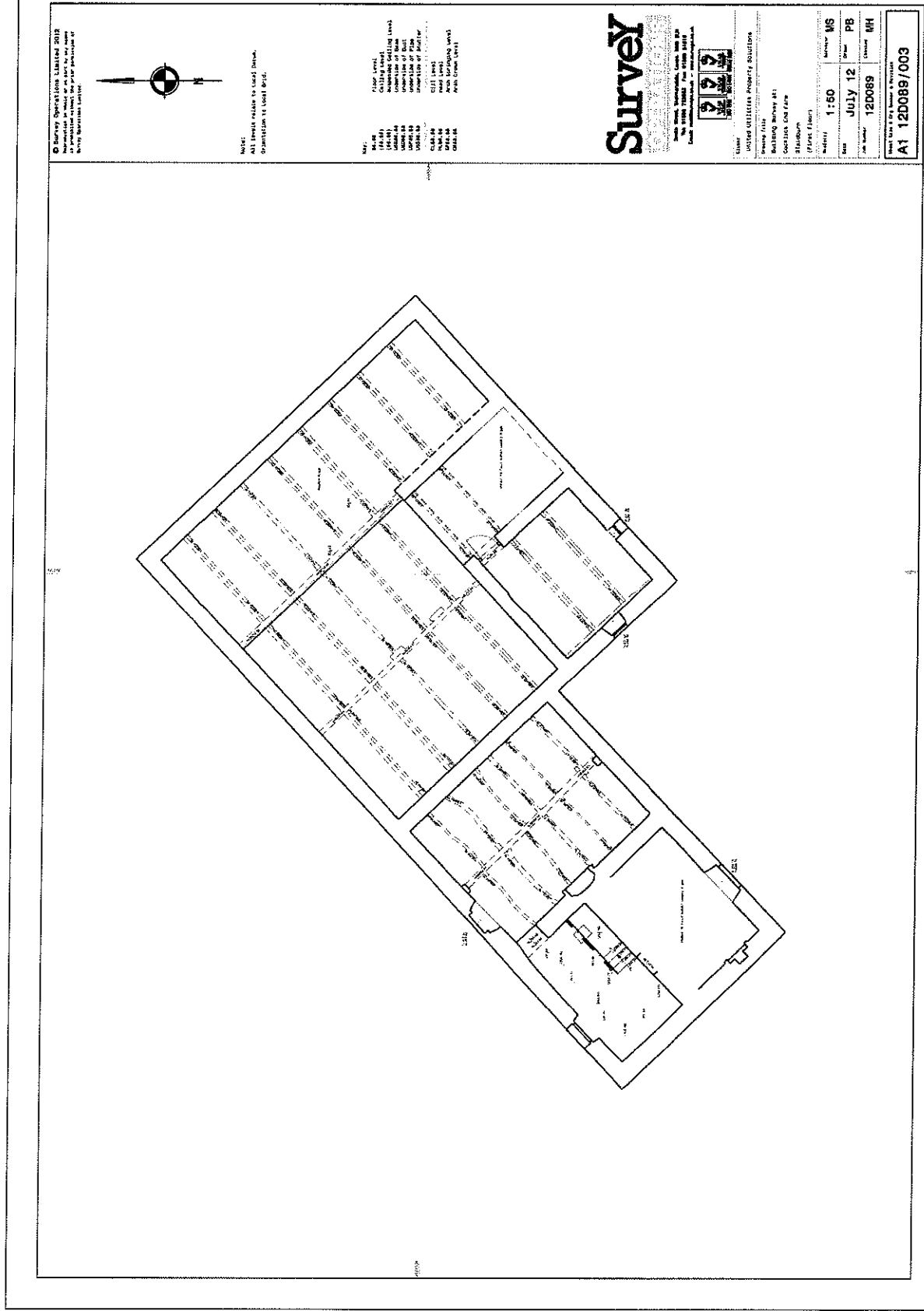
Section 1.02 Existing Elevations



Section 1.03 Existing Ground Floor Plan

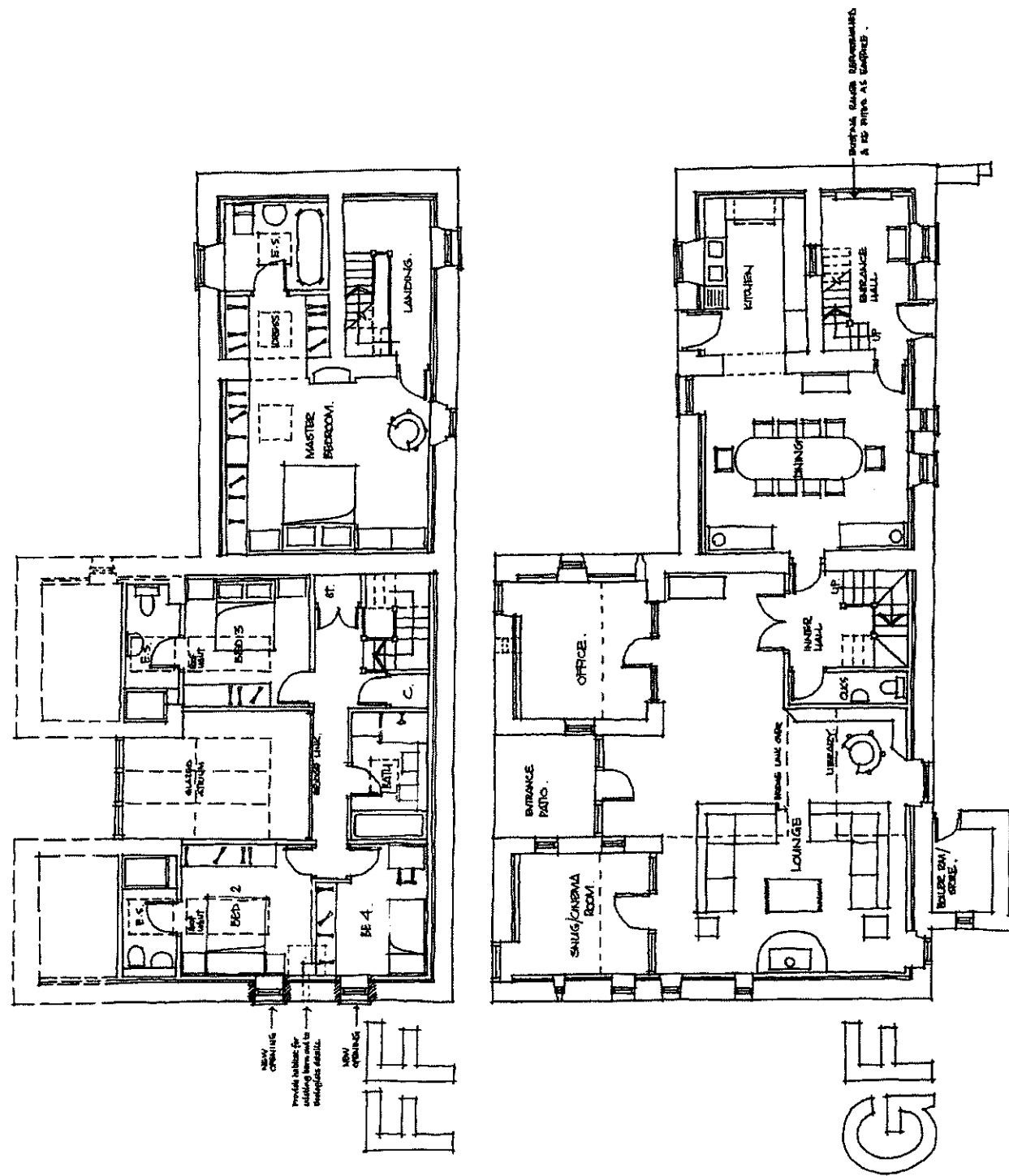
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Section 1.04 Existing First Floor Plan



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Section 1.05 Proposed Plans



UNITED UTILITIES
PROPERTY SOLUTIONS
mck associates limited
COCKLEBEND FARM,
SLAPTON
DRAFT FLOOR PLANS
REV 12/088 TFS & A 7 Aug 12
12/088 DFT 01 A

Section 1.06 Proposed Elevations

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UNITED UTILITIES
PROPERTY SOLUTIONS
mck associates limited
COOLICK END FARM,
SLADEBURN,
DRAFT ELEVATIONS
Rev 1 11/08 At 12/08 DE 01

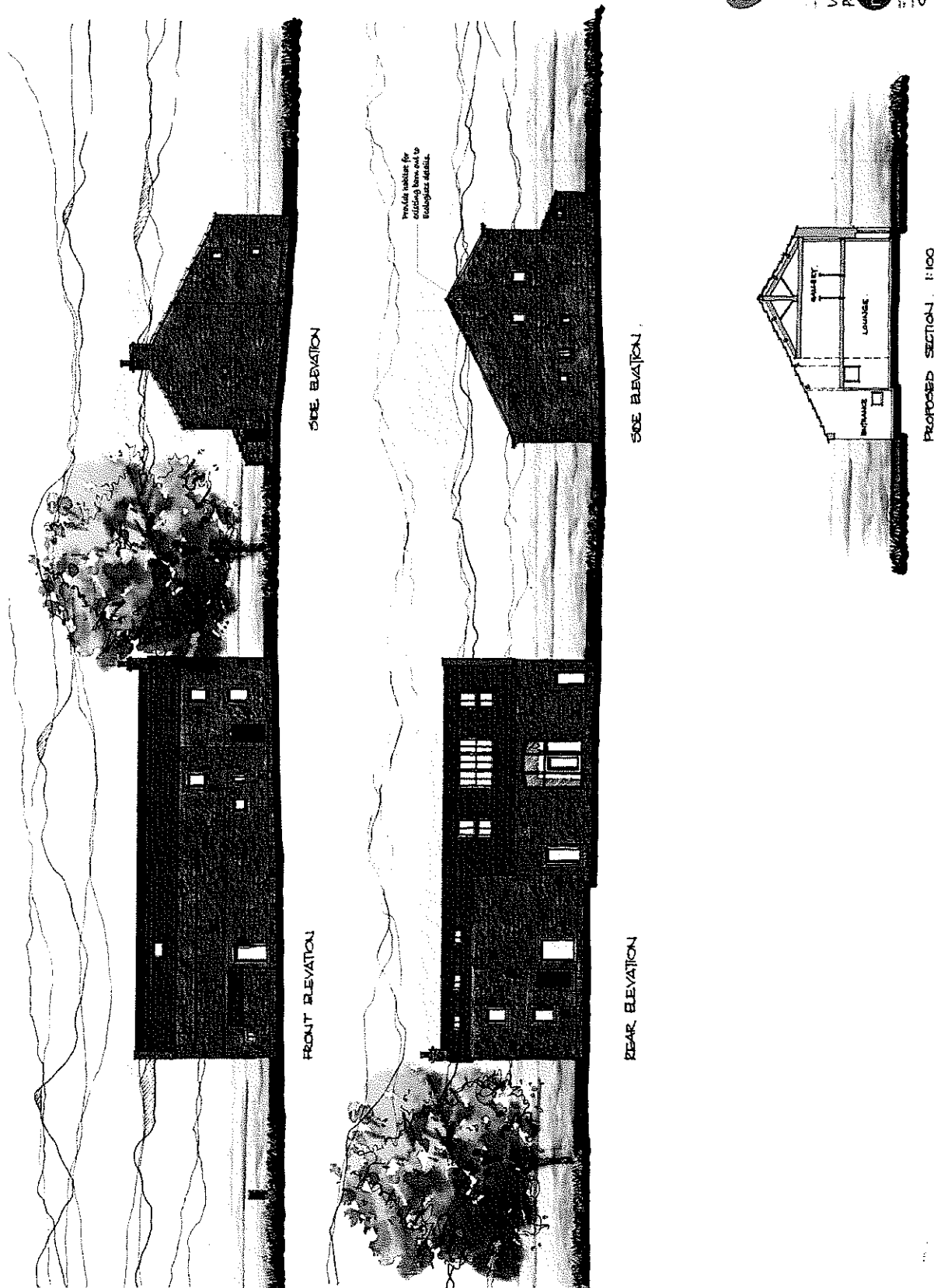


Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The number of transformed cells was determined by the number of colonies growing on the selective medium. The results are the mean of three independent experiments. Error bars represent standard deviation.

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Cass
associates

architecture
masterplanning
planning
landscape
ecology

COCKLICK END FARMHOUSE, SLAIDBURN
PLANNING STATEMENT

on behalf of



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September 2012

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- 2 Relevant Planning Policy Context
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- 4 Conclusions on the Significance of the Heritage Asset, the Benefits to be Derived from its Preservation and the Impact on the Wider Area

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- 1 Location Plan and Curtilage of Property

Appendices

- 1 Pre-Application Advice from Ribble Valley Borough Council

1 Introduction, the Context and the Development Proposals

- 1.1 This Planning Statement relates to a proposal to reinstate the farmhouse at Cocklick End for residential purposes together with the conversion of the contiguous barn to provide additional accommodation (Figure 1)
- 1.2 Cocklick End farmhouse dates from the early eighteenth century. The barn is a nineteenth century addition. The farmhouse has not been occupied for a considerable time but the barn has been used for agricultural purposes. From external inspection, there is evidence of progressive deterioration of the building fabric although the essential structure of the building is deemed to be sound
- 1.3 The proposal to reinstate the farmhouse and convert the adjoining barn for residential purposes has been subject to pre-application consultation with Ribble Valley Borough Council (Appendix 1). This has highlighted that there are several distinct planning considerations which will influence any decision on a planning application for the proposed development. These are:
- (1) The ways in which the proposed development are consistent with relevant planning policy.
 - (2) The degree to which the objective of sustaining and enhancing this building as a non-designated heritage asset weighs in favour of the planning application
 - (3) The potential impact on the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.4 In order to address these key planning considerations a series of companion documents have been drafted to support the planning application. These companion documents should be read alongside the Planning Statement. They are:
- Heritage Statement
 - Structural Survey
 - Bat and Barn Owl Survey
 - Viability Assessment
 - Design Statement

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Alternative Uses for the Building

- 1.5 The decision to proceed with a planning application for building reinstatement and conversion to form a residential unit was taken following a review of the viability of other uses
- 1.6 The Viability Assessment shows that, taking into account the costs of preserving and enhancing the building and the value that will ensue, residential use is the only viable option
- 1.7 This is important. The National Planning Policy Framework (NPPF) recognises that:
- A heritage asset includes a building, monument, site, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)
 - Homes in the countryside can be acceptable where they represent the optimal viable use of a heritage asset or where development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting (Paragraph 55).

- Proposals to change heritage assets should take into account 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation' (Paragraphs 126 and 131)

1.8 In essence, NPPF gives encouragement to a process which will establish how the optimal viable use of a heritage asset will sustain its significance and lead to its conservation. In this instance, the Viability Assessment demonstrates that the only viable use to ensure the conservation of Cocklick End farmhouse is residential. Other potential uses are not viable.

The Current Use of the Building

- 1.9 The farmhouse has not been in use for a considerable time whilst the barn has been used for agricultural purposes
- 1.10 The planning application is for the reinstatement of the residential use at the farmhouse and the conversion of the barn to form additional accommodation
- 1.11 This description of development calls into question whether the residential use of the farmhouse is established or has been abandoned (in which case there is a 'nil use')
- 1.12 The principles of abandonment are problematic and have developed through case law. They are not enshrined in statute. There is a great deal of discretion in deciding whether the residential use of the farmhouse has been abandoned or not but the following factors will help in coming to a decision:
- (1) Does the physical condition of the building allow for the reinstatement of the original (residential) established use?
 - (2) Has the building been used for any other purpose?
 - (3) What are the intentions of the owner?
- 1.13 On the first two points it can be established that the building is capable of reinstatement to residential use and that it has not been used for any intervening purpose. The intentions of the owner are more difficult to establish but there is no evidence that there has been a firm decision to abandon the residential use, despite the length of time that has elapsed since it was last used as accommodation.
- 1.14 Given these circumstances, the description of development is the reinstatement of the farmhouse and the conversion of the barn to form additional accommodation

The Context

- 1.15 The building falls in the Forest of Bowland Area of Outstanding Natural Beauty (AONB). It is positioned in reasonably open landscape but public views of the building are limited by virtue of the fact that it is partially surrounded by the plantation woodland of the Gisburn Forest (south, west and east). The building is visible from the public footpath which runs to the north (towards Old Ing and Halsteads Farm) but these are distant views and the building sits at a lower level than the footpath.
- 1.16 Access is gained by an unmade track which leads from the minor highway which bisects Gisburn Forest. The intersection of the track and the minor road coincides with the hard surfaced lane leading towards Old Ing and Halsteads Farm (the public right of way). The junction at this point is wide and sight lines are reasonable in both directions. Lancashire County Council, as the local highway authority, has confirmed that there are no highway safety implications arising from the proposed development.
- 1.17 There is a stone wall around the perimeter of the farmhouse and barn. This defines the immediate curtilage and provides separation from the adjacent fields. There is also a small open area on the approach to the farmhouse which is again defined by a stone wall. This open area falls within the demise of the property (Figure 1)



Curtilage of the farmhouse and barn defined by a stone wall



Access to the farmhouse at the point where the track intersects with the minor road

The Proposed Development

- 1 18 The form of the development and the rationale for design decisions is described in the companion Design Statement
- 1 19 In short, the proposed development involves the amalgamation of the farmhouse and barn to form a single, three bedroom residential unit. Use is made of the existing openings in the farmhouse and barn in the reinstatement and conversion works. As a consequence, the essential appearance and character of the building is little changed. Traditional materials are used in the reinstatement and conversion works, consistent with the heritage value of the building.
- 1 20 The private area around the building is defined by the existing stone perimeter wall. This gives a tightly defined curtilage and it limits the extent to which there is an impact on the character and appearance of the countryside. The open area on the approach to the farmhouse (defined by a stone wall) is conveniently located to form a parking area.

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2 Relevant Planning Policy Context

- 2.1 In the context of this planning application the relevant planning policy is to be found in the National Planning Policy Framework (NPPF) and the Ribble Valley District Wide Local Plan (RVLP). There is an inter-relationship between these two documents. Given that the RVLP is an 'old style' development plan its policies can only be given weight according to their degree of consistency with the NPPF (Paragraph 215)

National Planning Policy Context

- 2.2 The NPPF puts in place a presumption in favour of sustainable development. There are economic, social and environmental dimensions to sustainable development. The objectives of environmental sustainability can be met by protecting and enhancing the built and historic environment
- 2.3 NPPF gives specific advice on 'new isolated homes in the countryside' (Paragraph 55). Special circumstances to justify these homes includes situations where the development represents the optimal viable use of a heritage asset or where it would lead to the re-use of redundant or disused buildings and lead to the enhancement of the immediate setting.
- 2.4 NPPF recognises that heritage assets are an irreplaceable resource that must be conserved in a manner appropriate to their significance (Paragraph 126). In this respect it recognises the need to put heritage assets into viable uses consistent with their conservation (Paragraph 137).
- 2.5 For developments such as that proposed at Cocklick End farmhouse, NPPF advises that consideration of the impacts arising from any change should, above all, account for the asset's conservation (Paragraph 131). This is in recognition of the fact that the significance of a heritage asset can be harmed or lost through alteration or destruction
- 2.6 NPPF also recognises the need to conserve and enhance the natural environment. This includes protecting and enhancing valued landscapes (Paragraph 109). This is particularly the case when it comes to National Parks, the Broads and Areas of Outstanding Natural Beauty (Paragraph 115)

Ribble Valley District Wide Local Plan (RVLP)

- 2.7 Bearing in mind the nature of the proposed development, there are three particular aspects of the RVLP which are of relevance:
- (1) The Forest of Bowland Area of Outstanding Natural Beauty (AONB).
 - (2) Rural dwellings
 - (3) Conversion of rural buildings
- 2.8 Policy EN1 of the RVLP aims to conserve and enhance the AONB. The impact of development on the particular landscape qualities of the area will need to be given special consideration
- 2.9 There is guidance in the RVLP on the location of buildings in the countryside proposed for conversion to alternative uses. Policy H15 is relevant. It requires compliance with criteria before proposals for conversion can be considered favourably. These include:
- (1) There is no need for unnecessary expenditure by public authorities and utilities in the provision of infrastructure
 - (2) There will be no materially damaging effect on the landscape qualities of the area
 - (3) There will be no unacceptable harm to nature conservation interests.
 - (4) There would be no detrimental effect on the rural economy.

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- (5) Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area

Appropriate buildings in settlements or which form part of a group of buildings could be converted but there is more circumspection about isolated buildings in the landscape such as barns when these are proposed for conversion

- 2.10 Policy H16 relates directly to the building to be converted. It requires the building to be structurally sound and capable of conversion for the proposed use without the need for extensive rebuilding or major alterations which would affect the character and appearance of the building. It also requires the building to be of sufficient size to provide minimal living accommodation without the need for extension and the building to be worthy of retention because of its intrinsic interest or its contribution to its setting
- 2.11 Policy H17 requires high design standards, consistent with tradition in terms of materials, geometric form and openings. External spaces and their use should not harm the appearance and function of the locality. Access should be to a safe standard.

Commentary

- 2.12 NPPF recognises the importance of preserving and enhancing heritage assets. It also recognises that isolated homes in the countryside can be acceptable where such development would enable optimal viable use of a heritage asset or lead to the re-use of redundant or disused buildings in the countryside and lead to an enhancement to the immediate setting. On balance this advice in NPPF weighs in favour of the proposed development. The only viable use of the building is for residential purposes. This is clearly demonstrated by the Viability Assessment. Other uses will not lead to the refurbishment of the building to a standard consistent with its heritage status. The farmhouse has not been used as a home for a considerable time and the barn is no longer in effective use for agriculture. NPPF suggests that, in these circumstances, there is a case for the use of the building as a whole for residential purposes, particularly if it can be shown that the setting will be enhanced. This is a point which is explored later in this Planning Statement.
- 2.13 Policies in the RVLP are more restrictive than NPPF but it is the guidance in NPPF which must take priority. Nevertheless, as this is an existing farmhouse and barn in the countryside the concern that the local landscape will be damaged through a degree of 'urbanisation' is not a real one. There is no intention to extend or significantly alter the building. The building is capable of providing generous residential accommodation without extension or significant alteration. The essential openness of the area will not be affected. In this sense there is no fundamental conflict with the aims of Policies H15 and H16.
- 2.14 Other policies of the RVLP relate to the detailed approach to conversion works. The Structural Survey shows that reinstatement and conversion works can be carried out without extensive building or major alterations. The particular character of the building will be restored rather than changed. The Design Statement demonstrates how reinstatement and conversion works are to be accommodated in a way that respects the heritage value of the building. The approach to design has been informed by the Heritage Statement which provides guidance on the methods and significant features of conversion and reinstatement. In turn, the design approach has also been informed by the Bat and Barn Owl Survey. The conservation status of these protected species is being recognised in the way in which the reinstatement and conversion works are conceived and the way in which they will be executed.

3 Implications for the Forest of Bowland Area of Outstanding Natural Beauty and Preservation of the Building as a Heritage Asset

3.1 The AONB covers around 70% of the Borough of Ribbles Valley. Within this designation the main purpose is to conserve and enhance the natural environment of the area.

3.2 Whilst the emphasis in the AONB is on the conservation and enhancement of the natural environment, there is a recognition in the RVLP that some development will be permitted – *‘Where possible new development will be accommodated through the re-use of existing building, which in most cases is more appropriate than new build’* (Paragraph 4.2.6).

3.3 The landscape assessment (which forms an appendix to the RVLP) goes further. In describing the ‘Upland Fringe Farmland’ it states:

‘Most of the older buildings, both in settlements and isolated dwellings are often of gritstone and are built in the local vernacular tradition, contributing, strongly to the identity and aesthetic qualities of the landscape’ (Appendix 2, Paragraph 4.4.3).

It then goes on to say that:

‘Dry stone walls in particular make a significant contribution to the landscape character in some areas’ (Appendix 2, Paragraph 4.4.4).

And then:

‘Positive landscape elements of the upland fringe farmland are: The wealth of historic stone farmhouses, barns, bridges, etc.; Strong fields pattern and well maintained walls and hedges ...’ (Appendix 2, Paragraph 4.4.8).

3.4 This all points to a recognition that traditional buildings in the AONB make a positive contribution to the special character of the designated area. They are positive features in the landscape which need to be conserved and enhanced. Cocklick End farmhouse is a good example of such a traditional building.

3.5 Of course the detail of how traditional buildings in the AONB are conserved and enhanced is important. In this respect it is opportune to examine how the detail of the reinstatement and conversion works at Cocklick End farmhouse will impact on both the AONB and its heritage value.

3.6 Guidance on the conversion of barns and other buildings to dwellings is given in the RVLP (Paragraph 5.13). It recognises that traditionally constructed buildings are very much a part of the Ribbles Valley’s character and heritage and that:

‘The objective of allowing conversions or alternative uses is to keep these buildings well maintained and protect them as a feature in the landscape for future generations. In addition, the conversion of properties to dwellings adds the number of homes to be provided in the Borough over the plan period. This helps to safeguard undeveloped greenfield sites from development’. (Paragraph 5.13.2).

3.7 This guidance is permissive: it encourages the conversion of traditional buildings in the countryside.

3.8 However, the benefits of conversion, including the conservation of heritage assets, should not be lost through lack of reference to those features which make the building an important and interesting part of the Borough. In the case of Cocklick End farmhouse the detail of reinstatement and conversion works has recognised these features. Consistent with the guidance in the RVLP the objective has been to respect the simple and robust character of the building with minimal change to the external fabric of the building. To a great extent this has been facilitated by the fact that a significant part of the development involves the reinstatement of a house.

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- Roof:** There will be little change to the large, unbroken roof slopes.
- Openings:** Existing openings in walls are used to maximum advantage. There is little need for new openings.
- Materials:** When repair is needed, traditional materials are to be used
- Extensions:** No additions or extensions are needed. The building is a sufficient size to provide good quality accommodation. The simple form of the range of buildings will not be compromised.
- Interiors:** The space planning has been arranged so as to avoid disturbance of roof timbers. There is no need to raise the height of external walls. There is an openness to the internal layout which is resonant of the existing character of the barn.
- Curtilage:** The curtilage around the farmhouse is well defined by drystone walls. These in themselves are an important feature of the landscape. The walls will give containment to the domestic curtilage. The walls tightly enclose the building. This eliminates the possibility of evidence of domestic life spilling beyond the immediate confines of the new dwelling. The open and uncluttered character of the countryside around the building will remain.
- Access:** The highway authority has confirmed that highway safety will not be compromised. The track leading to the building will need improvement but the detail of improvement will be consistent with the rural setting. At the termination of the track, adjacent to the farmhouse, there is a small area enclosed by drystone walls which will be used for car parking. This is a sheltered and hidden area largely surrounded by the plantation woodland of Gisburn Forest. Cars parked at this location will not be obvious in the landscape. They will not be seen from the public highway and they will be barely visible from the public right of way which runs to the north of the building.

4 Conclusions on the Significance of the Heritage Asset, the Benefits to be Derived from its Preservation and the Impact on the Wider Area

- 4.1 This Planning Statement, when read in association with the companion documents which support the planning application, has established a number of important facts:
- Although Cocklick Lane farmhouse is a non-designated heritage asset it is clearly worthy of preservation
 - The landscape of the Forest of Bowland AONB is richly characterised by traditional buildings which make an important contribution to the special qualities of the designated environment
 - The heritage asset can be reinstated (the farmhouse) and converted (the barn) to form high quality accommodation in a way that does not compromise the simple and robust character of the building and in a way that does not significantly alter the open, rural character of its locality
- 4.2 The National Planning Policy Framework (NPPF) encourages the conservation of heritage assets, in recognition of the fact that they are an irreplaceable resource. They must be put to viable uses consistent with their conservation. The Viability Appraisal has established that the only viable use which will lead to the conservation of Cocklick End farmhouse is for residential purposes. The Heritage Statement establishes that it is a heritage asset which is in urgent need of conservation.
- 4.3 NPPF also gives advice on new isolated homes in the countryside. It advises that these are justified in particular circumstances such as where the development represents the optimal viable use of a heritage asset or will lead to the re-use of redundant or derelict buildings. The proposed development satisfies both circumstances – it represents the optimal (and only) viable use of this heritage asset and it will bring a redundant building in the countryside back into beneficial use.
- 4.4 NPPF takes priority in the realm of policy guidance given the vintage of the Ribble Valley District Wide Local Plan (RVLP). Notwithstanding this, there is important guidance in the RVLP which is still of relevance.
- 4.5 The building is in an isolated location in the countryside but such isolated and traditional buildings are characteristic of the Upland Fringe Farmland of the AONB. Indeed, the building makes a positive contribution to the AONB landscape. It should be conserved as an important feature of the AONB and a good example of a traditional building.
- 4.6 The building can be reinstated and converted to form good quality residential accommodation in a way that has negligible impact on the character of the area. As the proposal involves the reinstatement of a farmhouse, there is no need for any significant alteration to the external appearance. The simple and robust form of the building will be maintained. The associated impacts of domestic use will be well contained by the drystone walls which enclose the building and give it a well defined curtilage.
- 4.7 In the balance of planning arguments there is a clear outcome. This is a heritage asset which is worthy of conservation. Residential use is the only viable option and reinstatement and conversion to a new home can be achieved in a way that actually enhances the character of the AONB.

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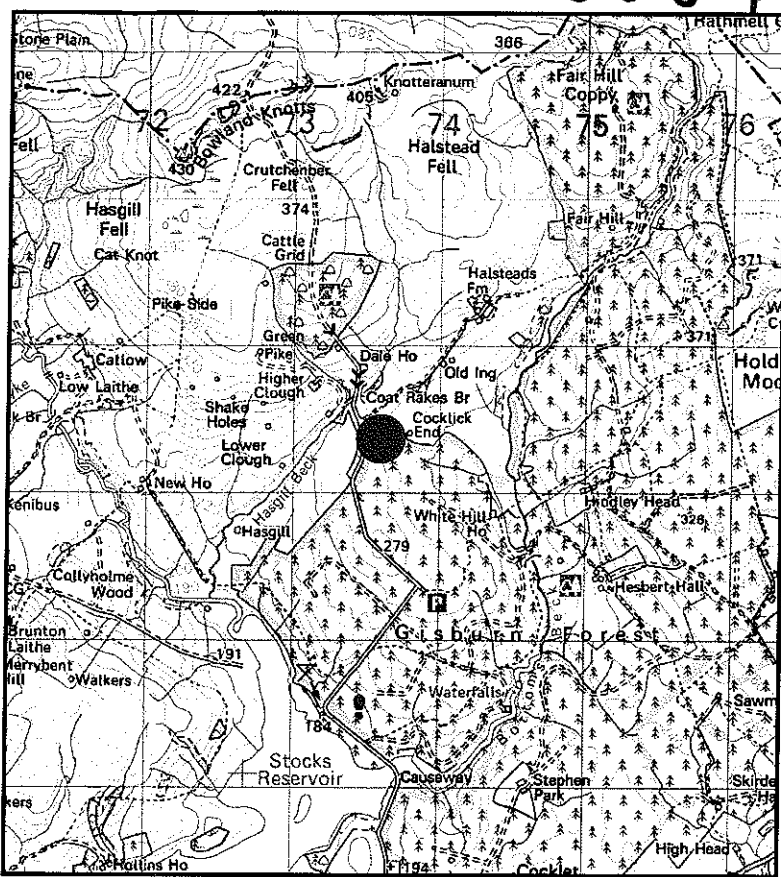
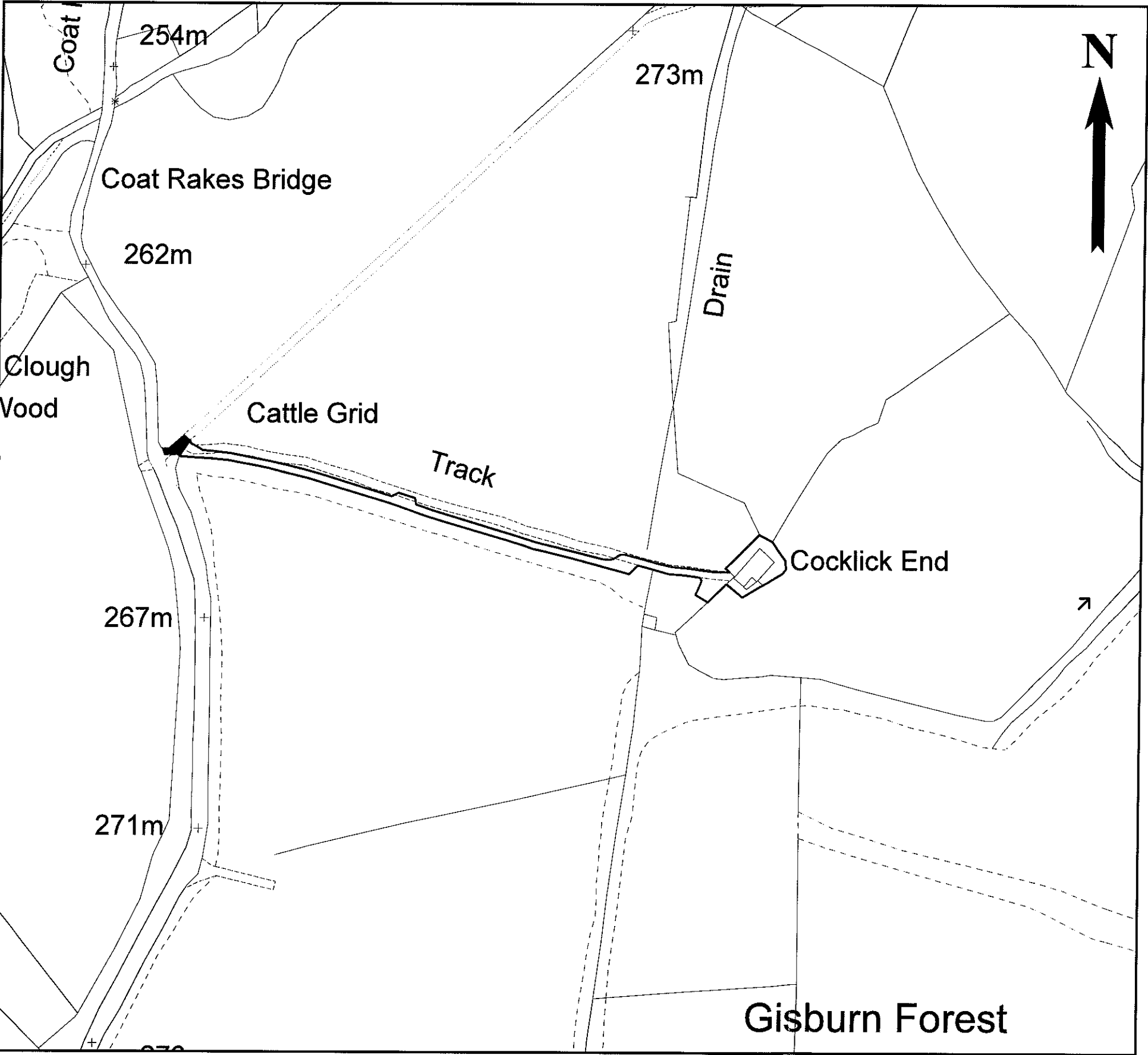
FIGURE 1

LOCATION PLAN AND CURTILAGE OF PROPERTY

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COCKLICK END



Location Plan **Scale 1:50,000**

- Legend**
- - Location of Property
 - - Site Boundaries
 - - Right of Way

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APPENDIX 1

PRE-APPLICATION ADVICE FROM RIBBLE VALLEY BOROUGH COUNCIL

RIBBLE VALLEY BOROUGH COUNCIL



Council Offices
Church Walk, Clitheroe
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my ref: RV/2012/ENQ/00117

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date: July 4th, 2012

Dear Ms Ajaz

PRE APPLICATION ADVICE PROPOSED CHANGE OF USE OF EXISTING BARN
AND ATTACHED FARMHOUSE TO FORM ONE DWELLING AT COCKLICK END
BARN, SLAIDBURN

I am writing in response to your request for pre- application advice, which the Council received on 31st May 2012. In short the proposal is for conversion and rehabilitation of Cocklick End Barn and attached farmhouse to form one dwelling.

We met on site on 7th June to discuss the proposals in more detail. At that meeting, I stated that my main concern was that the isolated location of the barn would be at variance with Policy H15 of the Ribble Valley Districtwide Local Plan in relation to conversion of former agricultural buildings for residential use. We also discussed the guidance in the National Planning Policy Framework, which related to development of isolated dwellings in the Countryside, and whether your proposal would fulfil any its criteria.

Cocklick End Barn is located within the Forest of Bowland Area of Outstanding Natural Beauty. It is a heritage asset with a lintel inscribed with "1727" and a datestone on the barn element stating "1827". However, the building is not listed. It is located in an open agricultural setting, with Gisburn Forest to the South.

Due to the location and type of property I have been mindful of guidance in the Ribble Valley Districtwide Local Plan and the National Planning Policy Framework (NPPF) in respect of the Area of Outstanding Natural Beauty, heritage and conservation, and rural housing.

The Forest of Bowland Area of Outstanding Natural Beauty

In terms of policy on the AONB, Local Plan policy ENV1 states that the Landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Development will need to contribute to the natural beauty of the area. The environmental effects of proposals will be a major consideration and their design, materials, scale, massing and landscaping will be important factors in deciding planning applications.

In terms of national policy the NPPF states at paragraph 115 that "Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural

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Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.

In terms of these policies it is clear that any development proposal for Cocklick End Barn would need to be extremely sensitive and conserve or enhance the environment within which it sits. Excessive residential curtilage and related domestic paraphernalia, and access arrangements could have a damaging effect on the natural beauty and character of the surrounding area. Isolated agricultural buildings such as Cocklick End are one of the key elements of the character and cultural heritage of the area, and any proposals to change or adapt these should be cognisant of this.

In respect of the conservation of wildlife, I note the bat and barn owl surveys that you have submitted as part of the pre-application material. I consulted with my colleague David Hewitt, the Council's Countryside Officer in respect of these issues. He stated that there is clear evidence that the barn is being used by protected species - Barn owl & common pipistrelle bat species therefore it will require a license application to Natural England and any planning application to the Council will not be granted unless it is confident that such a license will be issued. Alternatively, if Natural England, when consulted indicate that a license will be granted then the Council could approve the application with conditions.

Isolated Rural Dwellings

The Local Plan sets out detailed policy criteria to help to determine applications for the conversion of rural buildings.

H15 relates to the location of the building to be converted. It states that planning permission will be granted for the conversion of buildings to dwellings in situations where *inter alia*: there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure; there would be no materially damaging effect on the landscape qualities of the area; there would be no unacceptable harm to nature conservation interests. The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable. Problems arise however where isolated buildings in the landscape such as barns are proposed for conversion. The local landscape can be damaged and a degree of urbanisation imposed upon an otherwise wholly rural view.

As we discussed at the site meeting it is this policy, which I have the most concerns about in respect of Cocklick End. Its isolated location, remote from settlements or existing groups of buildings mean that the conversion of the barn would be at variance with this policy.

I am also mindful of guidance in the NPPF on rural housing. At paragraph 55 it states that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as *inter alia*: "where such development would enable optimal viable use of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting."

In terms of the first criterion, a case could be made that a residential re-use and conversion of the Cocklick End could lead to the optimal viable use of a heritage asset. Although undesignated, the building is of considerable heritage value. Optimal viable

use means a use consistent with the conservation of the building, and does not necessarily mean the most economically viable use. In this case, it would be up to you to demonstrate that a residential conversion of the whole of the building is necessary to conserve the asset, and explain why the current use of the barn element as agricultural storage can no longer secure this.

In terms of the second criterion, I think that this would be harder to justify. The building, although disused, does not have a harmful impact on the wider environment that would be significantly improved by its residential re-use and conversion. Indeed, as outlined above, the development of residential curtilage and related intensification of domestic paraphernalia would have a significant impact on an otherwise isolated and wholly rural setting.

I am also aware, as we discussed onsite that an element of the building has had some residential use, although, according to the structural survey, this has been unoccupied for around 60 years. Although this period of vacancy and the condition of the property would indicate that the domestic use has been abandoned, it would be up to you to demonstrate that this isn't the case, and that a residential use is established for a significant element of the building.

Conversions of rural dwellings

The Local Plan contains other policies with respect to the conversion of rural buildings. Policy H16 relates to the building itself. Conversions will be granted providing that the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations, which would adversely affect the character or appearance of the building. The Council requires a structural survey to be submitted with all planning applications. Including plans of any proposed rebuilding.

You submitted a structural survey with your pre-application material. It is clear from that report that some rebuilding is necessary. However, at any subsequent planning application stage it would be essential to have detailed plans of the proposed rebuilding to determine how this would impact on the character of the building.

Detailed design policy is contained within Policy H17. This states that the design of the conversion should be of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings. The impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated. The access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

This policy in combination with the guidance in terms of protecting the scenic beauty of the AONB is of particular importance in designing any subsequent scheme. Residential curtilage should be kept to a minimum respecting existing boundaries. Parking areas should have a minimal impact on the wider landscape.

I consulted Martin Nugent, highways engineer at Lancashire County Council in respect of the access issues. He stated that the link to the proposed residential site ties into the privately maintained track for Halstead Farm. The County has no highway safety concerns regarding the increased activity that would result from the proposed development at Cocklick End Barn. The track leading to the barn is rough and unmade,

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and will not allow convenient access for many vehicles. However, the Council would not propose to make any recommendations concerning the present or future condition of this track. The junction has been constructed to a good standard, is conspicuous and provides acceptable visibility for emerging motorists.

Heritage Issues

The NPPF contains further guidance on conservation and enhancement of the historic environment. At paragraph 128, the Framework states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including the contribution made by their setting."

At paragraph 131, the Framework states that in determining applications, local planning authorities should take account of *inter alia* "the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation [and] the desirability of new development making a positive contribution to local character and distinctiveness."

At paragraph 135, the Framework states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss to the significance of the heritage asset."

I consulted with Doug Moir, Principal Planner (Archeology) at Lancashire County Council in respect of the heritage aspects of this proposal, who stated that:

Cocklick End is a non-designated heritage asset, recorded on the County Historic Environment Record, PRN 13407, as containing a lintel dated 1727 inscribed with the initials 'T G C' above 'R C', but the farm is thought to possibly be originally 17th century in date, with a later 19th century barn, with a datestone 1827 and the initials 'W C E'.

As well as the structural survey Lancashire County Archeological Service would recommend that a heritage statement also be prepared in order that an assessment of the significance of the building can be made, and to determine the nature and extent of any alterations that might be acceptable, as well as any further archaeological recording requirements that might be deemed necessary, should the proposals be deemed to comply with policy, and therefore likely to gain the necessary planning permission.

Although the report does show the buildings to be in a poor state, they do remain of sufficient interest to merit recording prior to conversion. A brief web search did find a reference to Cocklicke in the LRO dating to 1633, which might be this site, as well as Ambrose Slinger being resident in 1840, with 8 of his 9 children born at Cocklick End between 1820-36. There is a black and white photograph of the farm on the web-site www.dalehead.org

LCC would have no objection to the refurbishment of the farmhouse and conversion of the barn so long as any features of historical interest were, where possible, retained and that a detailed archaeological record of the buildings was made."

It is clear that, should a planning application should come forward for a residential change of use for this scheme, that a heritage statement will be necessary. Alongside a statement of significance, you will have to demonstrate how the setting contributes to

the significance. You will have to demonstrate how the significance is not adversely impacted by your proposals, or if it is, what other public benefits of the scheme outweigh any harm. It is clear from paragraph 131 that the character and distinctiveness of the area is an important issue to take account of in determining planning applications, and as stated above, the wholly rural nature of the surrounding area, and its location within the AONB are likely to be given significant weight in any decision.

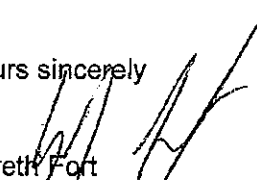
Conclusion

In conclusion, then, I would expect robust justification of the proposed scheme at any subsequent planning application stage in terms of the guidance in the national Planning Policy Framework, based on a thorough heritage appraisal. I do have concerns that a residential use at this location is at variance with the Local Plan policies in relation to conversions of agricultural buildings, and that an insensitive scheme that would lead to an increase of domestic paraphernalia would have an unacceptable impact on the character and visual amenity of the area.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely


Gareth Fort
Pre-planning advice officer

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Property & Estate Agents

The rural property professionals

ECONOMIC VIABILITY REPORT

IN RESPECT OF THE PROPERTY KNOWN AS
COCKLICK END FARMHOUSE AND BARN,
DALEHEAD,
SLAIDBURN,
CLITHEROE,
BB7 4TS

FOR AND ON BEHALF OF
UNITED UTILITIES PROPERTY SERVICES
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LINGLEY MERE BUSINESS PARK
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PREPARED AS AT
17th September 2012

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1 INSTRUCTIONS

We have been instructed by United Utilities Property Services by email during September 2012 We have been asked to prepare an economic viability valuation report in conjunction with a prospective application for planning consent in respect of the subject property.

The aim of the application is to reinstate the residential use of the property but at the same time incorporate the adjacent barn within the design to create one house.

1.1 PURPOSE OF REPORT

The purpose of this report is to assess the commercial viability of a development scheme for the subject property. We are to consider residential, holiday let and commercial uses. In order to do this we will consider the value of the property with the potential of redevelopment for either residential, commercial or holiday accommodation. It is understood that the local planning authority require the report in order to consider the viability of alternative types of planning application.

1.2 FEES AND CONFLICT OF INTEREST

We can confirm that we have no conflict of interest in providing this report. We can confirm that we have been instructed on a fixed fee basis and that the receipt of our fees are not dependent upon the outcome of any planning application.

1.3 INSPECTION

The property was inspected by David C Cowburn BSc (Hons) MRICS FAAV on the 6th September 2012.

1.4 SOURCES OF INFORMATION

Information in respect of the preparation of this report has been gained by inspecting the property as well as by asking questions of United Utilities Property Services department. In addition we have been furnished with the following:

- a Elevations and floorplans of the subject property as proposed and as existing.
- b Site plan of the property including proposed leasehold garden area for residential use.

In addition to all of the above we have then relied upon the following sources of information.

- i. Land measurements and sizes – Promap
- ii. Comparable evidence – a variety of sources including other agents as well as information of sites such as Rightmove Plus
- iii. Halifax House Price Index
- iv. Zoopla – various comparable evidence
- v. Various property particulars sourced from estate agents, chartered surveyors and the internet

1.5 PUBLICATION AND CAVEATS

The report on the subject property is required in connection with a planning application which will be submitted to the local planning authority. The report may not be used by any third party in connection with any future sale, purchase, lending or redevelopment of the subject property and no other liabilities provided to any third party. The report has been prepared in connection with a proposed planning application for conversion to a residential use. This report does not comply with the requirements of the Royal Institution of Chartered Surveyors Red Book that provides an appraisal on potential future uses based upon assumed circumstances. This is not a formal valuation for any other purpose.

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2.0 PROPERTY

Cocklick End Farmhouse and Barn, Dalehead, Slaidburn, Clitheroe, BB7 4TS

2.1 LOCATION

The subject property occupies a rural position within the Forest of Bowland area of outstanding natural beauty. The property sits just to the north of Gisburn Forest close to Stocks Reservoir in an area of important water catchment. The nearest services (limited services) to the property are approximately 5 miles away in the nearby village of Slaidburn. The town of Clitheroe is approximately 14 miles away to the south. To the north east is the settlement of Settle. The location plan to the rear of this report in Appendix One displays the location of the subject property by way of a red circle.

2.2 PROPERTY DESCRIPTION

The property is owned by United Utilities. It extends to a total site area of approximately 1800 sq ms (0.44 acres) including the area directly surrounding the property and a small area to the west that would be included if the property were made into a residence to allow some garden. Please note that this measurement does exclude the access road to the property.

The plot for the property without the additional area would be 718 sq ms (0.18 acres). This is relatively small.

The limited site size is due to the area being water catchment and the need for United Utilities to retain control. This allows them to meet one of their statutory duties which include the provision of drinking water. The site overall comprises a boarded up stone built farmhouse with attached barn, to which access is available.

A plan showing the site of the subject property is attached to the rear of this report at Appendix Two whilst coloured photographs are contained to the rear of this report at Appendix Three.

In terms of the size of the subject property we have been provided with the details below by MCK Associates over 2 storeys where appropriate.

BUILDING	SQ M	SQ FT
Farmhouse and Barn	293 sq m	3162 sq ft

In terms of previous uses the farmhouse has been utilised as a residential unit whilst the barn has been utilised for agricultural purposes although in our opinion it is now no longer suited to agricultural purposes as the property does not have the benefit of any agricultural land or any buildings that are of a modern nature. The subject barn was suitable for agricultural purposes previously until advances had been made within the farming industry.

2.3 TENURE

We understand that the subject property is available on a vacant possession basis and that it is owned freehold.

2.4 ENVIRONMENTAL ISSUES

We have not been made aware of any environmental audit or any environmental investigation or soil survey that may have been carried out in respect of this property

Should it be established that any contamination does exist at the property or any neighbouring land then this may have an effect upon our valuation calculations.

We are aware that due to the property being contained within the boundaries of the United Utilities water catchment area for Stocks Reservoir, that very strict controls will need to be put in place to protect this important water source

2.5 SERVICES

We understand that the property has the benefit of no services that are of use at present. A connection will need to be made to the electricity main. We understand that a water main is relatively close to the property which the owner of the property can connect to alternatively a bore hole could be sunk on site. We also understand that permission has been granted to install a biodisk on site. At present there is no heating to the building.

2.6 COVENANTS AND RESTRICTIONS

It is understood that the subject property, once occupied for any use, will be restricted by way of covenant or long leasehold sale in order to protect water catchment

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3.0 ALTERNATIVE USE OPTIONS

Within the scope of this report we have been instructed to consider the commercial viability of three main uses and the implications of the site value. These options are as follows:

- i. Commercial
- ii. Holiday Lets
- iii. Residential

As mentioned previously within this report the existing use should also be considered and this is agricultural however we have ruled out agricultural due to the lack of land available with the subject property. The age and scale of the building is also inappropriate for modern day farming practices and therefore the barn is considered redundant, for agricultural purposes.

We consider each of the following use options as follows:

3.1 COMMERCIAL

Commercial activity within the subject property has been considered as an alternative to residential accommodation. In terms of commercial usage there are various options including retail, storage and distribution, restaurant/licenced premises, commercial workshops, craft type workshop and similar or office accommodation.

Many of the above mentioned uses would not be acceptable in terms of both access as well as in terms of the limited exterior space. In addition some of the above mentioned uses would cause issues in terms of water catchment. Furthermore new businesses rely upon people attending or passing their premises which is certainly limited in this location.

Of the above mentioned options there is perhaps only office accommodation that may be worthy of consideration due to location. The property is very remote and even settlements such as Slaidburn nearby struggle to support anything other than residential accommodation.

At the time of writing the commercial property market offers a wide range of commercial property within town centre and business park locations. There are many units available at low rents however we still feel it would be appropriate to consider the property for office accommodation.

Based upon the assessment from the architect it could be possible to create around 293sq ms (3162 sq ft) of accommodation within the subject property, accommodation within office premises is usually calculated on the usable office space and there will be areas to be taken out such as the stairwell, kitchen, toilet facilities and other common areas. We believe that this would give a net usable office area for rental calculations of around 80% of the overall floor space thus creating a usable area of 234 sq ms (2518 sq ft).

In terms of car parking this could be an issue. In addition we need to assess the accessibility along the existing track and the works that would be required to improve the existing access way.

Poor mobile phone reception could also be an issue as could the number of vehicles visiting site and the associated knock on effect on water catchment.

Overall the reuse of farm buildings for office accommodation is something that we are experienced in. We often see that it might be the dream of the business owner/potential occupier to work from a remote setting such as this however once the process of due diligence commences the prospective occupier soon realise that they will be distant from other professionals and services, may not have the benefit of a good mobile phone reception and also may struggle to maintain a fast broadband connection. These are big issues.

Overall in terms of office accommodation we do feel that we need to carry out an assessment of the financial viability but in terms of other uses as previously mentioned we feel that the viability of this use is drastically affected by the property's location.

In terms of traffic, office accommodation would in our opinion create a certain amount of traffic above and beyond that of a residential unit

3.2 HOLIDAY LETS

The area in which the subject property sits is an area of outstanding natural beauty. Tourists do enjoy coming to the area and although overall the property is quite remote there would be a limited market for parties wishing to be more isolated.

Holiday accommodation in barn conversion style dwellings is often constructed and run by the land owner. The reason behind this is that the purchase of the land and building would often be at too a low a level to make it worthwhile an outsider progressing

It is important however to assess this matter more fully and we have progressed to assess this within our report.

3.3 RESIDENTIAL

The subject property sits in a relatively sought after residential area. Although the property's location is limiting some parties due to its isolation we do find in our experience as rural practice chartered surveyors that there are often specialist purchasers, such as the purchaser of Merrybent Cottage, Catlow Road, Slaidburn BB7 3AQ which we marketed earlier this year. This successfully sold. Purchasers like this are more than happy to have the benefit of "splendid isolation" of such living arrangements.

A residential usage in this area will not impact greatly in terms of traffic flow in the area. We would imagine that the property would appeal to a professional couple or a family. The number of bedrooms would point to a maximum number of occupiers of 4. Vehicular journeys would be needed to service the property but these would in our opinion be far lower than any other alternative use, if they were practical.

The property would be able to be suitable to offer 3 or 4 bedroom accommodation over 2 floors. This would create a character dwelling that we believe would be sought after

We have given consideration to creating two dwellings upon site however due to the size of the plot at present we feel that although this would be possible, that the most sensible way of progressing is with one individual user. One residence has previously existed upon site and this is part of our reasoning

4.0 VALUATION COMMENTARY – ALTERNATIVE USE PROPOSALS

We have considered each of the potential uses below and our aim is to provide commentary as to how we have reached each of the valuation figures.

4.1 COMMERCIAL

Looking at the existing property as a potential commercial site for say office accommodation as previously discussed we need to look at comparable evidence.

The architects in respect of this project have indicated that the total net internal area of the building would be 293 sq ms (3162 sq ft) which warrants taking an 80% to allow for common areas, kitchens, w.c's and so on would drop to 234 sq ms (2518 sq ft).

We have considered various parcels of comparable evidence (although it is limited in this area) and these have been on both leasehold and freehold basis, and these are as follows:

- a. A 3 storey town centre retail shop with 2 bedroom living accommodation in the centre of Clitheroe, currently let on a 7 year lease from the 1st November 2010 at a rent of £12,500 with rent review in November 2012 has gone under offer with a guide price of £130,000. We are aware that this property has had to take a lower bid but we are not able to ascertain the exact position of this. Even if we assumed a relatively high bid of £125,000 this equates to a gross return on investment of 10%.
- b. Lane House Barns in Kirkby Lonsdale comprises a total site area of 1.03 acres with a range of traditional agricultural buildings upon it. Detailed planning consent has been granted for conversion to business use or demolition and rebuild. The existing building has potential to provide 3730 sq ft (346.5 sq ms) of office space plus a caretakers flat. If demolished and rebuilt the proposed sale room, auction facilities would extend to 8396 sq ft (780 sq ms) plus first floor offices at 1680 sq ft (156 sq ms). The property is currently on the market at a level of £250,000 however there has been no major interest. This is a good example of a site that has potential and planning consent being unable to be sold. The current asking price based upon the potential square footage is £67 per sq ft. This is a very high price and having spoken with the agents they feel that this is completely unobtainable. We understand that the property has been on the market now for some considerable time and we would consider this as a perfect example of how values are often over stated for this type of opportunity.
- c. The offices at Bank House in Milnthorpe currently comprise some 1720 sq ft of accommodation over 2 floors. The property is on the market at a price of £140,000 subject to a 6 year lease in place from 1st November 2012 subject to rent reviews every third year on a full repairing and insuring basis of £8,000 per annum. Basically this is about to potentially become vacant or renegotiated. This points to a rent per sq ft of £4.65 that was agreed in far better market times and we would imagine would be subject to a downward rent review. The asking price appears to be high on the basis that there has been some interest shown in the property but no offers made.

Generally speaking we are aware of rural office developments in the county of the Lancashire general achieving between £3.50 and £5.00 per sq ft and potentially slightly more in South Cumbria.

Based upon the relatively limited comparable evidence but also upon our experience as rural practice chartered surveyors we feel that the subject property would be capable of achieving a rent figure of around £4.25 per sq ft. Based upon the usable area of 2518sq ft this would equate to an annual income of £10,700. I think it is true to say that we have already shown that a yield in a popular market town such as Clitheroe 10% is achievable and therefore investors would in our opinion be looking at a higher yield of 12-15% in the subject property's location.

It is this investment return (yield) that we utilise to assess capital value by looking through an investors eyes. In this case the uniqueness of the location would potentially be classed as risky by an investor and therefore a higher yield would be sought.

Based upon the above this gives us a capital value (once converted and fully let) of £89,166 (say £90,000) even assuming a yield of only 12%.

From this capital value once completed we must deduct the cost of conversion of the property to an acceptable standard that is ready to occupy. We feel that in this instance the figure for conversion of the property would be similar for commercial or indeed residential use and we have applied the figures quoted in Appendix Four of this report.

Once we take the cost of conversion in the sum of £400,000 away from the capital value once completed we can see that there is an issue with a deficit.

During our peer review in the office it was felt that a slight premium may be paid by somebody who was wishing to occupy the building for themselves in a specialist one off location but even allowing for a premium of 20%, on capital value meaning a value of £112,500 we would still find a huge deficit.

4.2 HOLIDAY LETS

With regard to holiday accommodation there is a reasonable supply within the rural areas of Lancashire both self-catering and bed and breakfast accommodation. Many buildings have been converted by owners to create income from underutilised assets and this is generally done on the basis that is previously mentioned within Section 3.2 of this report in that they already own the building and do not incur the purchase cost. Financially there is actually little appetite for people to buy sites, spend a great deal of money developing them and then spend a number of years creating a business that might be successful.

In terms of accommodation in the wider area prices appear to range as follows:

- a. Higher Croasdale Farmhouse sleeps 6 - £340 - £960 per week.
- b. Laythams Farm, Near Slaidburn – sleeps 10 - £340 - £839 per week
- c. Laythams Farm Cottage – sleeps 5 - £223 - £523 per week
- d. Hodgson Barn – sleeps 4 - £324 - £583 per week
- e. Lower Croasdale Farmhouse – sleeps 8 - £392 - £1275 per week
- f. Woodhouse Gate Farm Cottage, Slaidburn – sleeps 8 - £310 - £615 per week

(Please note prices for these obtained on the 18th September 2012)

We believe that the key issue with converting the barn into a holiday cottage style unit is firstly its inability to be converted by the owner and therefore the distance it would therefore be from the owner that would be running it. Things such as changeover day and indeed being on site for occupiers that are not used to being in such an isolated position would usually be key and therefore an issue if not possible.

We would imagine that the subject property would sleep either 6 or 8 people. You will find in Appendix Six an appraisal of the final capital value for the holiday lets, when they have been converted and are fully occupied.

We have estimated the potential income from the site as a holiday let on quite a high basis. We have also estimated the annual costs to a level of £22,500. Please note that there has been no figure shown for the owner drawing any share of the profit. Bearing in mind the minimal surplus of £3,505 we do not feel that the property could be economically viable and therefore the value, bearing in mind the conversion costs are £400,000, the valuation would be a negative figure.

4.3 RESIDENTIAL.

In terms of residential planning consent we can firstly assess barns that have planning consent for residential or a run-down house similar to Cocklick End. We are aware from our own dealings with rural barns with planning consent for conversion that they have a market value. There are no actual comparables for barns with planning permission for conversion in recent times in this area but we are experienced in dealing with an exceptionally run down Grade II listed farmhouse with planning consent and listed building consent for a 4 bedroom property providing 2850 sq ft of accommodation. This property was set in 0.5 acres and subject to similar restrictions in terms of water catchment. The property was again in the Forest of Bowland area of outstanding natural beauty and close to Stocks Reservoir. The subject property is Merrybent Cottage, Catlow Road, Slaidburn. This property provided a dilapidated farmhouse with permission to extend into the attached barn. The property would offer 2850 sq ft of accommodation with additional garages and workshops totalling 700 sq ft. This property was sold by public auction achieving a figure in the sum of £375,000. This equates to a rate of £131 per sq ft ignoring the garage and workshop accommodation.

If we are to assess the property that is subject to this report and compare we would feel that the house at Cocklick End Farm must be in a poorer condition than the property at Merrybent Cottage. This is purely because we have not been able to gain access to the property at Cocklick End Farmhouse for health and safety reasons although we have seen the report from a structural engineer.

If we were to therefore take a slightly lower rate per sq ft for the existing building of say £110 per sq ft this would then equate to a figure of £347,000.

Moving now on to prices for the property once converted and completed we firstly considered the price indexes for the area. If we look at the average price for properties in BB7 then the Zoopla Zed-Index for detached properties is currently standing at £361,715 whilst the average price of a detached property in the UK is £317,794 (according to the BBC News channel – last updated in May 2012).

The housing market has been in a particularly poor state and finance has been hard to find. We do however find that properties that are sensibly and realistically priced will sell and be successfully disposed of. In terms of recent evidence this is particularly limited however we are aware of The Old Brew House on Gisburn Road in Bolton by Bowland which sold in July 2011 in the sum of £559,950. This was a 3 bedroom detached residence which we understand was sat in pleasant grounds and in good condition.

We dealt with the sale of The Croft in Eaves Hall Lane, West Bradford which was a similarly rural property. This sold in the sum of £380,000 but was sat in a more substantial plot with a couple of outbuildings. The property enjoyed wide ranging views and provided only 2 bedrooms with accommodation over approximately 1250 sq ft. If we make an allowance of the land and buildings of say £50,000 this would give a selling price of £330,000 which equates to a rate of £264 per sq ft.

We have then considered Austin House on Slaidburn Road which sold on the 11th June 2012 as a 4 bedroom detached residence covering what the EPC tells us was 144 sq ms (1500 sq ft) equating to a rate of £238 per sq ft.

On Settle Road, Newsholme a property known as Nettlebed sold in October 2009 in the sum of £550,000. According to the EPC this property comprised 238 sq ms (2561 sq ft). This equates to a rate of £214 per sq ft.

Overall there are particularly few comparables. This is due not only to the low number of transactions in the market but also the low level of property numbers in the area.

9 x 5000

Based upon the above we have taken the size of the property once completed at 3162 sq ft. We assessed a sensible rate for a new build property that has all up to date construction techniques and the benefit of every single part of the property being in good condition, to be at a level of £225 per sq ft giving an overall capital value of £711,450, say £700,000

Once then having deducted the conversion costs of £400,000 this gives a residue to share between profit/comfort and purchase price of £300,000 From this we would assess that any residential purchaser may wish to have a margin of 15 % of gross development value which equates to say £100,000 and once this is deducted from the residue (£300,000) leaves a potential value of £200,000

5.0 VALUATION BASIS AND OVERALL CONCLUSION

5.1 COMMERCIAL

The value of the property for a commercial venture has been assessed with reference to the assumed rental value which allows us to therefore identify the completed capital value based upon an assessed risk (yield) that an investor would consider. In addition we have considered a construction cost on a pro rata basis. The valuation has been determined in Section 4.1 above.

The valuation of the site for commercial use as office accommodation is hereby assessed in the sum of Minus £237,500 (Minus Two Hundred and Thirty Seven Thousand, Five Hundred Pounds), say therefore:

£ NIL (Zero Pounds)

5.2 HOLIDAY LETS

The capital value of the holiday accommodation has been assessed by reference to annual income and costs. The basis of this assessment does not however allow for owners salary (or profit) or any interest on purchase and conversion costs. The businesses like these take a long time to get off the ground and become successful but regardless of this the property is still shown in negative value.

The value for the property for use of holiday accommodation is hereby assessed in the sum of Minus £350,000 (Minus Three Hundred and Fifty Thousand Pounds), say therefore:

£ NIL (Zero Pounds)

5.3 RESIDENTIAL

In order to assess the suitability of the property for residential usage we have been able to utilise comparable evidence from residential property including property that is already utilised as a residential property, barns that are yet to be converted and even properties that are part way between the two. The residual valuation is as shown in Section 4.3.

The value of the property for use as residential accommodation is hereby assessed in the sum of:

£200,000 (Two Hundred Thousand Pounds)

5.4 OVERALL OPINION

Overall it is clear that the holiday and let schemes would generate a significant capital loss and therefore are unable to be seen as commercially viable.

This is mainly based around the rental return as being insufficiently high to merit the investment risk and also due to the time that it would take such a development to start to pay back. Even if a purchaser was found the chances of them finding finance in today's economic climate is exceptionally limited.

Based upon all of the above we consider that a scheme for residential conversion of the subject property, which actually represents creation of a previously occupied residence and a barn

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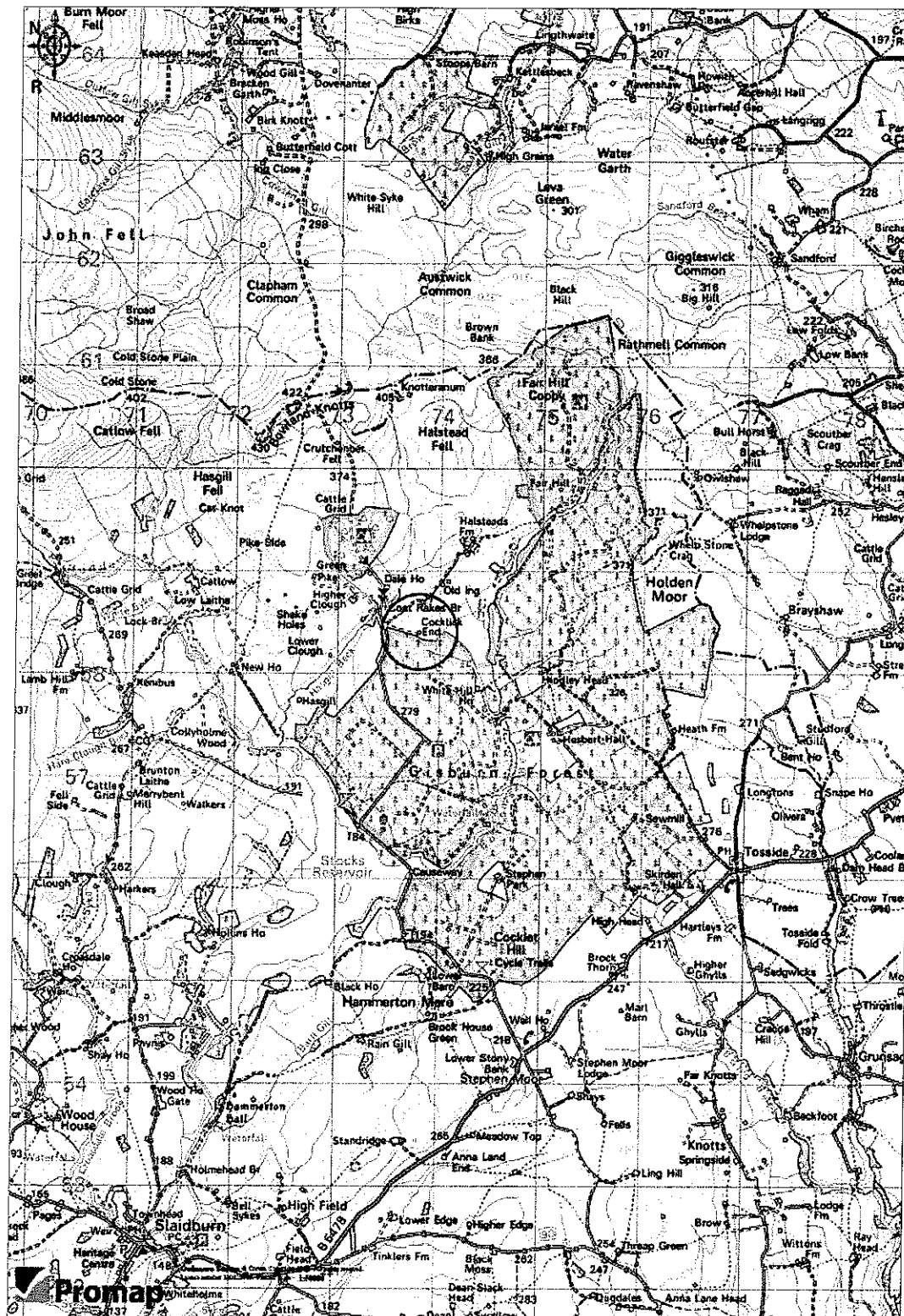
attached, converted into one single house is the only solution which is likely to provide an acceptable level of development risk and viability. This would then allow the building to be protected whilst still protecting the local environment and location.

Equally importantly the use of the property from a residential perspective, controlled by United Utilities to protect the water catchment, will actually protect the water catchment. Commercial users are more likely to potentially create pollution with employees based upon site in the same way that holiday accommodation occupiers could mistakenly create some sort of issue without being fully aware.

This report prepared the 17th day of September 2012

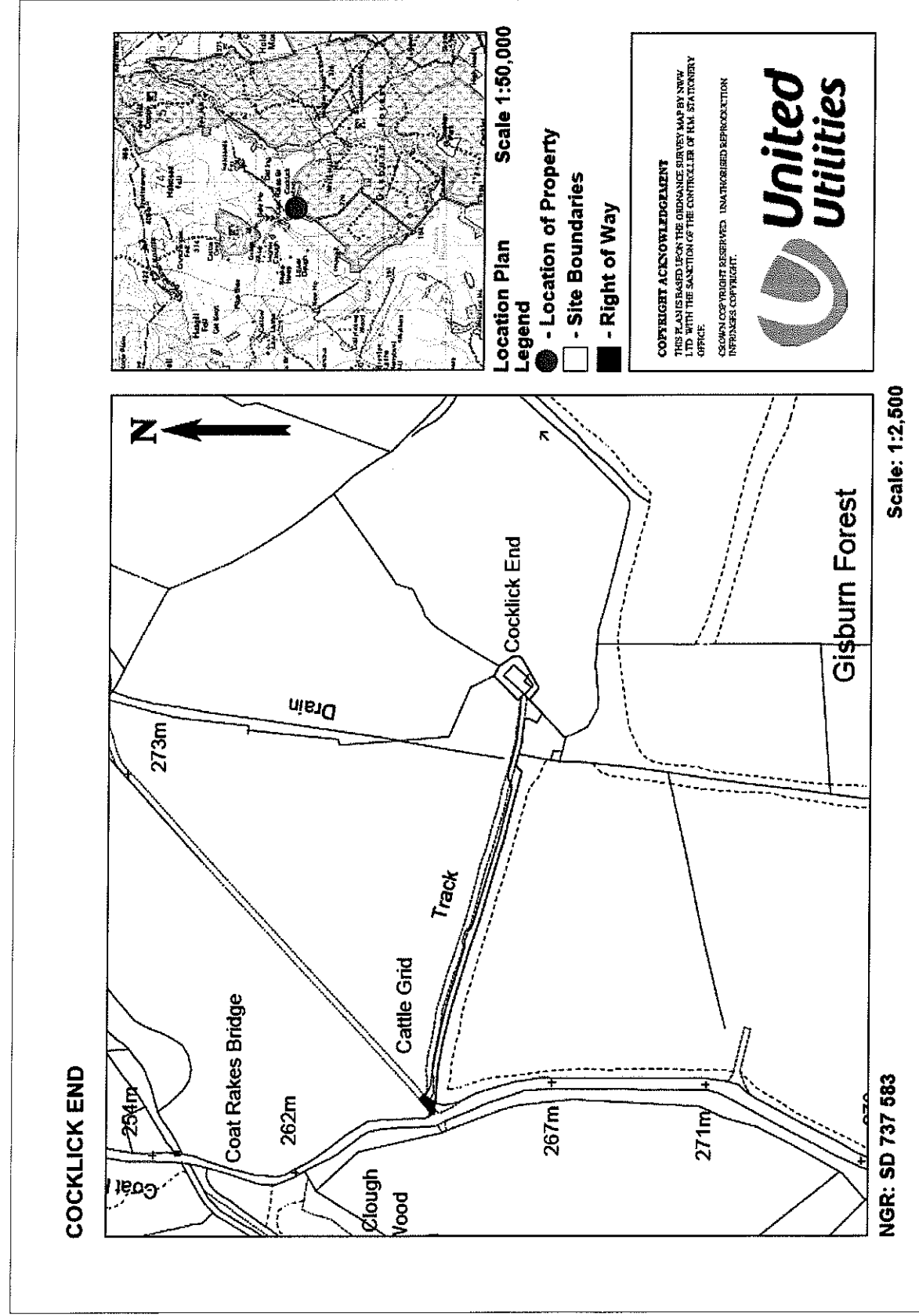
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Preston
PR3 1ZA

APPENDIX 1 - LOCATION PLAN



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APPENDIX 2 - SITE PLAN



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APPENDIX 3 - PHOTOGRAPHS



APPENDIX 4 – CALCULATION OF CONVERSION COSTS

In terms of the calculation of conversion costs we have utilised industry standard figures. We have also had to make assumptions in respect of access, provision of services and landscaping as a full scheme has not yet been prepared.

We are experienced in dealing with developers and builders in respect of conversions and renovations and we feel confident as to the figures reported below

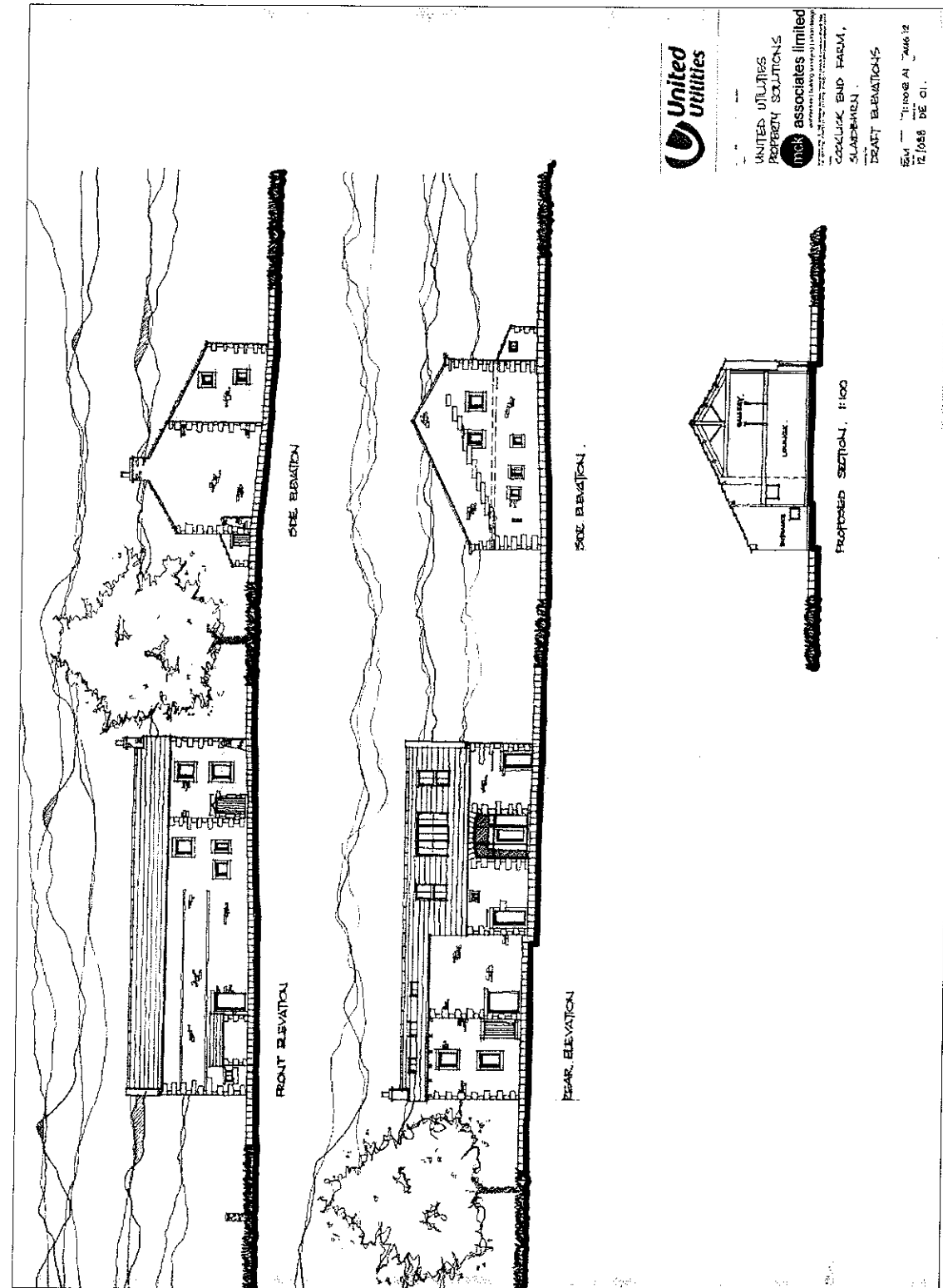
The figure shown below is relevant for all potential uses including residential, commercial and holiday accommodation.

<u>Item</u>	<u>Costs</u>
Access	£20,000
Provision of services and septic tank	£60,000
Conversion of building at £85 per sq ft over 3162 sq ft	£268,770
Landscaping	£10,000
<u>Sub total</u>	<u>£358,770</u>
Architects Fees at 7%	£25,114
<u>Sub Total</u>	<u>£383,884</u>
Finance at 7% with assumed timescale of 6 months for the full amount to allow for periodic drawdown	£13,436
<u>Sub Total</u>	<u>£397,320</u>
<u>Grand Total allowing for contingency and rounding up</u>	<u>£400,000</u>

APPENDIX 5 – PROPOSED RESIDENTIAL DRAWINGS

(These drawings are shown with a 3 bedroom layout, however we are aware from the architects that a 4 bedroom layout would work and these plans are available upon request)

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Architectural floor plan of the first floor of a house. The plan shows a symmetrical layout with a central entrance hall. On the left side, there is a large living room with a fireplace, a dining room, and a kitchen. On the right side, there is a large living room with a fireplace, a dining room, and a kitchen. The rear of the house features a master bedroom, two other bedrooms, and a bathroom. A large terrace is located at the back of the property. The plan is labeled '1st FLOOR' and includes a north arrow.

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APPENDIX 6 – APPRAISAL OF CAPITAL VALUE FOR HOLIDAY ACCOMMODATION

i. Description of Proposed Conversion

The proposed conversion of the property for holiday accommodation would be very similar to the residential conversion say that there would be additional works undertake to comply, for example with regard to fire safety, health and safety issues, specific to holidays lettings and generally. There have been no drawings prepared specifically for this use but as mentioned we feel that the proposed layout would be very similar to that shown in Appendix Five.

ii. Valuation Description

In terms of comparable evidence we have utilised the higher figures from Lower Croasdale Farmhouse although looking at Woodhouse Gate Farm Cottage in Slaidburn we may be being potentially optimistic however utilising the conversion cost for the residence this will be a high standard let which we feel is important and indeed would be necessary in order to attract people to such a location.

Potential Income

Weekly Rental	6 Months x £1275 per week (peak)	6 months x £392 per week (off Peak)	
	£33,150	£10,192	
Occupancy Rate	60%	60%	
Net Income Per	£19,890	£6,115	
Total Annual Income			£26,005

Potential Expenses

From income received the following items of expenditure will be incurred:

Capital costs of establishing the business (e.g. furniture, fittings, etc.) to be depreciated over the lifecycle of items
 Utility charges
 Marketing charges
 Commission to agents
 Replacement of furniture, fittings, etc.
 Building maintenance
 Cleaning charges
 Staff (to cover holidays, antisocial hours, busy periods)
 Non-domestic rates
 Insurance – buildings and third party liability
 Office admin expenses (telephone, IT, internet, stationery, etc.)
 Consumables
 Interest on set up charges

	Monthly	Annual
Capital costs of establishing the business (e.g. furniture, fittings, etc.) to be depreciated over the lifecycle of items	£150	£1,800
Utility charges	£150	£1,800
Marketing charges	£100	£1,200
Commission to agents	£100	£1,200
Replacement of furniture, fittings, etc.	£125	£1,500
Building maintenance	£125	£1,500
Cleaning charges	£150	£1,800
Staff (to cover holidays, antisocial hours, busy periods)	£100	£1,200
Non-domestic rates	£175	£2,100
Insurance – buildings and third party liability	£400	£4,800
Office admin expenses (telephone, IT, internet, stationery, etc.)	£150	£1,800
Consumables	£150	£1,800
Interest on set up charges		£0
	£1,875	£22,500

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**COCKLICK END FARMHOUSE
FOREST OF BOWLAND
LANCASHIRE**

HERITAGE STATEMENT



September 2012

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1 INTRODUCTION

- 1.1 Cocklick End is situated just north of Gisburn Forest in an isolated rural location. It consists of a house and barn in a single range, and is typical of isolated upland farmhouses of West Yorkshire and North East Lancashire built in the 18th and early 19th centuries. The farmhouse has a stone lintel inscribed with the date 1727 and the barn has a datestone of 1827. The building has been vacant for many years and is currently in a state of disrepair.
- 1.2 The property was purchased in the years preceding World War I by Fylde Water Board which flooded the Upper Hodder Valley to create Stocks Reservoir. This supplied water to the expanding towns of Blackpool and the Fylde. The building is now owned by United Utilities which wishes to bring it back into residential use.
- 1.3 The property is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). While the building is not listed, it has been described by Lancashire County Council Archaeology as a 'non-designated heritage asset'. Ribble Valley Borough Council has provided pre-application advice relating to the change-of-use proposal, and has stated that a robust justification will be required in terms of the guidance in the National Planning Policy Framework, based on a thorough heritage appraisal.
- 1.4 This report carried out by Peter de Figueiredo accordingly provides an historic and architectural analysis of the building and its setting, and an understanding of its development based on research and building recording. A statement of significance identifying the principal features of interest and the values they represent is included, together with an assessment of potential impact on the significance and setting of the building in the context of the NPPF and local planning policy.

2 HISTORY OF COCKLICK END FARMHOUSE

- 2.1 The Forest of Bowland was a royal hunting preserve in the medieval period. Managing the land for hunting has remained an influence on the landscape and today the area remains largely rural. The landscape character of the higher areas is predominantly moorland, heath and rough grassland, while the lowland fringes have patches of pasture and meadows.¹ Agriculture is the dominant land use, with sheep and beef farming in the upland areas and dairy farming in the valleys.
- 2.2 Woodland consists of a combination of small deciduous and coniferous patches and linear strips along rivers and brooks. The only sizeable area of plantation is Gisburn Forest which adjoins Cocklick End, and was planted in the 1950s. It contains pockets of ancient semi-natural, deciduous woodland.

¹ *Landscape Character of the Forest of Bowland AONB*, Chris Blandford Associates, 2009

- 2.3 In the late 19th century, legislation gave powers to several local waterworks companies to acquire land within the Forest to provide a water supply to the developing industrial towns and coastal resorts of Lancashire, including Preston and Blackburn. The most dramatic change to the landscape was the construction of the Stocks Reservoir in 1922-32 by the Fylde Water Board to create a water supply for Blackpool and the coastal region. This involved flooding 344 acres of the Upper Hodder Valley, including the hamlets of Dalehead and Stocks.² In addition, the water board purchased land and farms in the townships of Easington, Bowland Forest Higher Division and Gisburn Forest to provide a water catchment area.
- 2.4 In the following years, the water catchment area was depopulated and many of the old farmsteads were demolished. A large amount of the remaining land was planted by the Forestry Commission to create Gisburn Forest.
- 2.5 Cocklick End is characteristic of the smaller isolated farms of the area, where the house and the main barn are combined in a single range, continuing the longhouse tradition which predates stone building. This arrangement, which is also typical of the upland farmsteads of West Yorkshire (where they are known as laithehouses)³, began in the late 18th century, and was adopted as a convenient and compact small holding for tenant farmers on newly enclosed land.
- 2.6 The lintel over the doorway to the farmhouse at Cocklick End has a date of 1727, while the barn has a datestone of 1827. These dates relate to different stages of construction, though the building analysis described in Section 3 of this report shows that the process of development was more complex than the datestones alone suggest.
- 2.7 In 1840 the tenant farmer is recorded as being Ambrose Slinger. The census return of 1881 records that Joseph Taylor, aged 66 years, farmed 40 acres and lived in the house together with his wife Ann and four children aged from 5 to 14 years.⁴
- 2.8 The barn at Cocklick End continued in use for animal shelter and crop storage after the reservoir was completed in 1932, but the farmhouse appears to have been closed sometime in the post war period. The property is now owned by United Utilities, which is the major landowner in the Forest of Bowland, and manages a large area of the fells primarily for water catchment.

² www.dalehead.org

³ *Rural Houses of West Yorkshire 1400-1830*, Colum Giles, Ian Goodall, RCHME

⁴ *The Lost Village of Stocks-in-Bowland*, WR Mitchell, 1992, <http://www.rogerthomas.co.uk/>

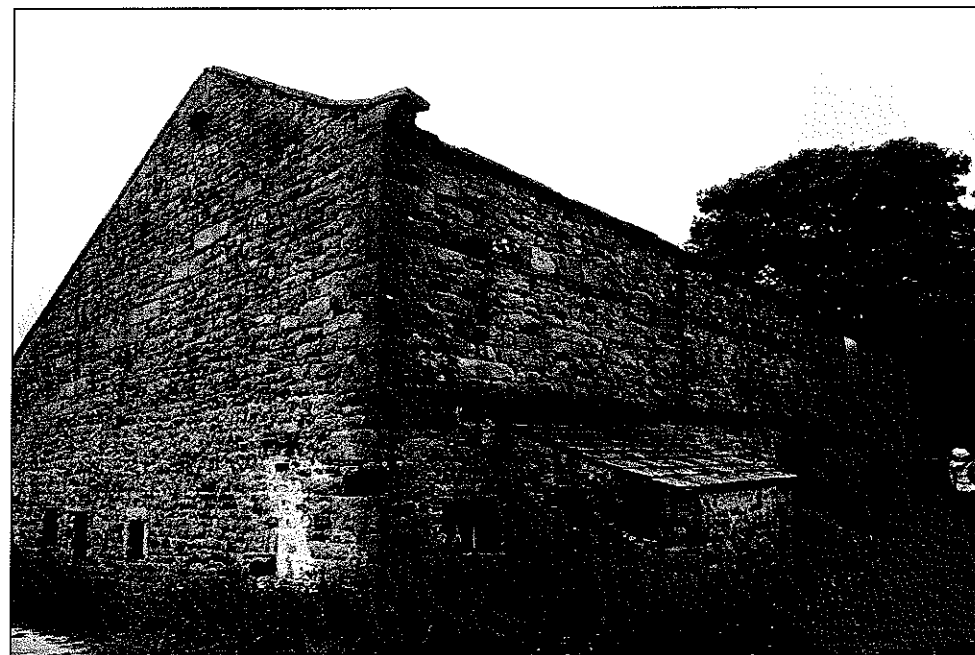
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Photograph of rear elevation taken before closure of the farmhouse, possibly 1950s, from the late May Jackson collection (www.dalehead.org/cocklick_end.htm)

3 ARCHITECTURAL ASSESSMENT OF COCKCLICK END FARMHOUSE

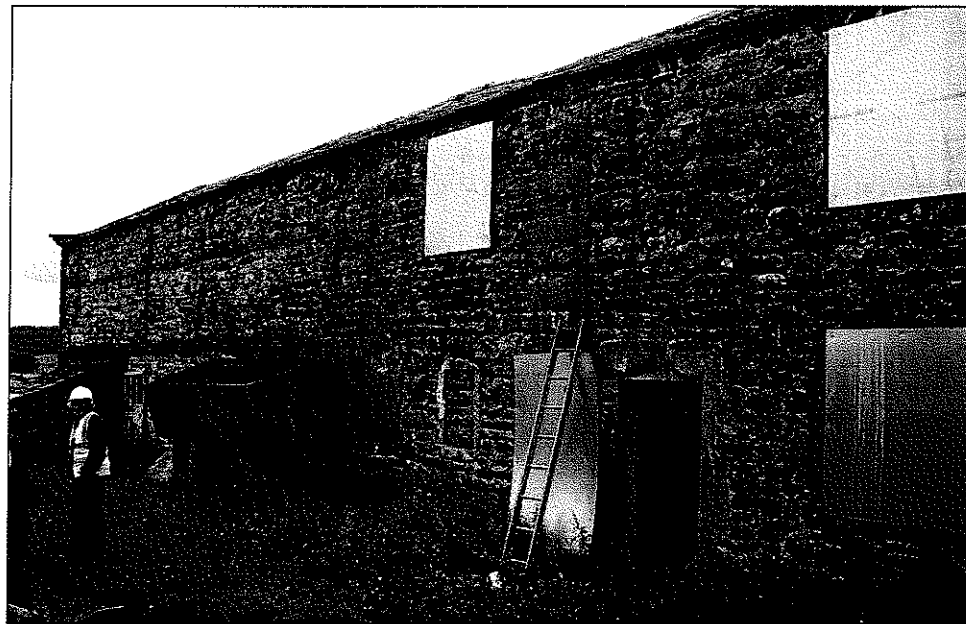
- 3.1 The farmhouse and barn at Cocklick End form a single linear arrangement, with a common frontage line, and continuous ridge for the full length of the building. The barn projects out on the southeast side with an outshot or cat-slide roof covering the entrance. The entrance to the house is on the northwest side. The walls are built of gritstone rubble, roughly laid to courses, but using random sized stones, and the roof is of stone slates. Dressed stone is used for quoins, lintels, sills and for a prominent kneeler at the southeast corner of the barn.



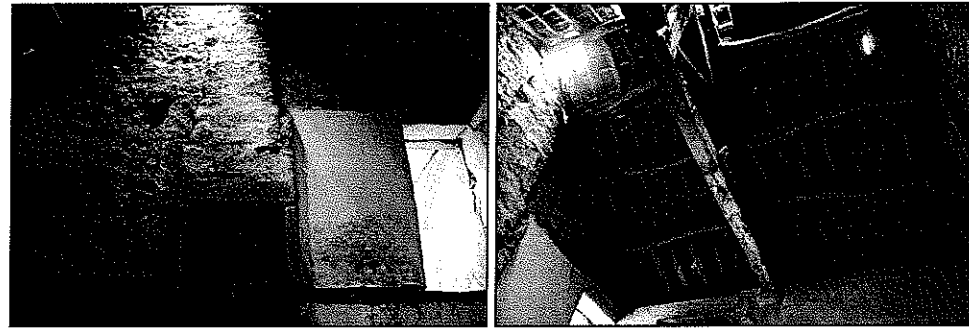
Front and side elevation to barn

The Farmhouse

- 3.2 Close examination of the fabric reveals that the earliest part of the building is the central unit, which extends from the line of the party wall between the house and barn to the stack of massive quoin blocks immediately left of the present entrance to the house. This unit contains a single room open to the roof, where the first floor has collapsed. At what was upper floor level is a fireplace with a stone surround that projects into the room and a tapering chimney stack above. The roof retains its original purlins and rafters of oak, supported on a central truss, which has been modified by the insertion of a King Post.
- 3.3 The character of this central space suggests that it was originally a barn, for there is no sign of a fireplace on the ground floor, and the fireplace at first floor level must have been inserted later. There are blocked doorways at front and rear, and it is possible that the doorcase with the fine inscribed lintel dated 1727 was originally in one of these openings. If this was the case, it is more likely that it was situated on the other side, for the blocked doorway at the present front of the house has quoins, which are not compatible with the form of the moulded stone doorcase and lintel. Considered stylistically, the central unit could date from the early 18th century, and is compatible with the date 1727.

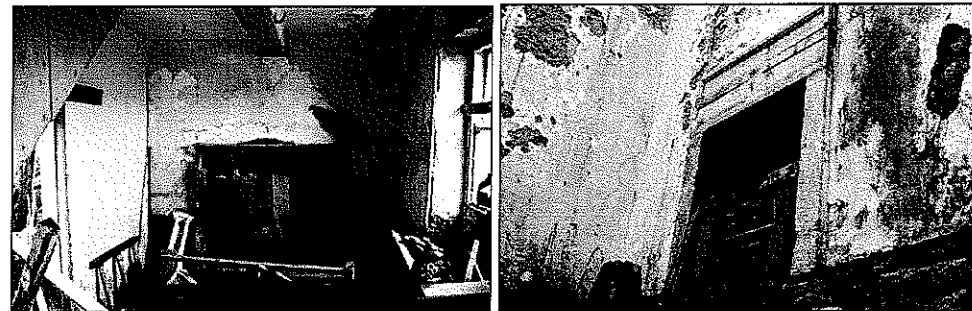


Front elevation, showing earliest phase to the left of present entrance to the house



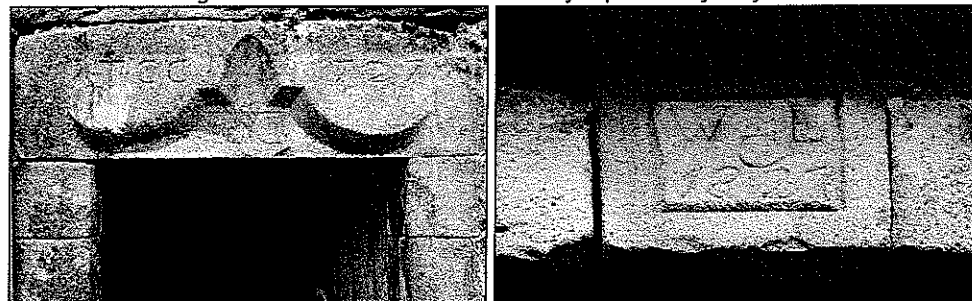
Interior of central unit showing first floor fireplace and roof

- 3.4 The southwest end of the house is a later extension. It contains a kitchen with a Victorian cast iron range and a room to the rear. A staircase leading to the upper floor has two stone treads at the base with timber treads above, and plain square balusters and handrail. The roof and first floor of the rear part have collapsed, but a stone fireplace surround with an early 19th century cast iron grate with Gothick-arched fireback remains at first floor level.



Kitchen with range and meat hooks

Stone fireplace at first floor level



Inscribed lintel on house with date 1727

Inscribed lintel on barn with date 1827

- 3.5 The later extension probably dates from the early 19th century, and may be contemporary with the barn which is dated 1827. The doorcase and stone lintel with the inscription TGC and date 1727 was presumably incorporated into the extension when it was built.

The Barn

- 3.6 The barn is of the combination type, in which shelter for animals is combined with crop storage under one roof. Dating from 1827 with the initials WEC, the barn was built as an extension to the earlier house, continuing the same eaves line on the northwest side and a common ridge line, but taking advantage of the slope of the land to create a higher space within.

- 3.7 The large cart entry led into the threshing floor, with the area on the left and the area above the cow pens to the right used for storing hay, threshed straw and other crops grown on the farm. Threshing took place during the winter months and involved the use of a flail, generally carried out by a team of two men, the straw residue being lifted to one side and the ears being winnowed by natural draughts between the cart entry and the doorway opposite.
- 3.8 The entrance passageway gave protection in inclement weather, while the height of the threshing area provided light and air for the work of winnowing the husks from the ears of grain. Air vents are created by leaving out odd stones in the external walls to prevent the crops inside from becoming damp or mouldy. The threshing floor is paved with river cobbles and stone blocks. Originally, there would have been a separation from the storage bays with bracing to keep the loose crops or straw from falling onto the threshing floor.



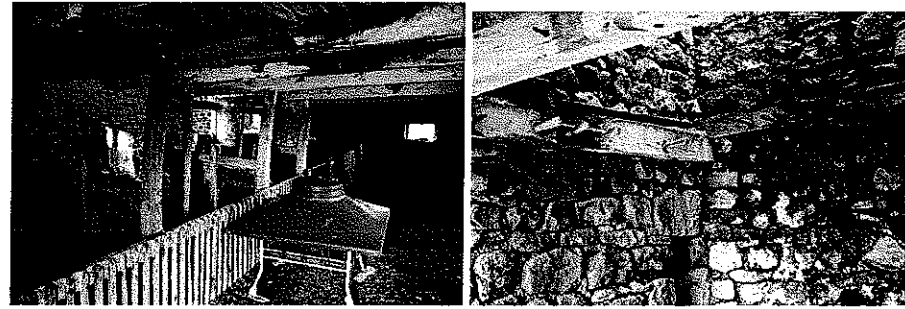
Entrance facade to barn



Barn interior with cart entrance to right

- 3.9 From the mid 19th century threshing by hand was gradually replaced by mechanisation, and some barns were adapted to house threshing machines. Another type of machinery, known as barn machinery was introduced for preparing cattle feed, and involved cutting up hay and straw into short lengths, pulping swedes and turnips, breaking linseed cake into pieces, and grinding or bruising oats and pulses. Some provision for feed preparation was found on nearly all farms by the end of the 19th century, but the machinery has almost always been sold off as scrap. Whilst some machinery remains in the barn at Cocklick End, this does not ever appear to have been fixed.
- 3.10 The other function of the combination barn was to shelter cattle. Dairy farming was an important farming activity, with milk production also used for butter and cheese making. Breeding of calves was related to this, and meat and leather were by products. Cattle were also valuable for producing manure for crops. The number of cattle in Britain was greatly increased in the 19th century, encouraged by an increase in the demand for livestock products, and because prices for dairy produce outstripped that for corn.
- 3.11 Until the 19th century, it remained common to keep cattle in the open over winter, but with understanding that shelter and improved facilities produced greater yields, new buildings were erected and older ones replaced.

- 3.12 The external doorway to the right of the cart entry leads into a passageway giving access to a range of cattle pens, each divided by timber posts and rails with slate infill panels. Originally the cattle would have been tethered whilst they were in the building, tail on to the access and manure passage, and fed from timber feeding boxes filled from the threshing floor.



Cattle pens

Loose box or implement storage area

- 3.13 The cowhouse has few windows, for when built, light and ventilation were considered detrimental to the housing of cattle, and those which are original have shutters which could be closed in cold weather. Above the pens is a hay loft, supported on timber cross beams.
- 3.14 The roof of the barn consists of purlins and common rafters, carried on two king post trusses. The timber used is mostly softwood, which became generally available in the late 18th century, but some reused oak, including supporting timber to the loft over the main access was presumably salvaged from an earlier structure on site.
- 3.15 The doorway to the left of the cart entrance leads into a space which probably served as a loose box and also perhaps for implement storage. Looseboxes allowed an animal to move about, and were intended for calves, sick animals, a bull or a cow about to calve. Timber pegs on the walls within were probably for hanging halters, tack or ropes.

4. BUILDING CONDITION

- 4.1 Structural reports on the property were prepared by Booth King Partnership in March and June 2012. The conclusions were that the original building is solidly built and exhibits few faults relating to its original construction. There are problems, however, arising from the lack of occupancy, unchecked ingress of water at roof level and the general lack of maintenance. The primary stone walls of the property were found to be in generally sound condition with no significant signs of settlement, lean or cracking. Extensive weathering of stone was noted, with resulting loss of mortar, particularly in the upper reaches due to water run-off from the roof and at lower levels due to rising damp. Vertical cracking was noted in the wall between the earlier domestic accommodation and the extension, and in other internal walls.

4.2 The roof of the later extension to the house has completely failed with collapse of the eastern slope and partial collapse of the western slope. The timber roof to the earlier part of the house is intact, but has significant timber decay in the bottom tie of the roof truss and in a number of rafters. All timber lintels have beetle and timber rot decay.

4.3 The later structural report sets out a list of remedial works which would be needed to restore the building to a structurally sound, wind and waterproof condition. These could be done without significant alteration to the building.

5. STATEMENT OF SIGNIFICANCE

5.1 Cocklick End is not currently a listed building. The National Planning Policy Framework (NPPF), however, makes provision for local authorities to identify non-designated heritage assets, based on an assessment of its significance.⁵

5.2 The site is within the Forest of Bowland AONB. This is the subject of a Landscape Character Assessment, commissioned by Lancashire County Council and published in 2009.⁶ The study describes the Forest of Bowland as a nationally protected landscape which is internationally important for its heather moorland, blanket bog, and rare birds. It is designated as a landscape of national significance for the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; visual contrasts between each element of the overall landscape; serenity and tranquillity of the area; distinctive pattern of settlements; wildlife; and the landscape's historical and cultural associations.

5.3 Following the methodology for assessment of cultural significance set out in the English Heritage *Conservation Principles*, Cocklick End can be identified to have the following heritage values which also contribute to the cultural heritage of the AONB:

Evidential Value:

5.4 While little written evidence survives to record the history of the property, two dates on the building identify periods in its construction. A part of what is now the house dates from 1727, and the attached barn is dated 1827. It is unlikely that any part of the present building is earlier than 18th century, though there is a reference to Cocklicke in the Lancashire Record Office dating to 1633, which may be the same site. The construction of the barn in 1827 indeed may have involved change to the 18th century house, as is suggested by the present arrangement of the incomplete central unit.

⁵ The National Planning Policy Framework (NPPF) defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'

⁶ *Landscape Character of the Forest of Bowland AONB*, Chris Blandford Associates, 2009

Historic and Architectural Value:

- 5.5 The building was erected as part of the process of moorland reclamation that took place during the period of post-medieval enclosure. It follows the tradition of the upland longhouse, and the common typology of a farmhouse with combination barn, creating a compact and efficient agricultural unit in a moorland context.
- 5.6 It is built of local gritstone with a stone slate roof, and exhibits the vernacular features common within the area. These include the use of random rubble laid to irregular courses; massive dressed stones for quoins, arches and other architectural features; inscribed and dated lintels; small windows; and robust timber roofs. The design of the barn similarly displays vernacular forms and features adapted for their practicality and protection from the weather.
- 5.7 The main structural walls of the building are solidly built and sound, and the barn is generally in robust structural condition. The roof of the earlier part of the house is of considerable interest, well preserved, and basically sound. In spite of the collapse of a part of the roof of the later extension, a number of features of interest remain within the house, including the staircase, the cast iron range and two stone fireplaces.
- 5.8 The combination barn is of particular interest for its size, layout and design, as well as its good state of preservation. Few alterations have been made to its external or internal walls, and the roof survives in its original form. The survival of original cattle pens and hay loft are also rare.
- 5.9 Relatively few buildings dating from the 18th century survive within the area in their original setting, and the combination of the early house with its fine inscribed and dated lintel, and the early 19th century model barn gives the building considerable architectural and historic value.

Aesthetic Value:

- 5.10 Outlying farmsteads of the type are conspicuous buildings in the landscape and contribute to the rugged character of the area. Although it is not seen from any public rights of way at close quarters, and is close to Gisburn Forest on the southeast side, it stands in a landscape that is essentially open and expansive.
- 5.11 The building retains its simple orthogonal plan, with sheer walls and simple punched openings. The surrounding land is bounded by dry stone walls. A large single sycamore tree gives protection to the house from the prevailing wind. Unlike many larger farms Cocklick End has not been affected by 20th century additions such as large pre-fabricated steel and asbestos cement farm buildings, silage clamps and fencing, and therefore retains its 18th and 19th century setting to a much higher degree.

Communal Value:

- 5.12 The property was acquired by the Fylde Water Board in the early 20th century as part of a strategy for supplying water to Blackpool and the Fylde coastal towns. The construction of Stocks Reservoir caused the flooding of Stocks village which was the closest settlement to Cocklick End, the de-population of the area, and the closure and demolition of a number of farmsteads within the water collection area.
- 5.13 Cocklick End survived and the ownership passed to United Utilities in 1995 with the merger of North West Water and NORWEB. In partnership with Forest Enterprises, United Utilities share responsibility for providing clean water and protecting the environment and wildlife, and for promoting farming, forestry, outdoor activities and tourism in the area.
- 5.14 The Forest of Bowland is a popular destination for leisure and outdoor pursuits, and the cultural heritage of the area is important for both the local community and visitors. The preservation of Cocklick End will also have value in the collective memory of the community.

Aspects of Significance

- 5.15 The chief aspects of significance are therefore:
- Association with the upland farming traditions of the Forest of Bowland
 - An important unspoiled example of a traditional long house dating from the 18th and 19th centuries, comprising a farmhouse and a combination barn
 - Plan of the building and its working arrangement
 - Vernacular character and use of local materials
 - Dated stones with inscriptions
 - Internal features including roof timbers, stone fireplaces, staircase, stone floors, doorways and the sense of space in the barn
 - Stone boundary walls
 - Attractive landscape setting
 - Significant contribution made to the cultural heritage of the Forest of Bowland AONB
- 5.16 Although Cocklick End Farmhouse is not currently a listed building, it would warrant consideration for designation. The English Heritage *Designation Listing Selection Guide: Domestic 1: Vernacular Houses* (2011) provides the following selection criteria for considering vernacular houses for designation, which are all relevant to Cocklick End:
- *Regional and local characteristics*
How they differ from region to region, how clearly they represent local geology, farming and territorial practices, as well as local materials and building traditions.

- *Dates of Buildings and rates of survival*
Presumption to list all pre-1700 buildings that retain significant early fabric. Early survivals of house of lower ranks in society may be especially strong candidates for listing because of their rarity.
- *Lack of alteration*
Though evidence of change can itself be important.
- *Specialist functions*
Particularly farms which incorporate evidence of agricultural practice. Such features where they survive can add interest.
- *Proportion of survival*
The outcome of assessment can hinge on the extent and impact of alteration and the proportion of historic fabric that survives.
- *Plan form, room use and circulation*
How vernacular buildings were used and changed over time can be of interest. The use of rooms in different social levels, and the conversion of farm buildings to domestic use are significant factors.

5.17 The English Heritage *Designation Listing Selection Guide: Agricultural Buildings* (2011) contains further criteria that suggest Cocklick End may warrant listing, including the fact that where agricultural buildings 'are clearly dated (whether by datestone, documentation or tree-ring dating) this is likely to add to their interest'.

6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy and Guidance

National Planning Policy Framework

PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

6.1.1 Historic Environment Policies included in the National Planning Framework (March 2012) replace Planning Policy Statement 5 (PPS 5). The Historic Environment Planning Practice Guide, which accompanied PPS5, remains in place as national guidance until it is replaced, though it should be read in the light of the NPPF, and does not comprise policy.

6.1.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government sees three dimensions to sustainable development: economic, social and environmental, and these roles should be regarded as mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The planning system is therefore expected to play an active role in guiding development to sustainable solutions. Policies 126-141 are related to conserving and enhancing the historic environment.

- 6.1.3 The NPPF defines the significance of a heritage asset as its value *'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'* As with PPS5, the NPPF provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of *"heritage assets."* This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation or not.
- 6.1.4 Policies 128 and 129 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.1.5 Policy 131 states that local planning authorities should take account of the desirability of new development sustaining and enhancing the significance of heritage assets; the positive contribution that heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.1.6 Policy 135 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.1.7 Policy 137 states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 6.1.8 Policy 141 states that local planning authorities should make information about the significance of the historic environment gathered as part of the development process publicly accessible, and should require developers to record and advance understanding of the heritage asset before it is lost.
- 6.1.9 Policy 115 states that great weight should be given to conserving landscape and natural beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty, and

that conservation of wildlife and cultural heritage are an important consideration in all these areas.

- 6.1.10 Policy 55 states that local authorities should avoid isolated homes in the countryside unless there are special circumstances, such as where such development would enable optimal viable use of a heritage asset, or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.
- 6.1.11 Section 5 of the Historic Environment Planning Practice Guide provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 6.1.12 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.
- 6.1.13 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.

Conservation Principles: Policy and Guidance (English Heritage) 2008

- 6.1.14 The English Heritage document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* is intended to guide conservation thinking and practice in England. It defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.
- 6.1.15 If the significance of a place is to be retained and its historic value sympathetically managed, further change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associational values, such as its place within the landscape, provided the work is done with understanding.
- 6.1.16 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernible. Integrity likewise depends on an understanding of the values of the heritage asset.

6.1.17 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:

- There is sufficient information to comprehensively understand the impacts of the proposal on the significance of the place;
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- The proposals aspire to a quality of design and execution which may be valued now and in the future;
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

6.1.18 The *Principles* state that there are no simple rules for achieving quality of design in new work, which could involve either working in a traditional or contemporary manner. The important factor is to respect the values established through an assessment of the significance of the building and its setting.

6.1.19 It is also suggested that features of lesser significance offer opportunities to create heritage values of tomorrow, which can be achieved if the quality of the new work is of a high standard of design, materials, detailing and execution.

6.2 Local Planning Policy and Guidance

Ribble Valley District Wide Local Plan Historic Built Environment Policies

6.2.1 The Council has no policies in its development plan relating to locally listed buildings or undesignated heritage assets. There is no formal list of buildings of local interest.

6.2.2 The local plan sets out detailed policy criteria to help determine applications for the conversion of rural buildings. H15 relates to the location of the building to be converted. It states that planning permission will be granted for the conversion of buildings to dwellings in situations where there will be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure; there would be no materially damaging effect on the landscape qualities of the area; there would be no unacceptable harm to nature conservation interests. The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable. This is linked to factors such as garden areas, car parking facilities, garages, sheds and even washing lines which are out of character with the rural setting.

6.2.3 Policy H16 relates to the building itself. Conversions will be granted provided that the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations, which would adversely affect the character or appearance of the building.

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- 6.2.4 Detailed design policy is contained within policy H17. This states that the design of the conversion should be of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings. The impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated. The access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

7 CONSERVATION AND DEVELOPMENT PRINCIPLES

7.1 Heritage Planning Requirements

- 7.1.1 The NPPF requires local authorities to take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- the desirability of new development making a positive contribution to local character and distinctiveness
- opportunities to draw on the contribution made by the historic environment to the character of a place

- 7.1.2 In order to ensure compliance with these policies, as well as the housing policies of the Ribble Valley Local Plan, the following conservation and development principles were established prior to commencement of design.

7.2 Design Principles

Demolition

- 7.2.1 The metal tank attached to the front elevation should be removed, and the original elevation made good.
- 7.2.2 Where alterations have been made to the original external walls, there is scope either for reinstatement or for further changes to facilitate beneficial reuse, possibly in a contemporary style.

External alterations

- 7.2.3 Interventions in the external walls to create new openings should be minimized as far as possible.
- 7.2.4 The introduction of rooflights should be restricted to locations where they are required to achieve satisfactory day-lighting within the building. They should be of conservation style, and possibly an industrial rather than domestic character.

- 7.2.5 New doors and windows should be simple and robust in character, not necessarily reproducing the original styles but sympathetic to the spirit of the building.

Internal alterations

- 7.2.6 New openings in existing internal masonry walls will be acceptable where required for efficient circulation, but wholesale removal of walls should be avoided.
- 7.2.7 Introduction of partitions to create independent spaces will be acceptable, but the barn should retain its open character and sense of space as far as practically possible, thus allowing the space to remain readable. Within this context, the introduction of a first floor or mezzanine levels within the barn should be possible and acceptable.
- 7.2.8 Stone floors could either be taken up and re-laid with the incorporation of thermal insulation and a damp proof membrane, or retained in situ and covered over.

Conservation and Refurbishment

- 7.2.9 The roofs should be stripped and re-laid using the existing and matching stone slates.
- 7.2.10 Stone walls should be repaired in matching stone and re-pointed as necessary in a hydraulic lime mortar.
- 7.2.11 Thermal upgrading will be of particular importance to achieve high energy efficiency ratings. This may be achieved by dry lining the external walls, comprehensive draught proofing, double or triple glazing, microgeneration, or CHP, provided that the special interest of the building is not compromised.
- 7.2.12 Rainwater goods should be replaced in cast iron, and external plumbing located internally wherever possible.
- 7.2.13 The surviving timber roofs to the house and barn should be repaired and strengthened as necessary.
- 7.2.14 Internal features such as the fireplaces and the staircase should be retained and repaired if practicable.

Setting

- 7.2.15 The landscape setting of the building should be simple and restrained. The immediate curtilage of the property should not be increased, and existing boundary walls should be retained and repaired. Any new walling should be of matching style and materials.

7.2.16 The driveway, parking and vehicular turning areas should be kept to a minimum, should be sensitively routed and surfaced in a sympathetic material. Simple design of soft landscaping may be used to screen areas of hard standing.

7.2.17 Should a garage or ancillary outbuildings be required, these should be carefully sited in relation to the house and views of the landscape and be sympathetic in character and appearance.

7.2.18 Planting should follow the natural character of the existing landscape, based on use of natural species, hedgerow planting and meadowland.

8 THE PROPOSAL

8.1 It is proposed to convert the farmhouse and barn into a single dwelling, including upgrading the access roadway and creation of a parking area.

8.2 The detailed design is set out in the Design and Access Statement.

9 HERITAGE IMPACT ASSESSMENT

9.1 NPPF requirements

9.1.1 Policy 135 of the NPPF states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and to the significance of the heritage asset affected.

9.1.2 A detailed analysis of the significance of Cocklick End is set out in this report. It demonstrates that the complex of buildings is significant for the following reasons:

- Association with the upland farming traditions of the Forest of Bowland
- An unspoiled example of a traditional long house dating from the 18th and 19th centuries, comprising a farmhouse and combination barn
- Plan of the building and its working arrangement
- Vernacular character and use of local materials
- Dated stones with inscriptions
- Internal features including roof timbers, stone fireplaces, staircase, stone floors, doorways and the sense of space in the barn
- Stone boundary walls
- Attractive landscape setting
- Contribution made to the cultural heritage of the Forest of Bowland AONB

- 9.1.3 Taking account of the Statement of Significance and Policy 132 of the NPPF, the impact of the proposal on the aspects of significance and setting of the heritage assets is considered below.

9.2 Impact on Significance of Cocklick End

Exterior

- 9.2.1 The external walls of the building are well-preserved, and have been subject to little change since the barn was erected in 1827. The proposals involve no alterations to external walls, apart from opening up existing blocked openings and the introduction of two small windows at first floor level on the gable elevation.
- 9.2.2 New casement windows are designed in a simple contemporary style without glazing bars, so as to achieve a high performance of thermal insulation.
- 9.2.3 The steel water tank will be removed and the stonework made good.
- 9.2.4 Roof lights will be introduced on the rear roof slope to provide adequate illumination to the interior of the building. The roof lighting to the barn adopts a functional style, characteristic of 19th century industrial buildings commonly seen in the countryside of East Lancashire and West Yorkshire.

Interior

- 9.2.5 Within the existing farmhouse the missing and decayed first floors will be reconstructed in timber to match the original layout. The staircase will be rebuilt, reusing any sound fabric. A new opening will be created in the dividing wall between the older section and the 19th century extension at both ground floor and first floor levels to provide adequate access. A door opening will also be created between the existing farmhouse and the converted barn. These interventions will have no harmful impact on the internal character or appearance of the farmhouse.
- 9.2.6 Within the existing barn the only structural intervention will be the removal of a section of stone walling between the main space and the former loose box, so as to create a glazed internal screen to provide lighting to the proposed office. Although this will result in a loss of historic fabric, the space will remain understandable, since a screen will be inserted on the line of the wall at both ground and first floor levels.
- 9.2.7 The existing first floor over the cow shed within the barn will be retained and upgraded to form a bedroom and en-suite bathroom. An additional section of first floor of similar size will be constructed on the other side of the barn, and will be linked with the existing floor by a bridge. The central void will remain open to the roof, so as to admit light to the centre of the building and to preserve the overall sense of space within the barn.

- 9.2.8 The existing timber and slate cattle stalls will be removed. While these are currently of interest, their retention is incompatible with the domestic use of the building, and it is proposed that the slate panels be re-used within the building.

Conservation

- 9.2.9 The section of collapsed roof will be reconstructed in traditional fashion, as will the collapsed or missing sections of first floor within the farmhouse.
- 9.2.10 The whole roof will be stripped and re-slatted using the existing and matching stone slates, insulated and underlined in accordance with best practice. Any decayed roof timbers will be repair or reinforced. Roof lights will be of conservation type, set flush with the wall plane.
- 9.2.11 Stonework will be repaired and re-pointing in hydraulic lime mortar as required, rainwater goods will be replaced in cast iron, new windows and doors will be of timber to approved designs, and historic internal features such as the staircase, fireplaces and cast iron range will be retained and repaired.
- 9.2.12 Re-plastering, treatment of dampness and timber decay will be carried out to conservation standards. The building will be insulated to high standards of energy efficiency, including dry lining of the walls to the barn. New services will be introduced throughout. New construction and materials will be of high quality and compatible with the existing building fabric.

Setting

- 9.2.13 The building is currently reached by an unmade track, which requires surfacing. The access will remain single track, and the parking and turning area will be kept to a minimum and restricted to the land on the north side of the building. No garage is proposed to be erected. The garden is enclosed by existing stone walls, and as a result will not impact on the existing openness of the setting.

9.3 Overall Impact on Significance

- 9.3.1 The major benefit of the proposals relates to the conservation of an important non designated heritage asset which is currently at risk. The conversion to a dwelling will give the building a sustainable future.
- 9.3.2 Considered overall, and taking account of the benefits outlined above, the impact of the proposals on the significance of the property will be medium positive.

10 CONCLUSIONS

- 10.1 Policy 128 of the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The information in sections 2, 3, and 5 of this report provides an assessment of the significance of Cocklick End and its setting as a designated heritage asset.
- 10.2 The significance of the building is based on its historical associations, architectural interest and landscape setting. The building also contributes to the special interest of the AONB.
- 10.3 Policy 131 of the NPPF sets out the principles guiding the determination of applications for consent relating to designated heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 10.4 The assessment of impact on heritage assets is set out in Section 9 of the report. This identifies neutral or positive impacts. The only heritage impact that could be considered to be negative is the removal of the timber and slate cattle pens, which are not reusable for any other purpose, and therefore cannot realistically be retained.
- 10.5 When the impacts are assessed cumulatively, the heritage statement has demonstrated that any minor harm as outlined above will be substantially offset by the heritage benefits of bringing the building into optimum use, giving it a sustainable future and enhancing and further revealing its significance. Thus the overall balance is shown to have a major positive impact on significance, with the proposals for conservation being particularly beneficial. The impact on setting is identified as neutral.
- 10.6 The application proposals are therefore compliant with the NPPF and the built environment policies of the Ribble Valley District Wide Local Plan.



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PARTNERSHIP LIMITED

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

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STRUCTURAL APPRAISAL REPORT

Cocklick End Farm, Slaidburn

for

United Utilities Property Services

Job No.11866

March 2012

Rev.03

Structural Appraisal

Cocklick End Farm, Slaidburn

1. INTRODUCTION

Booth King Partnership Limited was instructed by United Utilities Property Services to carry out an inspection and prepare a report on the structure of the Cocklick End Farm, Slaidburn, Nr. Clitheroe

The aim of the inspection was to determine the overall/generic condition of the main loadbearing elements of the property in order to:

- confirm its suitability for restoration
- advise if any major repair work is required

2. SCOPE

The inspection was limited specifically to a non-intrusive, visual inspection of exposed and readily accessible, structural, load-bearing elements. Except where noted, external works, perimeter walls and/or fences were not inspected. No opening up works were carried out and no samples were taken for testing. We have not specifically inspected for infestation or rot, as this is specialist work, however, where we have noticed evidence of such, we have recommended further investigations.

In addition, unless specifically noted, the inspection did not cover drainage items, rain water systems, finishes, electrical or plumbing installations or any other aspect which is not part of the load-bearing structure.

3. INFORMATION AVAILABLE

We are advised that the property is not Listed

4. THE INSPECTION

The survey work was carried out during a three-hour visit to the building on Thursday 21 March 2012. The weather at the time of the inspection was dry and sunny

Opening-up or digging of trial holes was not carried out. Foundations were not inspected. Samples were not taken for chemical or strength testing.

The inspection of the outside of the building was done from ground level. Long ladders or staging were not available to allow a closer inspection of the roof or perimeter walls at high level.

Internal inspection was limited to the barn as the house was completely secured with steel plates to all windows and doors.

Cocklick End Farm, Slaidburn

Lighting levels in the buildings were limited. No electrical lighting was available

A number of photographs, in digital format, were taken. These are available for inspection at the Ramsbottom office of Booth King Partnership Limited

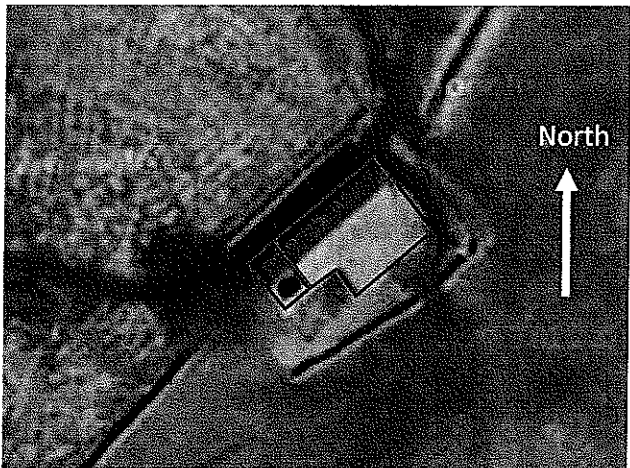
5. FINDINGS

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5.1 BUILDING FORM, STRUCTURE AND USAGE

The building consisted of a large barn with attached house. The date stone on the barn door gave 1827. For the purpose of this report the orientation of the building is taken as north/south with the barn to the north.

The original property appears to have consisted of a large barn with a small attached house attached. At a later date an additional house has been added to the southern end of the property.



- ☐ Original house and barn
- ☐ House extension

The property is constructed in natural stone with a timber roof support York stone slates or Welsh slates.

5.2 CONDITION AND OBSERVATIONS OF STRUCTURAL ELEMENTS

5.2.1 GENERAL OBSERVATIONS

It is understood that the property has been unoccupied for a considerable period (possibly 60 years) during which time the barn has been used for farming purposes only.

The house has been unoccupied and all windows and doors have been sealed with galvanized steel sheeting screwed and plugged to the stone window set.

The barn is open and partially occupied with agricultural machinery.

The original stonework is roughly coursed with lime mortar and there are feature stone quoins to all corners externally.

The building was generally noted to be level and vertical with no significant signs of settlement resulting in deformation or cracking of the primary structural walls.

The stonework of the walls is generally in poor condition with very limited maintenance in the form of re-pointing being observed. As such the mortar is the original lime mortar and has suffered significant weathering particularly in the upper reaches due to water run-off from the roof (there are no gutters throughout the property).

5.2.2 DETAILED OBSERVATIONS

The following detailed observations were recorded :

- South gable - sand/cement render with exposed quoins. Render loss over large area coincident with the chimney. Large tree at approx. 8m. off south west corner.
- East elevation - large barn doorway with shallow stone arch over. No indications of movement in arch stones. Small door to right appears to have been lowered.
- East elevation vertical joint between original and extended house. Joint is unbonded and has opened by approx. 8mm throughout its height. The original construction was unbonded externally.
- North gable - small windows at ground floor and very small air vent opening above (typically 200mm square). Beehive slot to northeast corner. Large stone slabs at high level stepping up to north west corner not visible internally, ie not through stones. At roof level there are coping stones which were generally intact but had signs of movement and loss of mortar.
- West elevation – at two levels within the barn there are through courses of stone flags (visible internally). These are potential areas of water penetration.
- West elevation window and door at ground floor of original house have been infilled with stone.
- West elevation vertical joint between original and extended house. Joint is bonded in two locations only externally and has opened by approx. 5mm throughout its height.
- East roof - stone flag roof to extended house has completely collapsed with failure of timber purlins. Chimney to south gable appeared in reasonable condition.

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- East roof - slate roof of barn has been replaced with Welsh slate in the upper reaches. The lower, original area of the barn roof has extensive slate damage including missing slates, cracked and broken slates, slipped slates and localized patch repairs using Welsh slate
- West roof - barn roof generally in poor condition with considerable slate displacement. The roof of the original house appeared to have been re-slatted and was generally in good condition. The roof of the extended house was noted to be at the point of collapse with significant sagging and movement
- Internal - mistal. Constructed in timber at ground floor with timber 1st floor over. Timber structure generally in poor condition with timber rot and wood worm damage. 1st floor joists built into gable wall - possible decay within bearing. Floor boards very poor condition. Floor is raised concrete slab within the cow stalls and the remaining area was buried under manure
- Internal - room to left of barn door. The 1st floor within this space has been removed. The roof has numerous holes with signs of long term water penetration. This has resulted in considerable weathering of the stone walls and some areas of decay in the timber rafters. The floor is constructed as stone cobbles. The windows were noted to have no lintels internally and the surrounding stonework was generally supported by the window framing.
- Internally - main barn. Walls generally in sound condition with no signs of movement and minimal cracking. The corners were noted to be poorly bounded and the vertical joint was generally open. It is noted however that the outer corners have substantial quoins. A small number of through stones were noted to be projecting internally. The stonework to the top of the walls was generally loose around the rafter ends
- Internally - main barn. The roof consisted of timber rafters on timber purlins supported off primary timber trusses. The primary trusses and purlins were observed to be in generally very good condition however the end supports built into the external stonework should be checked for decay. The rafters were generally in sound condition except in areas local to missing slates in which some decay and rafter failure has occurred. The roof has no felt and some areas of back pointing with lime mortar were noted.
- Internally - main barn. The floor of the barn was noted to be stone cobbles in the entrance area with stone flags internally where it was possible to inspect. The barn floor was generally covered in soil and waste

6. INTERPRETATION AND COMMENTS ON SIGNIFICANT OBSERVATIONS

6.1 BUILDING HISTORY.

No documentary evidence was made available however the date stone over the barn door 1827. To the south end of the property an additional house has been added.

6.2 STRUCTURAL ISSUES RELEVANT TO CONVERSION

The primary stone loadbearing walls of the property are in generally sound condition with no significant signs of settlement, lean or cracking being observed

Externally the stonework generally suffers from significant weathering with the resulting loss of mortar. This is particularly prevalent in the upper reaches due to water run-off from the roof (there are no gutters) and at the lower level due to rising damp.

Internally the walls are generally sound condition with only those areas which have been subject to long term water penetration being heavily weathered

The roof of the later house extension has partially failed with collapse of the eastern slope and partial collapse of the west.

The roof timbers of the barn area generally in sound condition where visible.

The floors throughout the internal areas inspected were either stone cobbles, stone flags or soil and will require replacing.

7. CONCLUSIONS AND RECOMMENDATIONS

This report has described the findings of our visual structural inspection of the Cocklick End Farm. Some areas, as noted within the body of the report, were not available for inspection

Our impression is that the original building was solidly built and exhibits few faults relating to its original construction or from modifications which have taken place throughout the building's life. However there are problems arising from the lack of occupancy, the unchecked ingress of water at roof level and the general lack of maintenance for a considerable number of years.

This has lead to partial collapse of the roof of the later house extension and this must be assumed to extend to the 1st floor structure.

Within the barn the building is effectively single storey and all remaining 1st floor timber structures will require replacement.

Detailed inspection for rot and infestation is outside the scope of this report, and we recommend that a specialist be instructed to inspect, report and advise on those areas of timber to be retained, with particular attention to the ends of roof timber trusses, purlins and rafters at positions where they are built into the perimeter walls

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Our conclusion is that the building suitable for refurbishment and possible conversion of the barn subject to Planning. The defects noted should be rectified as part of the proposed modification works. The key works required are as follows :

1. Reconstruction of the roof of the extension house including all timber elements, ie. purlins and rafters.
2. Whilst access was not available it should be assumed that 1st floor of the extension house will require reconstruction including all timber elements, ie beams and joists
3. Re-slating of the entire roof area in York stone slates with new battens and roofing felt. This will include partial replacement of rafters where decay is present and replacement of an estimated 75% percent of the slates.
4. Inspection and testing of the timber supports as noted and treatment of all retained timber. The timber within the house should be particularly inspected for dry rot and if found this should be fully removed and the masonry and remaining timber should be suitably treated.
5. The replacement of existing stone and cobble floors with a concrete slab with damp proof membrane and insulation.
6. Localised repairs to the stone walls and complete re-pointing externally and internally.
7. Replacement of all internal timber lintels with stone or precast concrete
8. Tying of the vertical joints between the original house and the later extension using stainless steel bed joint reinforcement
9. The installation of a proprietary damp-proofing system to the external walls.

It is noted that the sealing of the windows and doors of the house with galvanized steel sheeting may have contributed significantly to the timber decay and roof failure observed. Due to the lack of ventilation the water penetration at roof level cannot escape and the conditions for timber rot, in particular dry rot, are created

It was also noted that the property appears to have no mains services, ie. water, drainage and electricity and this will require further investigations

8. INTERNAL INSPECTION

Further to the inspection undertaken in March 2012 Booth King Partnership Limited was instructed by United Utilities Property Services to return to the property to carry out an internal inspection of those areas which had been inaccessible due to security steel plates to the windows and doors.

The aim of the inspection was to determine the overall/generic condition of the main loadbearing elements of these areas of the property in order to:

- confirm its suitability for restoration
- advise if any major repair work is required

8.1 SCOPE

The inspection was limited specifically to a non-intrusive, visual inspection of exposed and readily accessible, structural, load-bearing elements. Opening up and access to the first floor windows and eaves level were provided by AP Bolton Builders and Contractors. No samples were taken for testing.

8.2 THE INSPECTION

The survey work was carried out during a three-hour visit to the building on Monday 28 May 2012. The weather at the time of the inspection was dry and sunny

Opening-up or digging of trial holes was not carried out. Foundations were not inspected. Samples were not taken for chemical or strength testing.

The inspection of the inside of the remaining areas of the building was undertaken from ground level internally, from access scaffolding externally via the first floor windows and via ladder access to eaves level

8.3 FINDINGS

BUILDING FORM, STRUCTURE AND USAGE

For the purpose of this report the layout of the building as inspected is as follows :

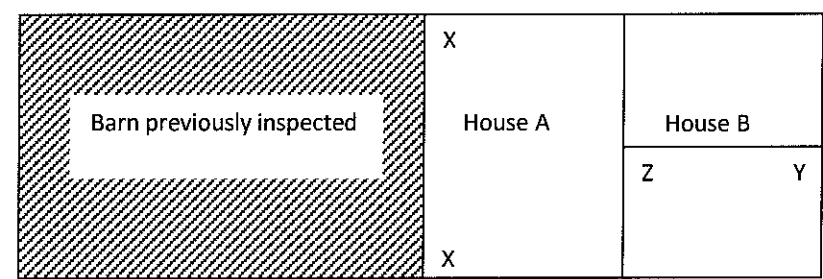


Figure 1

CONDITION AND OBSERVATIONS OF STRUCTURAL ELEMENTS

8.3.1 GENERAL OBSERVATIONS

The date stone on the barn door had previously indicated the date of the building to be 1827. On removal of the security sheeting the lintel of house B indicated that this pre-dates the house and barn at 1727.

8.3.2 DETAILED OBSERVATIONS

The following detailed observations were recorded :

House A

- This area of the building was open over two storeys with the first floor timber structure having been removed deliberately some years ago.
- Window to east façade at 1st floor stone infill.
- Timber roof intact but significant timber decay in the bottom tie of the roof truss and in a number of rafters.
- A number of slipped or missing roof slates. The roof was without felt and the slates had mortar backing to the joints
- Timber lintel over window heavy woodworm damage
- Vertical cracks noted throughout the wall between houses A and B Generally the cracks emanated from the purlin positions (see Fig 2)

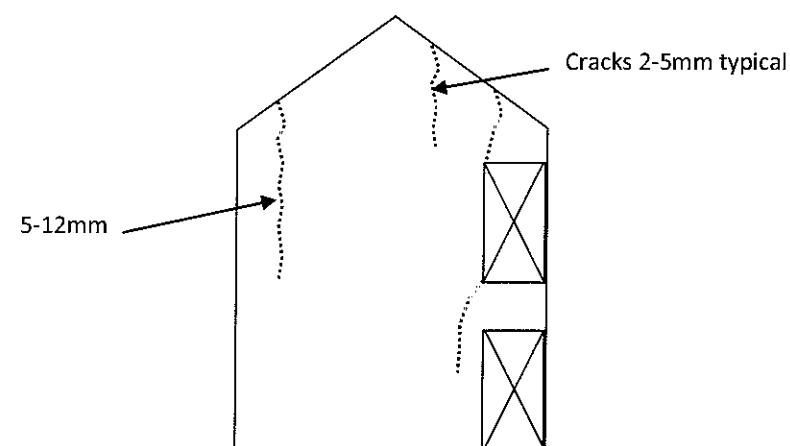


Figure 2

- Vertical cracks throughout full height of wall between house A and the barn to each corner indicating lack of bonding between walls (X in Fig. 1)

House B

- This house was divided into two rooms at ground and 1st floor levels by a masonry wall
- Vertical crack throughout full height of wall between houses A and B to each corner indicating lack of bonding between walls (Y in Fig. 1)

- Vertical crack throughout full height of wall between internal masonry wall and the gable wall indicating lack of bonding between walls (Z in Fig. 1)
- Vertical crack throughout full height of wall between internal masonry wall and the wall between houses A and B indicating lack of bonding between walls
- Vertical cracks throughout full height of wall between external walls at the interface of house A and B indicating lack of bonding between walls (previously noted externally)
- All timber lintels were noted to have significant woodworm and timber rot damage
- Stone flagged floor
- Roof of east side of roof has partially collapsed resulting in the collapse of the 1st floor structure such that the room at ground floor level is completely filled with debris and could not be entered
- Limited access to 1st floor due to instability and decay of timber staircase
- As observed from a ladder at eaves level the west side of the roof was noted to be at the point of failure with the primary ridge purlin having failed.
- As observed from a ladder at eaves level the walls of the east half of the house were partially collapsed in the upper reaches and the chimney was noted to have open joints and some displacement of the stonework

8.4 INTERPRETATION AND COMMENTS ON SIGNIFICANT OBSERVATIONS

8.5 STRUCTURAL ISSUES RELEVANT TO CONVERSION

The 1st floor structures and roof timbers of both houses have either failed or have a level of deterioration such that continued partial collapse is inevitable.

8.6 CONCLUSIONS AND RECOMMENDATIONS

As noted in sections 1 - 7 these areas of the building are in considerably poorer condition with collapse of some areas of the roof and 1st floor timber structures.

The remaining areas of roof and floors are in a poor structural condition and further collapse of the roof is imminent with the effect of probable collapse of the remaining area of 1st floor due to the impact of debris

Our conclusion is that the walls of these areas of the building are suitable for use in the re-construction with the following remedial works :

- 1 Rake out and repoint all masonry.

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- 2 Repairs to all cracks including the installation of proprietary stainless steel reinforcement ties across the cracks at 400mm centres vertically, ie. Helifix reinforcement or similar
- 3 Replacement of all timber lintels with stone or precast concrete to the external walls. The internal wall lintels may be replaced in timber.
- 4 Tying of the vertical joints between the houses using stainless steel bed joint reinforcement
- 5 Tying of the vertical joints between house A and the barn using stainless steel bed joint reinforcement.
- 6 Tying of the vertical joints between internal partition wall of house B and the gable wall using stainless steel bed joint reinforcement
- 7 Take down and re-build the chimney
- 8 Re-pairs to the top of the walls at eaves and gable to repair partial collapse due to roof failure and weathering
- 9 Replacement of all internal timber lintels with stone or precast concrete
- 10 The installation of a proprietary damp-proofing system to all walls.

In addition to these repairs the houses will require :

- 1 Re-construction of the timber roof including re-slating of the entire roof area in York stone slates with new battens and roofing felt.
- 2 Re-construction of the timber 1st floor throughout.
- 3 Replacement of the stone flagged floor with a concrete floor with DPM and insulation
- 4 Localised repairs to the stone walls and complete re-pointing externally and internally.

9. DISCLAIMER

This report is for the use of United Utilities Property Services in connection with this appointment and the benefit is not to be extended to any third party without the written permission of Booth King Partnership Ltd.

The opinions expressed are based purely on the conditions as readily seen and our interpretation of the evidence does not benefit from long-term observation. Our inspection has only covered the major aspects of the structure that it was possible to inspect

We have not 'broken out' to determine the condition of those parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that any such part is free from defect.

A detailed inspection of the structure has not been carried out for rot and infestation nor has the structure been fully checked for dampness. This is specialist work and is not within the scope of this investigation and report

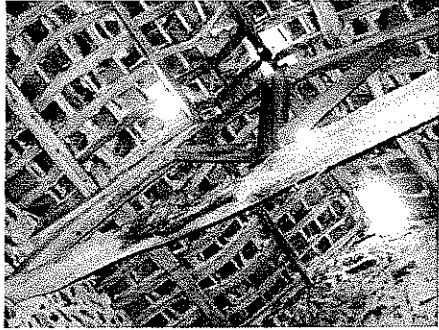
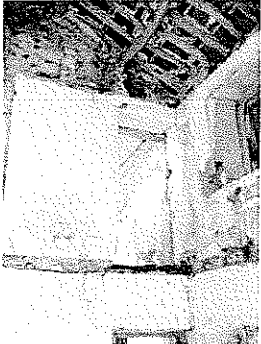
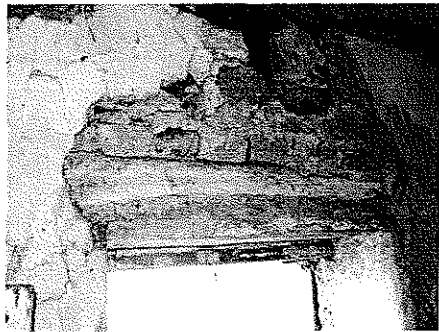
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APPENDIX 1 - PHOTOGRAPHS

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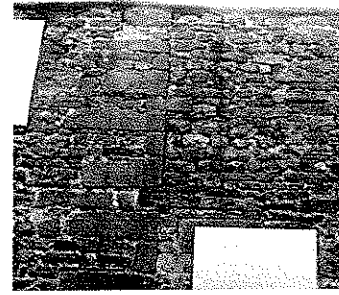
Cocklick End Farm, Slaidburn

 Collapsed roof of later extension to house	 Cracks in wall between houses A and B emanating from the purlin support positions
 Cracks in wall between houses A and B emanating from the purlin support positions	 Cracks in wall between houses A and B emanating from the purlin support positions
 Cracks in wall between houses A and B emanating from the purlin support positions	 Infilled window to east elevation
 Typical weathering at high level	 General condition of barn roof - east slope

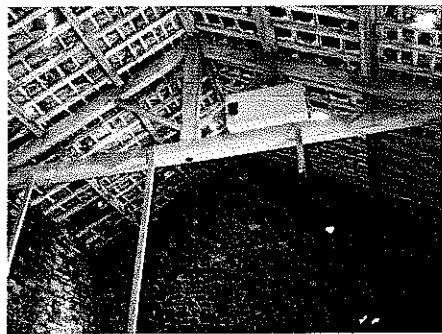
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Collapsed roof of later extension to house



Vertical joint between original house and later extension – noted limited bonding



Barn roof - note truss in sound condition



Internal stonework deterioration in barn room to left of main door - note no lintels



Internal stonework deterioration in barn room to left of main door



Timber decay in mistal 1st floor



Typical weathering at high level



General condition of barn roof - east slope

Cocklick End Farm, Slaidburn



Cocklick End Farm, Slaidburn

Further Bat and Barn Owl Surveys

320120984P

July 2012

Control sheet

Project No & Title: BOW0020/083 Cocklick End - Further Bat and Barn Owl Surveys

Client: United Utilities Property Services Ltd

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Date of Issue: July 2012 **Status:** Final

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Revisions: 0

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Cocklick Barn; Further Bat and Barn Owl Surveys

- 3.8. Recordings from the Anabat and EM3 detectors confirmed that common pipistrelle bats and *Myotis* species were observed during the survey.
- 3.9. One barn owl was observed to leave the barn at 21:37 and commence hunting activities along the conifer plantation edge to the south east of the barn.

Dawn Return Survey

- 3.10. Three surveyors were positioned around the barn, at the northern and southern corners and opposite the main entrance to the barn. The first bat heard was a common pipistrelle at 03:21 flying along the north western elevation. Two *Myotis* bats were heard but not seen along the south eastern elevation at 03:36 and 03:38 and a common pipistrelle was seen in front of the house at 03:40. Finally a pipistrelle bat was seen entering the barn at 03:53. It was not observed to leave the barn. No further bats were observed during the survey.
- 3.11. No adult barn owls were observed during the survey. However, barn owl chicks were heard calling the adult bird from inside the barn throughout the survey. When the surveyor retrieved the Anabat detector from within the barn at the end of the survey, a chick was observed looking out of the barn owl nest box within the barn. It was therefore confirmed that barn owls are breeding in the barn.

4. Evaluation and Recommendations

Bats

- 4.1 The surveys confirmed the result of the survey undertaken in September 2012 that the site (stone barn) is used for roosting by common pipistrelle bats and possibly by *Myotis* bats. A pipistrelle bat was recorded within the barn with pre-emergence chatter, followed by an emergence; a pipistrelle bat was also recorded returning to the barn at dawn, indicating that it was roosting within the barn. Two *Myotis* bats (most likely to be natterer's) were also observed to emerge from the barn during the survey in September 2011. Whilst it was not confirmed that these bats were roosting within the barn during the surveys undertaken in 2012, *Myotis* bats were observed in the vicinity of the barn during both surveys.
- 4.2 These surveys indicate that the barn is being used as bat roost of low level usage and it was confirmed that the barn was not being used as a maternity roost. It is likely that the roost is used by solitary males and is most heavily used during the autumn lekking/mating period.
- 4.3 Bats are protected under the Conservation of Habitats and Species Regulations 2010. They are listed on Schedule 2 of the Act as European Protected Species (all bats). Part 3, Section 41 of the Act states that it is an offence to:
- 1a) Deliberately capture, injure or kill any wild animal of a European Protected Species.
 - 1b) Deliberately disturb wild animals of any such species.
 - 1c) Deliberately take or destroy the eggs of such an animal.
 - 1d) Damage or destroy a breeding site or resting place of such an animal.
- For the purposes of 1b) disturbance of animals includes in particular to impair their ability to:
- 2a) i) Survive, breed or reproduce, or to rear or nurture their young.
 - ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate.
 - 2b) Significantly affect the local distribution or abundance of the species to which they belong.
- 4.4 Bats are also protected under the Wildlife and Countryside Act, 1981, as amended. Several bat species including soprano pipistrelle, which was recorded at the site and brown long eared bat, which is known to occur in the area, are UK BAP Priority Species and there is a grouped plan for bats in the Lancashire Biodiversity Action Plan.
- 4.5 Given the survey information collected, the project would be likely to result in an offence according to the above legislation, as it would lead to the loss of a roost for bats. A licence from Natural England will therefore be required for the project to proceed, as this will provide a derogation from the legal protection afforded by the Conservation of Habitats and Species Regulations 2010. A licence application can only be made once full planning permission has been granted and can be applied for at any time of year. A licence can take up to 35 working days to be considered by the statutory bodies once submitted. The licence application must pass three tests as follows:
- The development must be for the purpose of preserving public health and safety or other imperative reasons of overriding public interest including those

of social or economic nature and beneficial consequences of primary importance for the environment, providing that:

- There is no satisfactory alternative, and
- The action authorised will not be detrimental to the maintenance of the species concerned at a Favourable Conservation Status in their natural range

4.6 Mitigation will be required as part of the licence application and should include:

- Measures to make reasonable effort to avoid accidental killing, injury or disturbance to bats during works – such as timing restriction, removal of certain materials by hand, supervision by a licensed bat worker.
- Provision of temporary alternative roosting habitat whilst works take place – such as installation of bat boxes.
- Provision of permanent bat roosting habitat within the conversions – to include suitable crevices and access points.
- Monitoring – to check on the success of the implemented mitigation measures.

4.7 There are many opportunities to provide bat roosting habitat within new or converted developments. Incorporation of roosting spaces within the proposed development should be achievable, and can be designed to meet with planning requirements and building regulations.

4.8 Provision of roosting opportunities within the building should include:

- Access gaps between soffits and wall (15-20 mm).
- Access to the roof void via bat tiles.
- Access to the roof void via bat tiles, bat tubes built into gaps in masonry or into wall surfaces, soffit gaps or purpose built entrances.
- Access points over top of cavity walls by specifically constructed gaps.
- External bat boxes erected or bat bricks installed, providing cavities within walls for different species.

4.9 The integration of bat roosting habitat will not cause disturbance to users of the development, nor create aesthetic problems. Bats will not nibble or gnaw at wood, wires or insulation. Bat droppings do not smell strongly, there are no known health risks associated with them. The droppings are dry and do not putrify, but crumble away to dust, or are washed away by rain.

Barn Owls

4.10 It was confirmed during the bat surveys that barn owls are breeding within the barn. Field signs of barn owl within the building suggest that it has been used by barn owls for a significant length of time. Within the barn and house white splashes, feathers, pellets and prey remains were all observed. Owl pellets were found outside the barn beneath a ledge located in the apex of the north eastern elevation. A barn owl was observed to emerge from the barn at dusk and barn owl chicks were sighted in the barn owl nest box.

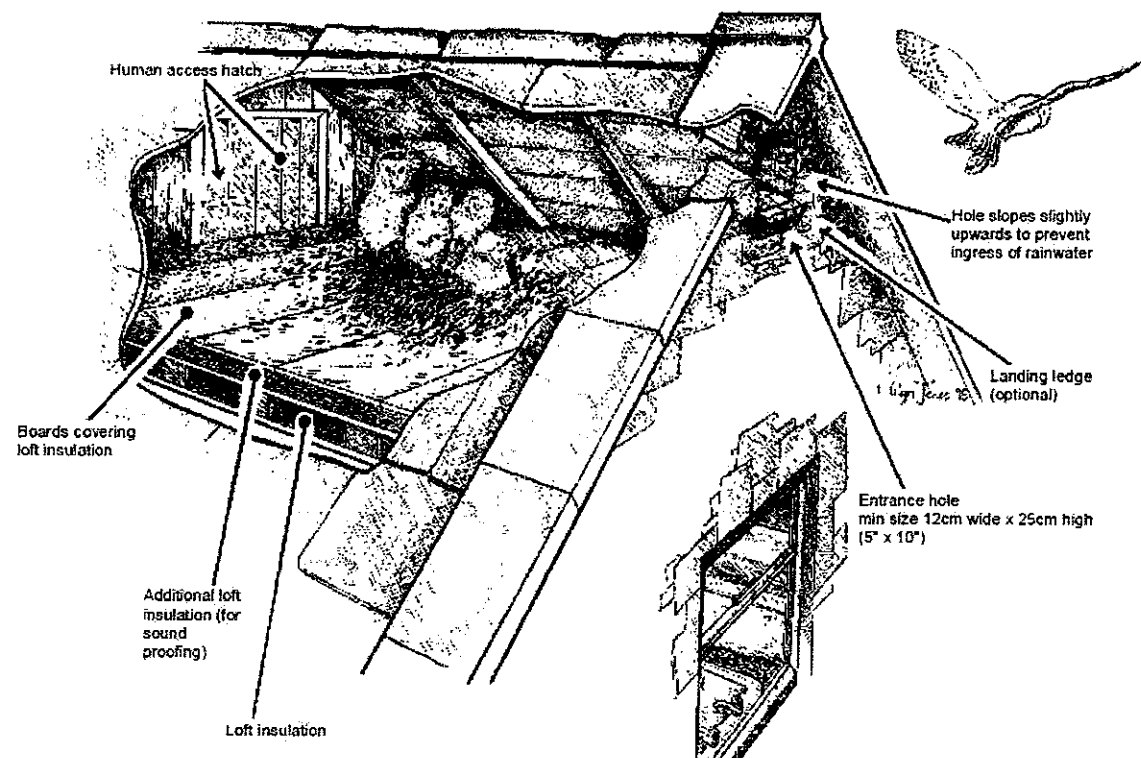
4.11 Barn owl is a Schedule 1 species which means that in addition to the general protection against killing, injury and destruction of eggs and nests afforded to all birds under the Wildlife and Countryside Act, 1981 as amended, barn owl is afforded additional protection against disturbance whilst breeding, implemented by a penalty system. Barn owl is also listed as an amber list species of medium conservation concern (Eaton *et al* , 2009).

4.12 Barn owls are protected against disturbance whilst at or near a nest containing eggs or young. The birds are legally protected against disturbance from the time a

Cocklick Barn; Further Bat and Barn Owl Surveys

scrape is made in the nest debris (shortly before egg laying) until the time the last dependent young stops returning to the nest (about three weeks after first flight). Roost sites are only protected when occupied and therefore, if the works are undertaken when barn owls are not present, no offence will be committed under the Wildlife and Countryside Act (1981, as amended) (pers comm. Debbie Frost, Natural England National Licensing Team). Whilst the bird nesting season runs from mid February to September, barn owls can nest at any time of year. It is therefore recommended that the works are undertaken outside the bird breeding season and that the nest box is checked by a licenced surveyor (one who holds a Natural England licence allowing them to disturb nesting barn owls) prior to works commencing in order to declare that the nest is empty.

- 4.13 It is now considered standard practice to incorporate barn owl roosting space into rural new builds and conversions. Given that the barn was confirmed to be a breeding site for barn owls, it is considered appropriate to permanently accommodate barn owl within the project. Such accommodation will be required as part of a mitigation strategy. Guidance on ways of incorporating barn owl roosts into buildings are provided in the publications 'Barn Owls on Site – A Guide for Developers' and in a series of design guides available from The Barn Owl Trust. An example of mitigation is shown below; it is recommended that this design is incorporated into the design of the building and utilises the existing entrance in the north eastern elevation at the apex of the wall, as this was observed to be used by barn owls during the bat surveys.
- 4.14 Whilst the works are being undertaken, temporary accommodation in the form of a timber barn owl nest box positioned on a tree (for example on the sycamore tree adjacent to the property) must be provided. This will then be removed once the permanent barn owl accommodation within the property is available.



From: The Barn Owl Trust (2009) 'Barn Owls on Site – A Guide for Developers'.

References

Bat Conservation Trust (2004) *Best Practice Guidelines for Bat Surveys*. BCT
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pp296–341.

Appendix 1 – Site Photographs

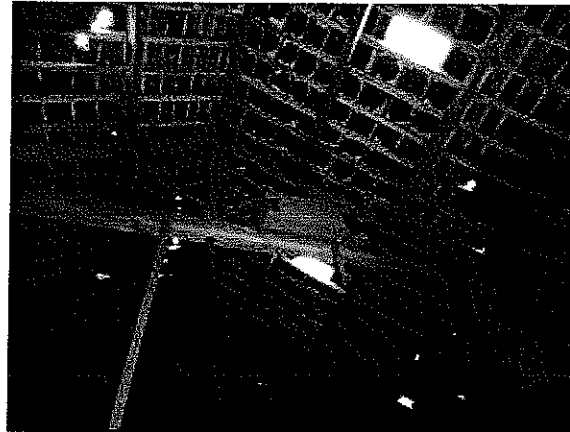


Image 1 – Interior of the barn, showing the roof structure and location of the barn owl nesting box.

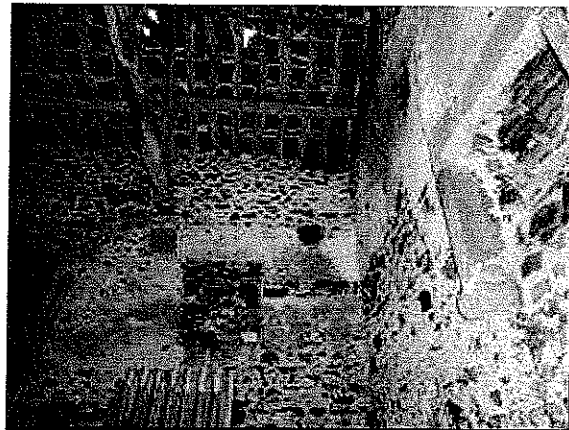


Image 2 – Partially lime rendered walls and mortar work in good condition.



Image 3 – Fresh barn owl pellet beneath the barn owl box.

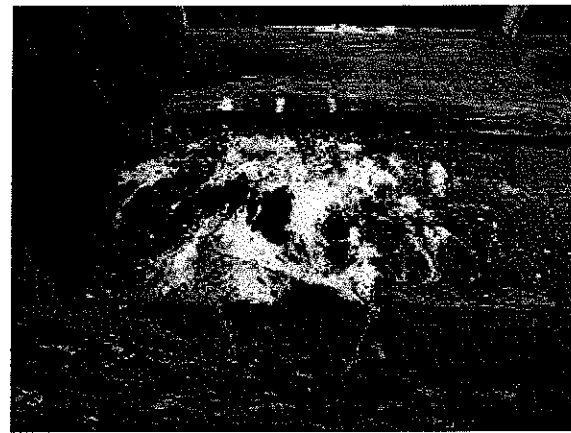


Image 4 – Splashes and pellets on first floor window ledge of house.

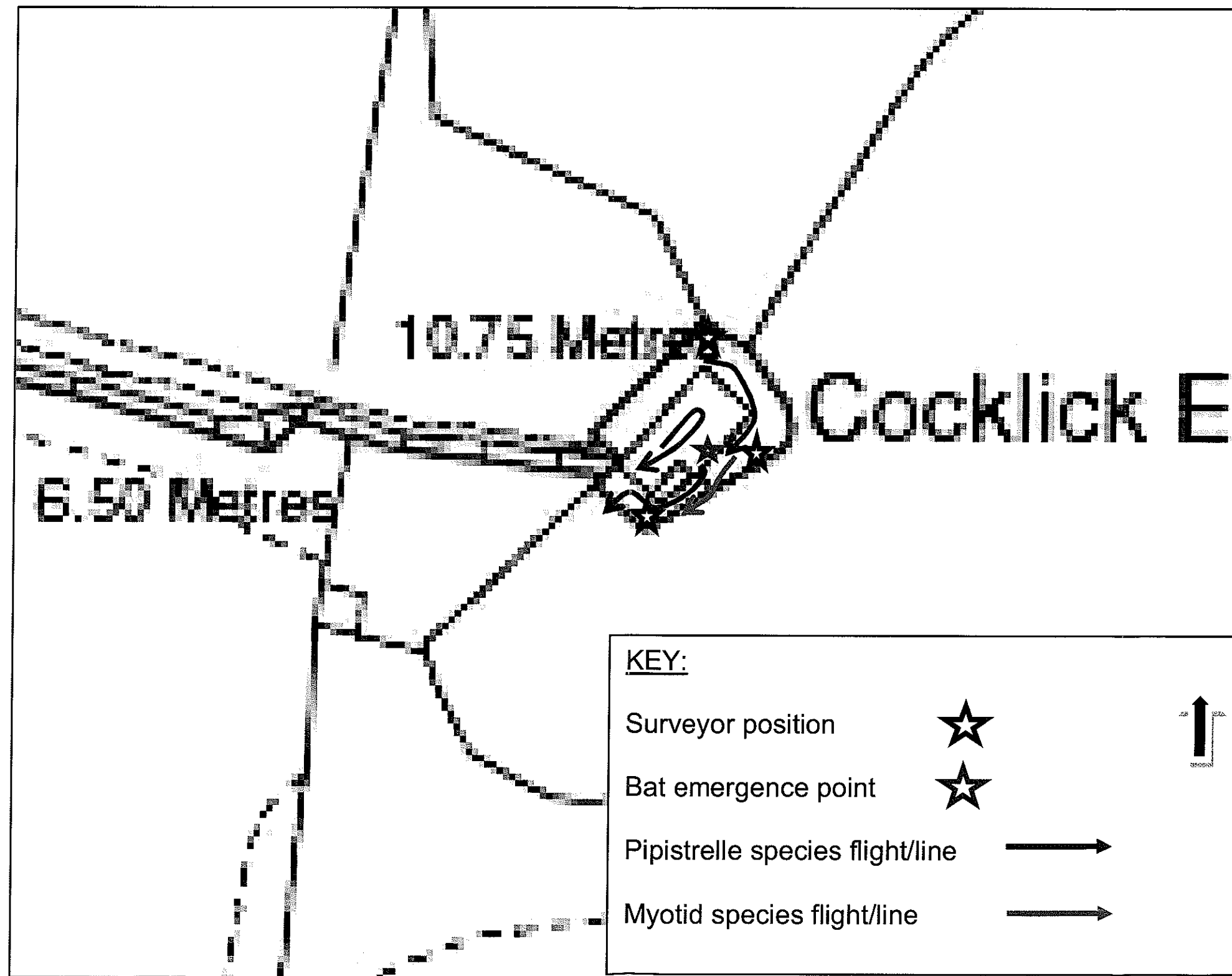


Image 5 – Splashes and pellets on first floor window ledge of the house.



Image 6 – Field signs of barn owl across the first floor level of the house.

Appendix 2 – Emergence and Activity Survey Results



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Dawn Return Survey Results

