



10 DEC 2012
ATTENTION OF

For office use only
Application No.
Date received 320121094P
Fee paid £ Receipt No.

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

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

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

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

Has the work already started without planning permission? Yes No

4. Site Address Details

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

Description:

House: Suffix:
House name: Higher Lickhurst Farm
Street address: Leagram

Town/City: Chipping
County: Lancashire
Postcode: PR3 2QT

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

Easting: 563704
Northing: 445912

5. Related Proposals

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

Yes No

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

Previous Planning and Listed Building Applications:

09.12.09 made by Alan Kinder Associates - Ref: 3/2009/1037/P (PA) and 1038 (LBC) - Refused 04.02.2010
23.08.11 made by IWA Architects Ltd - Ref: 3/2011/0677/P (PA) and 0679/P (LBC) - Refused 26.10.2011

6. Pre-application Advice

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

Yes No

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

Officer name:

Title: Mr First name: Adrian Surname: Dowd

Reference: AD/CMS dated 27 July 2009

Date (DD/MM/YYYY): 27/07/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application advice for this submitted scheme has not been sought. However, the Client has previously submitted an application for a much larger extension to the property (Ref 3/2009/1037 & 1038). This application was refused. The Planning Officer's pre-application enquiry response dated 27 July 2009, and the 'Delegated Item File Report - Refusal' attached to the planning decision notice have been used to inform the design of this proposal.

7. Neighbour and Community Consultation

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

Yes No

If Yes, please provide details:

The occupants of the neighbouring 'Lower Lickhurst Farm' were aware of the original Planning Application and corresponded with the Planning Department commenting on a 'Right of Way' detail in the Design and Access Statement that was incorrect. This information has now been corrected in the revised Design and Access Statement attached to this application.

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes No

9. Materials

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

9. Materials (continued)

320121094P

External walls - add description

Description of *existing* materials and finishes:

Main house generally of squared watershot sandstone with natural stone quoins, surrounds and decorative pediment;
Ancillary single storey building of coursed random sandstone with stone window surround and rough timber door heads;
Main house West gable hung with natural slate.

Description of *proposed* materials and finishes:

N/A apart from repairs to some areas of 'bulging' walls reusing existing material or local natural stone to match.
West gable to have hung slates repaired / reinstated where missing, reusing existing slates supplemented with reclaimed slates to match.

Roof covering- add description

Description of *existing* materials and finishes:

Generally natural 'stone' slate with exception of natural 'blue / grey' slate to South roof slope of main farmhouse.

Description of *proposed* materials and finishes:

Existing roofs to be carefully stripped of slates (for reuse) to allow fixing of new rafter level insulation, repairs made to existing timber roof members where required and new battens fixed. Refinish roof using existing slates supplemented with reclaimed matching slates where necessary.

Chimney - add description

Description of *existing* materials and finishes:

East gable: Brick chimney stack;
West gable: Stone chimney stack.

Description of *proposed* materials and finishes:

As existing

Windows - add description

Description of *existing* materials and finishes:

Single glazed in timber frames painted white.

Description of *proposed* materials and finishes:

Main farmhouse: As existing except for installation of new double glazed conservation rooflights in roof as indicated on drawings;
Attached ancillary building: Double glazed timber framed windows.

External doors - add description

Description of *existing* materials and finishes:

Timber doors in timber frames.

Description of *proposed* materials and finishes:

Main farmhouse: As existing;
Attached ancillary building: New timber boarded door in timber frame.

Ceilings - add description

Description of *existing* materials and finishes:

Plastered.

Description of *proposed* materials and finishes:

Plaster to match existing.

Internal walls - add description

Description of *existing* materials and finishes:

Plaster finish.

Description of *proposed* materials and finishes:

New internal walls in timber studwork with plasterboard and skim finish.

Floors - add description

Description of *existing* materials and finishes:

Timber floors.

Description of *proposed* materials and finishes:

Main farmhouse: as existing;
Attached ancillary building: New ground bearing slab floor.

Internal doors - add description

Description of *existing* materials and finishes:

Timber doors.

Description of *proposed* materials and finishes:

Timber to match.

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron gutters and downpipes in black.

Description of *proposed* materials and finishes:

Main farmhouse: As existing;
Attached ancillary building: New cast iron gutters and downpipes to match existing;
Profiled metal gutters and square/circular downpipes finished black.

9. Materials (continued)

Are you supplying additional information on submitted drawings or plans? Yes No

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

IWA Drawings:
1735.E.01A, 1735.E.02A, 1735.E.03A, 1735.P.01a, 1735.P.02b, 1735.P.03b, 1735.P.04a and 1735.P.05
Design and Access Statement
Heritage Statement
Bat / Owl Survey
Location Plan

10. Demolition

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

11. Listed building alterations

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

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

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

State references for these plan(s)/drawing(s):

IWA Drawings Ref: 1735.E.01A, 1735.E.02A, 1735.E.03A, 1735.P.01a, 1735.P.02b, 1735.P.03b, 1735.P.04a and 1735.P.05

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? Yes No

14. Site Visit

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

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

The agent The applicant Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Title: First name: Surname:

Person role: Declaration date: Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

DESIGN AND ACCESS STATEMENT

Higher Lickhurst Farmhouse, Leagram, Chipping
December 2012 (revision c)

Internal alterations to the Grade II Listed Farmhouse

320121094P





SITE ANALYSIS

Higher Lickhurst Farmhouse is a Grade II Listed dwelling situated in the Forest of Bowland Area of Outstanding Natural Beauty (AONB), between Chipping and Whitewell.

Access to the site is from a lane to the East.

The site is elevated above the bottom of a valley containing a tributary of the River Hodder, which flows to the East. Land in the vicinity is predominantly of agricultural use and interspersed with woodland.

To the South of the site is Lower Lickhurst Farm, which has a right of access through the existing farmyard to Higher Lickhurst Farm. The site boundary, and therefore the proposal, of this application does not effect this right of access.

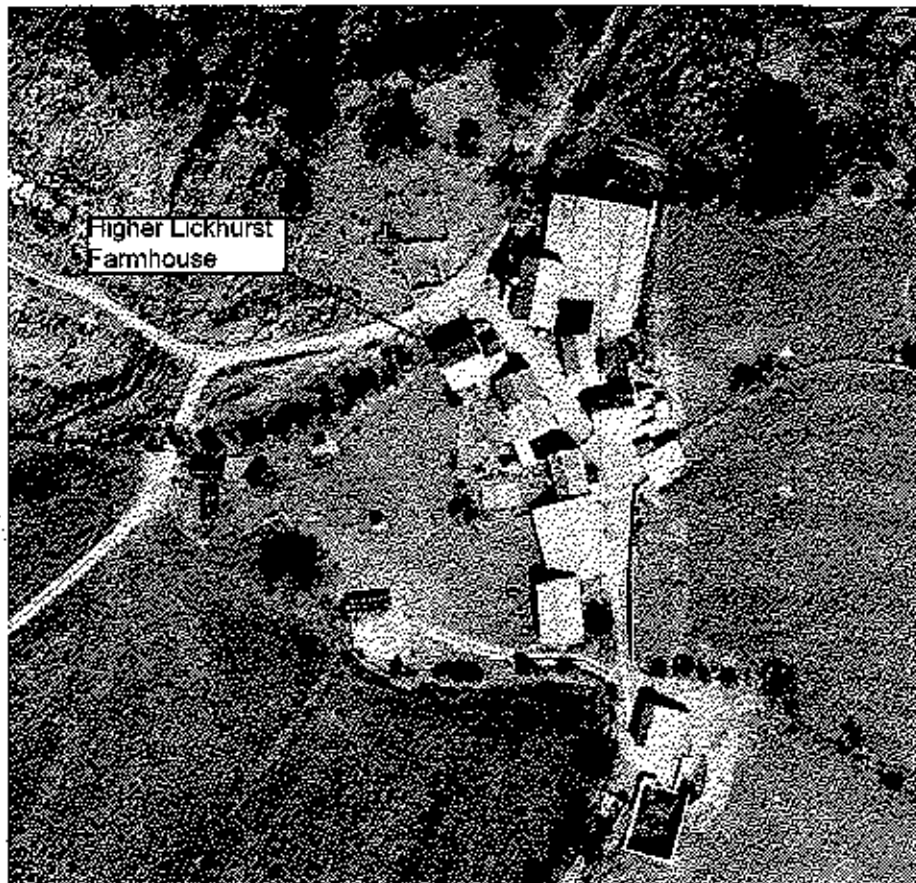
The site at Higher Lickhurst Farm is occupied by a number of different buildings. As well as the farmhouse, there are three traditional barns and other small ancillary buildings.

The listing description of the farmhouse is described as follows:

House, late C.18th. Squared watershot sandstone with slate roof. Double-pile plan with central entry end stacks. 2 storeys, 2 bays. Windows of 3 lights with square mullions. Door surround has Tuscan pilasters, a narrow pulvinated frieze, and a moulded pediment. The right-hand (East) chimney now has a brick cap, and the left-hand gable is slate hung. At the rear is a stair window with plain stone surround and segmental head.

Current access to the farmhouse is via a porch on the North elevation of the building, although historically the South elevation would have been the frontage to the house.

There is a single storey stone building attached to the East side of the building. Historically it is not clear what this was used for, but it is believed that it had some form of domestic purpose as part of the farmhouse.



PLANNING STATEMENT

PROCESS

Due regard has been made to previous refused planning applications -

Ref: 3/2009/1037 & 1038

Ref: 3/2011/0677 & 0679

Reference to the Delegated Item File Reports for both schemes, as well as the Refusal Notices and written pre-application advice (pre-application to the previously refused planning application), have all been made, and used to inform the latest design of the proposals.

POLICIES

We have consulted the relevant planning policies believed to be of specific significance to this scheme. These have been used to inform design decisions and changes to this latest scheme. We have also made reference to specific aspects of these policies in the later text in this report:

Planning (Listed Buildings and Conservation Areas) Act 1990

PPS5 - Planning for the Historic Environment

PPS5 - Historic Environment Planning Practice Guide (HEPPG)

Draft National Planning Policy Framework

Policy ENV1 - Area of outstanding Natural Beauty (AONB)

Policy ENV3 - Development in open countryside

Policy ENV19 - Listed buildings

Policy ENV20 - Proposals Involving Partial Demolition/Alteration of Listed Buildings

Policy G1 - Development Control

Policy H10 - Residential Extensions

PREVIOUS APPLICATION REASONS FOR REFUSAL

- The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the disruption to planform (double-pile) through room subdivision and the impact on the historic front elevation from conspicuous, incongruous and visually intrusive roof lights. This would be contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

- Insufficient information has been submitted to understand the impact on the special architectural and historic interest of the listed building from the introduction of new services and conversion of the attic to modern standards. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

HERITAGE STATEMENT

INTRODUCTION

PPS5 Policy HE7.1 and Paragraph 54 of the HEPPG state -

"...in decision making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal".

A heritage statement has been prepared by a Buildings Archaeologist - Stephen Haigh and accompanies this application. The following text should be read in conjunction with this statement:

STATEMENT OF SIGNIFICANCE SUMMARY

Stephen Haigh summarises the significance of the farmhouse as follows -

"...As a grade II listed building since 1983, Higher Lickhurst Farmhouse is nationally important and is a well preserved example of a small, late 18th century farmhouse whose elevations and plan form survive very little altered, together with a number of original external and internal features, including stone masonry (such as the surrounds to the front doorway and stairs window) and joinery (such as internal doors - the window frames all appear to have been replaced)."

He gives the following summary description for the two elements of the dwelling which are the focus of this application as follows -

The House

"...The house has a direct entry into the living room or housebody, with a heated parlour in the west side, and a central rear dog-leg staircase between scullery and pantry at the rear. The first floor has four bedrooms, the front two heated, and the stairs continue to an attic floor, not underdrawn, but with a fully boarded floor and clearly originally intended for regular use, although the staircase is now sealed off on the first floor, with only a small access hatch for occasional use."

The Addition

"...The interior forms a single space open to the roof (borne on softwood purlins) and has no features of interest. It seems to have been intended as a domestic rather than agricultural outbuilding although its original function is not known."

He summarises his opinions of the effects of the proposals on the significance of the heritage asset as follows -

"The repointing and re-slating of the farmhouse, replacing cement ribbon pointing and using the existing coverings (blue slate to the front pitch, local grey slate to the rear), would have a positive impact on the building.

The creation of a WC on the ground floor within the present pantry would not lead to the loss of any historic fixtures or fittings, and would be essentially reversible.

The re-use of the attic would have only a minor impact, and for the most part would involve only the construction of stud partitions within the existing structure, a largely reversible process. The insertion of a new staircase to serve it would have only a minor impact on historic fabric and the existing staircase would not be removed.

The conversion of the addition at the east gable to form part of the domestic accommodation would have a minor impact on what is a relatively late and architecturally undistinguished part of the building, The creation of a new doorway in the south wall....and of a new doorway from the existing kitchen, do not affect areas of particular interest, or historic fixtures."



SIGNIFICANCE IN THE CONTEXT OF PLANNING POLICY

In accordance with PPS5, Policy HE7.4 states -

"...Local planning authorities should take into account...the desirability of sustaining and enhancing the significance of heritage assets..."

The proposals are seeking the repair and adaptation of the existing building to be more suitable for the expectations of modern family living and therefore make it a more desirable place to live. It is expected that this will bring a long-term sustainability to the building which otherwise may have been at risk. Historically, this building would have been a focal point for the farm community with a commercial and residential purpose. With the change in farming practices, this building is now surplus to requirements and therefore has to adapt to the expectations of modern residential home owners to benefit its long term sustainability and facilitate the upkeep of this heritage asset.

PPS5 Policy HE9.1 states -

"...there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be..."

The accompanying Heritage Statement has acknowledged the significance of the building by virtue of its listing status. It has also highlighted certain aspects of its historic design, which contributes to this significance - namely the traditional plan form and the unaltered elevations. The alterations proposed have been carefully considered in this context and involve very limited, reversible, alterations to the historic fabric.

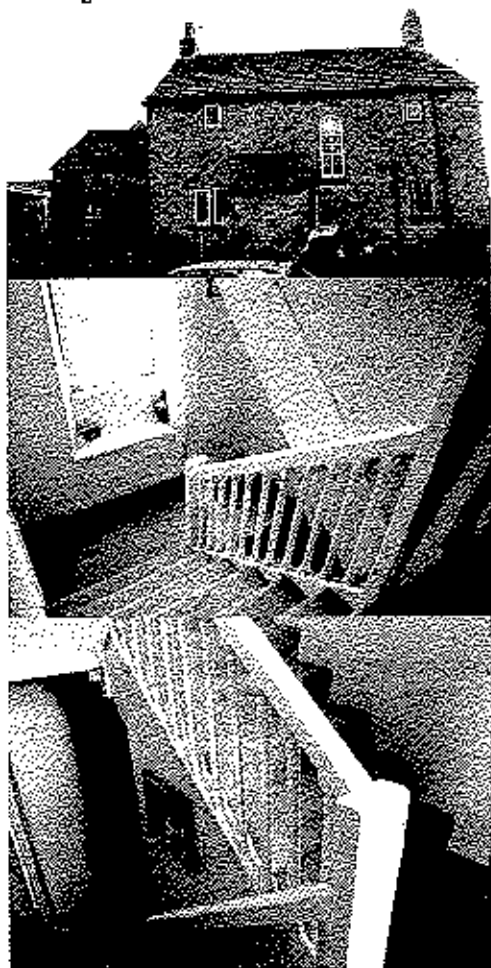
In terms of PPS5 therefore, we would consider this 'harmful impact' to be less than substantial harm and would therefore expect the scheme to be assessed under the criteria of HE9.4 -

"where a proposal has a harmful impact on the significance of the designated heritage asset which is less than substantial harm, in all cases, local planning authorities should:

- Weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long term conservation) against the harm; and*
- Recognise that the greater the harm to the significance of the heritage asset, the greater the justification will be needed for any loss."*

The proposed alterations to the scheme will enhance the current accommodation and bring back into use unused or underused parts of the existing residential property - making this a more sustainable family property overall.

The proposed repairs and alterations to this property respects the qualities identified earlier, and endeavours to maintain and enhance them. In turn, their addition will enhance the use of the property as a family residence as a means of achieving the continuing protection and conservation of the historic fabric, detail and finish of the building overall.



THE PROPOSALS IN THE CONTEXT OF THE PPS & HEPPG

The proposals have been developed in the spirit of the text in paragraphs 87 and 89 of the guidance contained in the PPS5 HEPPG (March 2010) -

"...Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset..."
(paragraph 87)

and

"...It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance..."
(paragraph 89)

PPS5 HEPPG Section 6 makes reference to Guidance on Making Changes to Heritage Assets. In this context we would address the specific works covered by this application:

Repair -

Paragraphs 149-153 address the various aspects of repair. The proposals will respond positively to this by using appropriate materials and methods of repair -

- Existing materials will be reused wherever possible.
- If new materials are to be used they will be from reclaimed sources to match.
- Pointing will be to traditional specifications using a lime based mix.
- Where it is not possible to carry out effective repairs (where the materials have come to the end of their effective life) such as downpipes or gutters, then suitable matching materials will be specified to forms and patterns to match the existing.

Addition and Alteration -

Paragraphs 178 - 192 address the alteration elements of this application. Careful consideration has been given to the proposed changes in the context of the significance set out in accompanying documents and text. Paragraph 180 makes particular reference to the encouragement that any alterations to heritage assets should be reversible -

"Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric."

The HEPPG goes on to say that reversibility alone is not justification for alteration, but it is felt that on balance, in the context of earlier statements of need, it is our opinion that the proposals will have a negligible impact on the existing historic fabric. The following text breaks the proposals down into their constituent parts in order to assess each aspect of the scheme:

Existing Outbuilding -

We would quote the buildings archaeologist on this matter -

"...The conversion of the existing outbuilding will have no effect upon the interior of the structure which the Heritage Assessment describes as - "conversion of the addition at the east gable to form part of the domestic accommodation would have a minor impact on what is a relatively late and architecturally undistinguished part of the building."

Ground Floor -

The introduction of a ground floor wc is required to make the house more compliant with modern standards for disabled access and facilities. It will be integrated within the existing structural shell of an existing room. This will mean that the double pile plan, as determined by the stair enclosure and the surrounding structural walls, will be maintained unaffected.

First Floor -

The new en-suite facilities at first floor level, as with the ground floor, will be integrated within the shell of the historic plan so that the structural arrangement of the building is maintained. The new partitions will be constructed off the existing floors and scribed around any existing historic features such as cornices, skirtings etc in order to maintain the historic fabric intact. In the context of the existing chimney breast to one bedroom, it can be confirmed that the new partition will adjoin the edge of this structure. The fireplace, hearth and surround are slightly off centre to the actual chimney structure itself, so will remain completely unaffected by this work. This work will therefore be completely reversible in the spirit of the HEPPG.

The new staircase will involve some minimal intervention into the existing walls, but will still be contained completely within the general shell of the double pile plan. It was felt on balance that this new work was necessary to allow complete retention of the existing historic staircase as the focal point of the historic plan form.

Second Floor (Attic) -

The existing attic space is completely boarded in its historic state, and it has been confirmed in the Historic Assessment that it was used as habitable accommodation at

some point in its history -

"...the stairs continue to an attic floor, not underdrawn, but with a fully boarded floor and clearly originally intended for regular use, although the staircase is now sealed off on the first floor, with only a small access hatch for occasional use."

The introduction of new partitions will be contained wholly within the existing structure of the building and will be reversible.

Rooflights to Second Floor -

In order to provide reasonable levels of lighting and ventilation to the existing attic space, it is proposed to introduce two rooflights to the roof slope on the historic rear elevation and one rooflight to the historic front elevation.

The implications of this work upon the significance of the property will be negligible through this introduction. Although there is no documentary evidence to suggest that rooflights have been present in this space, by virtue of the fact that this space has always been available for habitable use it could be argued that rooflights may have been present prior to say the reslating of the roof which occurred prior to the applicants ownership. There are many examples within the Ribble Valley of this age and style of house where rooflights were included in either the original construction or very early on in its history.

The proposed rooflights will be a conservation type (produced by the Conservation Rooflight Company or similar) where the profiles and detailing are based upon historic patterns - be it with modern technical requirements for draught proofing and heat loss. They are of a size which will allow them to be fitted between existing rafter centres thereby minimizing permanent alteration to the historic fabric. The numbers of rooflights have been reduced from the previous application and the majority are to be located in the historic rear elevation (following the comments from officers on the previous application proposals) in order to address concerns over the impact upon the appearance and setting of the historic front elevation in the context of the other surrounding agricultural buildings and landscape. This is in full accordance with Paragraph 185 of the HEPPG - *".... Harm might be avoided if roof lights are located on less prominent roof slopes."*

The existing roof space has no evidence of historic torching to the backs of the slates and therefore a new layer of insulation and plasterboard is to be introduced to improve the heat insulation values for this space. All the works will be undertaken internally within the lines of the existing structure. The detailing is such therefore that no

alterations to existing rafter positions is required to achieve adequate headroom and no work will impact upon the historic eaves or ridge lines.

The introduction of these elements into the existing attic space will promote the full beneficial use of the upper areas of the dwelling, which although habitable, has been allowed to deteriorate over the last thirty to forty years. It will bring long term benefits to the existing fabric of the building through improved standards of insulation, lighting and ventilation which can only have positive impacts for the dwelling as a whole.

Historic Interior Elements -

Paragraph 180 of the HEPPG makes reference to retention of existing fabric where it is now redundant -

"...Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place."

This has particular relevance to some existing historic doors within the structural 'shell' of the double pile plan. Where new partitions are to be inserted within the shell it is the intention to retain all the existing doors within the historic structural floor plan.

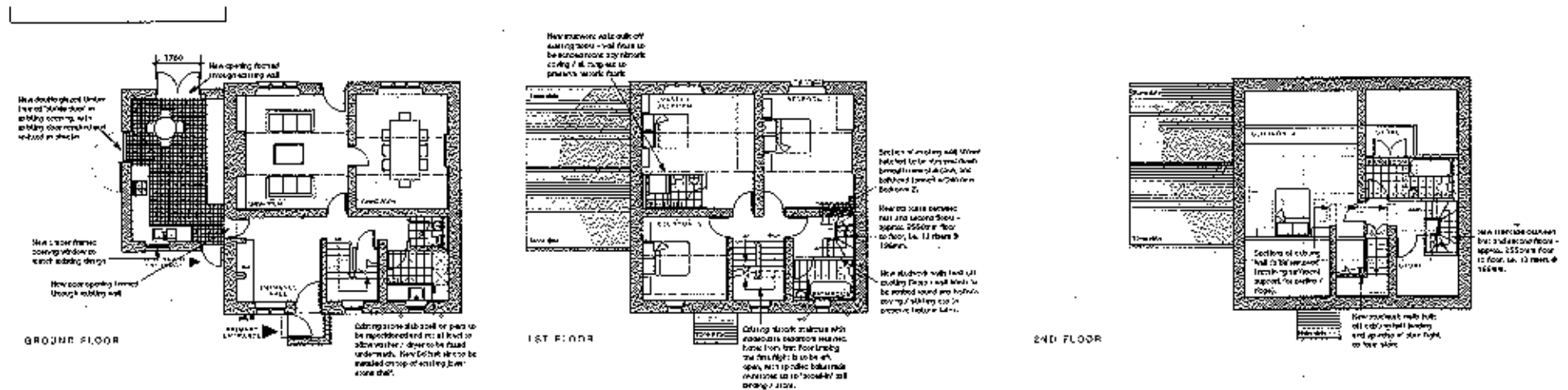
Historic Plan Form -

Paragraph 182 highlights the importance of the plan form to the significance of the building. It is the double-pile plan which this scheme seeks to retain in its complete form with rooms centered around the main staircase. Where new partitions are introduced these are all contained within the structural walls of the plan (constructed off the historic floor level). They will not have a detrimental impact upon the significance of the historic plan form as outlined in the listing description and heritage statement.

New Services -

The scheme responds positively to the need for considering the impact of services upon the historic fabric as outlined in paragraph 189 - *"new services, both internal and external can have a considerable, and often cumulative, effect on the appearance of a building and can affect significance..."*

The approach adopted in the scheme for integrating new water feeds, waste pipes and heating pipes, particularly within new bathroom areas, is to introduce a series of 'false walls' set around 250 - 300mm in front of the historic walls to suit the existing cornices, skirtings etc. This sets up a series of service ducts which will allow all new services to be run within the voids without the need for chasing out plaster, walls etc or having new fixings into the existing structure. Where services are required to run horizontally they will be contained within the existing historic floor or ceiling joists where existing floor boards can be removed and reinstated once work is complete.



THE PROPOSALS IN THE CONTEXT OF APPEAL DECISIONS

In the delegated item report for the refusal of the previous application for the site, reference is made to a number of appeal decisions to support the reasons for refusal. We have assessed the inspectors' reports for each of these examples and would make the following comments:

Appeal for 58 Moor Lane, Clitheroe
(Ref. APP/T2350/E/07/2041941, 12 October 2007)

The appeal decision related to the renovation of an existing listed property to bring it back into use, which included issues of historic plan form, new rooms and service runs. On face value, it would appear that this appeal and the inspector's decision is similar in nature to the application proposal, but on closer inspection this is not the case. In terms of the principle of the development, the inspector was supportive -

"In principle the proposal to bring the property back into use as a dwelling is to be welcomed and would be entirely appropriate. The government's Planning Policy Guidance: Planning and the Historic Environment (PPG15) stresses the importance of safeguarding our historic buildings through good stewardship and emphasises the need for owners and local planning authorities to cooperate to secure a viable economic use for them."

The basis of this submitted application is very much the same - the desire to carefully update an existing dwelling to make it more suitable, and therefore sustainable, for a modern family use.

The other main thrust of the inspector's report, and ultimately the basis for his decision to dismiss the appeal was based upon the appellant's limited drawn information and therefore lack of clarity regarding the scheme and its implementation -

"...However, it also clarifies that developers should provide sufficient written information or drawings to fully describe the proposed works and that repairs, other than on a like for like basis must be justified; building owners are encouraged to seek expert professional advice on the best way to carry out any works to their property. The drawings submitted are schematic with little detail and few notes. On the basis of these and from what I have seen on site I am not convinced that the detailed implementation of the proposals would preserve the historic fabric of the building in accordance with the principles set out in PPG15." (paragraph 6)

also,

"...Internally, the proposed provision of an en-suite bathroom within the front first floor bedroom would be uncomfortably close to the existing fireplace and would distort the original shape of the room. Insufficient measured detail has been submitted to reassure me that this could be satisfactorily achieved without a physical conflict with this attractive original fitting. The provision of drainage for the proposed first floor WCs between the floor joists is indicated, but no installation details have been provided to demonstrate that this is feasible, with sufficient falls, within the existing depth of joists. Furthermore, no reference has been made to the provision of a heating system, which would be necessary for modern living but the installation of which should be carefully planned." (paragraph 9)

The current application for Higher Lickhurst Farm now provides detailed information regarding location of new works, areas of removal or adaptation and specific references to proposed services. We are therefore confident that a full assessment has been made of the existing heritage asset and how a sensitive scheme can be integrated within the existing fabric - limiting the irreversible impact of any proposals.

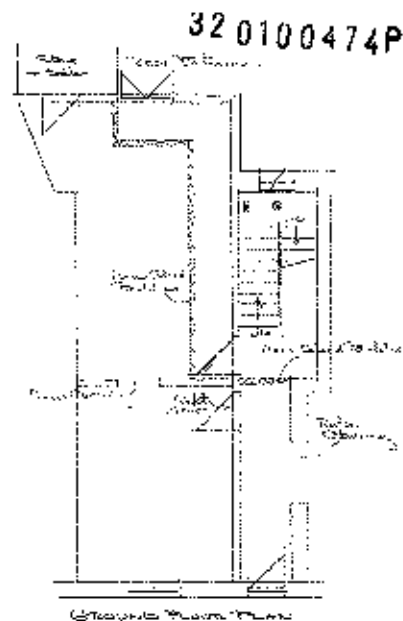
The concluding remarks by the inspector very much summarises that his primary reason for dismissing the appeal are based upon a lack of information and not the actual proposals themselves necessarily -

"I conclude that the works already undertaken have harmed the listed building and insufficient information has been submitted to demonstrate that those proposed would preserve its special architectural and historic interest." (paragraph 12)

Appeal for 35 King Street, Whalley
Ref. APP/T2350/E/10/2135049, 16 December 2010)

This appeal was based around the application for subdivision of an existing commercial premises. The proposals made alterations to key elements of the building including the entrance hall and stairway through introducing new partitions. Reference is made to a new partition which completely subdivides a rear room to create two separate rooms. The inspector's comments included the following paragraph -

"...The proposed works would be seriously harmful to the character of the building. The subdivision of the entrance hallway would result in the loss of the original plan form of the building and the visual connection between the entrance doorway and the staircase. The new stud partition in the rear ground floor room would be especially harmful because it would subdivide an original room, would create an incongruous long dog-leg corridor, and would result in the creation of a narrow room without natural lighting. The new opening between the front and rear rooms would further undermine the original plan form of the building. In addition, access to the residential part of the building through the original front door off King Street would be replaced by a rear entrance into the narrow dog-leg corridor. Such a contrived arrangement, resulting from the expansion of the hairdresser's shop, is unacceptable, as would be the installation of a modern false ceiling." (paragraph 5)



It is clear from the inspector's comments that the decision to dismiss the appeal was based upon a series of proposals which cumulatively would be harmful to the significance of the heritage asset and particularly the plan form - as the drawing opposite illustrates.

By contrast, the Higher Lickhurst Farm application under consideration retains in its entirety the structural form of the double-pile plan as orientated from the existing staircase. No additional openings to structural walls are proposed. The minor insertions into some of the rooms still allow reference to the original room proportions and can be completely reversed should alternative arrangements be required by future occupiers or users.

Appeal for Rodhill Lodge, Bolton by Bowland
(Ref. APP/T2350/E/08/2072213, 8 August 2008)

This appeal makes reference to a new conservatory structure to one side of the property and its effect upon the appearance of the listed property despite its situation with limited views from the public highway. The inspector's summary is as follows -

"In my opinion the conservatory now proposed has less of an impact upon the listed building than previous schemes (see letter to agent 26 June 2007). It is also proposed to the rear elevation - land levels rise here so that the proposal would be screened from most public views outside of the site. However, the extension and patio would be seen from the entrance gate to Rodhill Lodge within the context of previous alterations to the listed building."

In the context of the current, and revised, Higher Lickhurst Farm application, these comments have been noted, and the proposed rooflights have been reduced in number and taken off the main historic frontage - despite the fact that this can potentially only be viewed by the occupants and from nearby footpaths. In the context generally of new rooflights to listed buildings though, it should also be noted that the appeal property prior to this application had previously been granted consent for three rooflights - to provide lighting and ventilation to its existing converted attic -

"In 2001 the Borough Council granted listed building consent and planning permission for the insertion of three roof lights into the south east elevation." (3/2001/0505 - studio room in existing roof space)."

2 The Square, Whalley
(Ref. APP/T2350/E/03/1123798, 26 November 2003)

This scheme for a new loft conversion with rooflights was dismissed at appeal. It is our understanding that the proposals for this scheme included rooflights to both front and rear elevations, of which the front was a key elevation within the built up area of Whalley Village.

We would argue that the current application for Higher Lickhurst Farm has now addressed the concerns raised by this appeal through relocating the rooflights to the historic rear elevation and also reduced the number required. It has therefore reduced the impact on the elevations dramatically. It should also be noted that the current proposals are for an historic attic space which was historically intended for habitable use as opposed to a new build proposal which was the subject of the above appeal.

THE PROPOSALS IN THE CONTEXT OF ALLOWED DECISIONS

Two recent planning applications granted consent for schemes which we feel support the enhancement of the existing dwelling accommodation through reordering and the use of rooflights in a listed building are summarised below.

Both schemes were for Grade II Listed buildings where the attic space had been historic habitable space prior to falling into disuse. One scheme introduced new partitions and, in particular, both schemes new rooflights to front or rear elevations - including reinstatement of existing gable windows. These schemes were

29 Church Street, Ribchester (Ref. 3/2010/0091 & 0090)

Rooflights to rear and principle elevations approved 22 July 2010 - existing accommodation in roof space upgraded.

Eaves House Farmhouse, West Bradford (Ref 3/2010/0476)

Rooflights to rear elevations and reinstatement of gable windows - granted on appeal 3 September 2010.

The inspector's comments in his report for this appeal application were particularly supportive of this general approach to careful conversion or adaptation of a listed structure -

"...if there could be said to be any harm at all to the historic fabric, it would be infinitesimal."

and

"...there is nothing in relation to the Local Plan Policy ENV 20 that could warrant dismissal of any appeal. Nor do I find conflict with Planning Policy Statement 5: Planning for the Historic Environment (PPS5) or the accompanying Practice Guide (and the thrust of PPS5 is maintained in the recently published Draft National Policy Framework)."

SUMMARY

A number of alterations have now been introduced in the current proposals for the application for Higher Lickhurst Farm. These are summarised in the following pages. In the context of both planning policy and planning precedence set by application and appeal decisions, the approach adopted in the proposals is very much within the guidelines and spirit of PPS5 and its accompanying HEPPG, Local Planning Policy and draft National Planning Policy.

USE

Higher Lickhurst Farmhouse is a residential dwelling which has reached a stage in the life of the building where significant repair and modernisation work is required, to ensure the farmhouse continues to function as a habitable building for the foreseeable future.

The building owner would like to take the opportunity offered during the repairs to convert the attached ancillary building currently used for storage, and upgrade the existing attic space to a habitable standard with bedroom and bathroom space.

The proposals have been designed to ensure there is minimal affect on the existing building fabric, and that any interventions are reversible, should a return to the original designed form of the farmhouse be required in future.

AMOUNT

There will be no increase in the current floor space or volume of the existing building and ancillary accommodation.

The conversion of the existing single storey attached ancillary structure will enable this part of the building to be put to a more useful and sustainable use. By enabling its conversion to an integral part of the dwelling, it will not only provide a spacious kitchen area, but is likely to ensure future maintenance of this section of the

building is kept up.

Alterations elsewhere within the property involve inserting new en suites within the existing historic plan form of the building, with minimum loss to the historic fabric.

LAYOUT

The proposed scheme has been designed to ensure that the double-pile plan referred to within the listing description is maintained, together with the existing historic staircase from first to second floors.

New internal walls form rooms within the existing historic plan of the building. These stud walls will allow their linings to be scribed around existing elements such as covings and skirtings, and the nature of the construction will enable reversibility back to the existing layout in future if required.

New services will be contained within 'voids' created from independant walls or within the historic floor voids

The existing staircase from first to second floors has very limited headroom. However, the historic nature of this stair is recognised, hence it's retention. A new staircase will enable a building regulations compliant access/egress to the attic, with only limited altering of the historic fabric of the building.

SCALE

The external scale of the building will remain unaltered through these proposals. An upgrading the existing attic space for thermal insulation will be carried out within the existing structure so no increase in ridge or eaves height is proposed.

LANDSCAPING

Any landscaping works in conjunction with the proposed extension will be minimal. Where required, disturbed areas will be reinstated to match existing and adjacent materials.

APPEARANCE

It is proposed that all repairs or replacement will be on a 'like for like' basis.

Alterations elsewhere to the external fabric of the farmhouse are minimal.

No new openings through external walls are proposed with the exception of the doorway from the kitchen to the extension.

Further to the Conservation Officer's concerns about the effect of having all the new rooflights positioned on the South Elevation, which was historically the front elevation, the layout at second floor has been amended to reduce the overall number of rooflights to three. Therefore the proposals are for 2 No. new flush fitting conservation type rooflights (in black metal frames) to the North ('back') roof slope of the farmhouse and 1no. to the South.

These are required to make the new rooms to the attic area habitable and conform to building regulations requirements for light and ventilation.

ACCESS

Access into the farmhouse will be improved by providing new doorway access into the converted kitchen from the North and South elevations.

Movement through the property will be improved by installing a new staircase from first to second floors, which will avoid the current issues with headroom presented by the existing staircase.

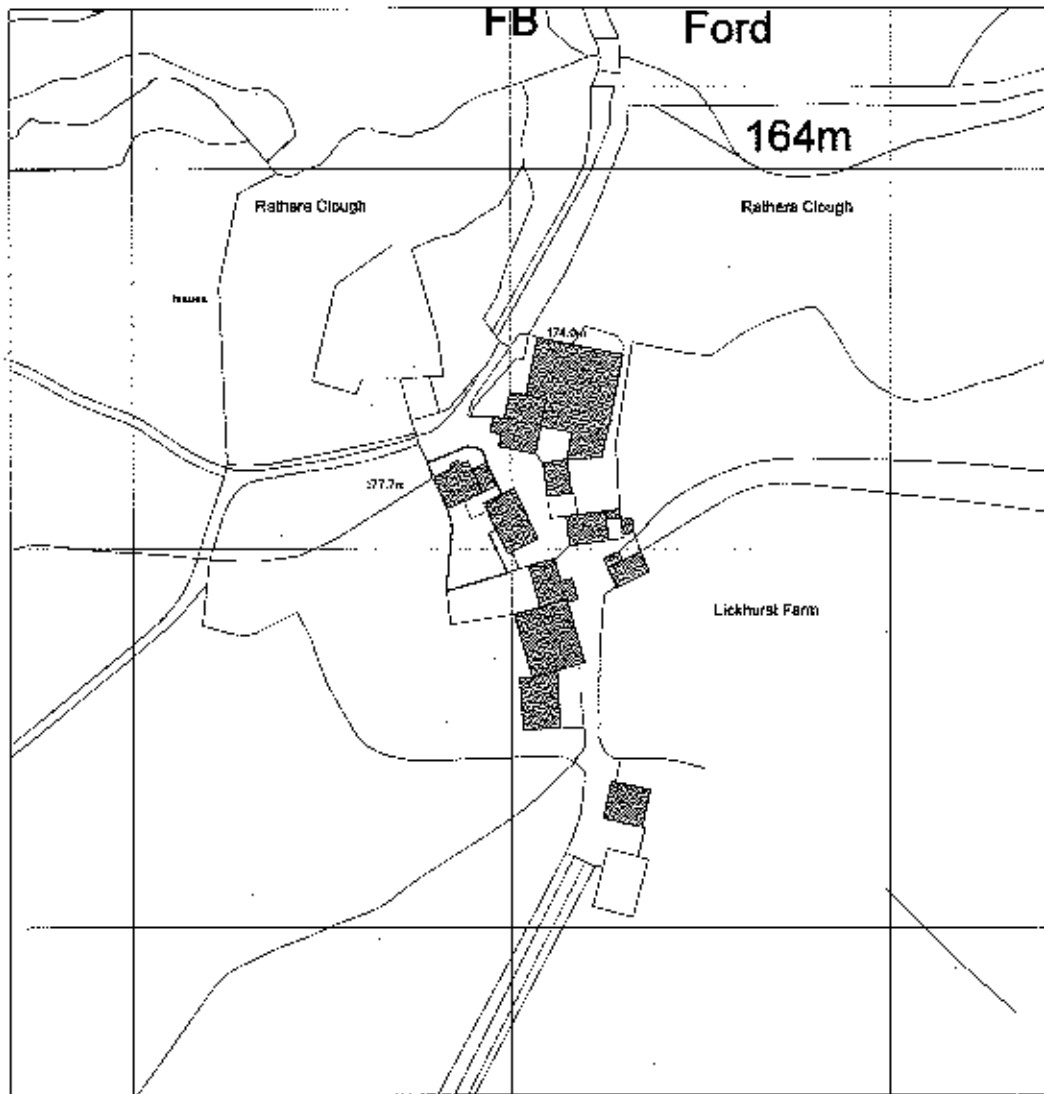
Vehicular access to the site for both the building owners and their neighbours in Lower Lickhurst Farm is unaffected by the proposals.

320121094P

APPENDICES

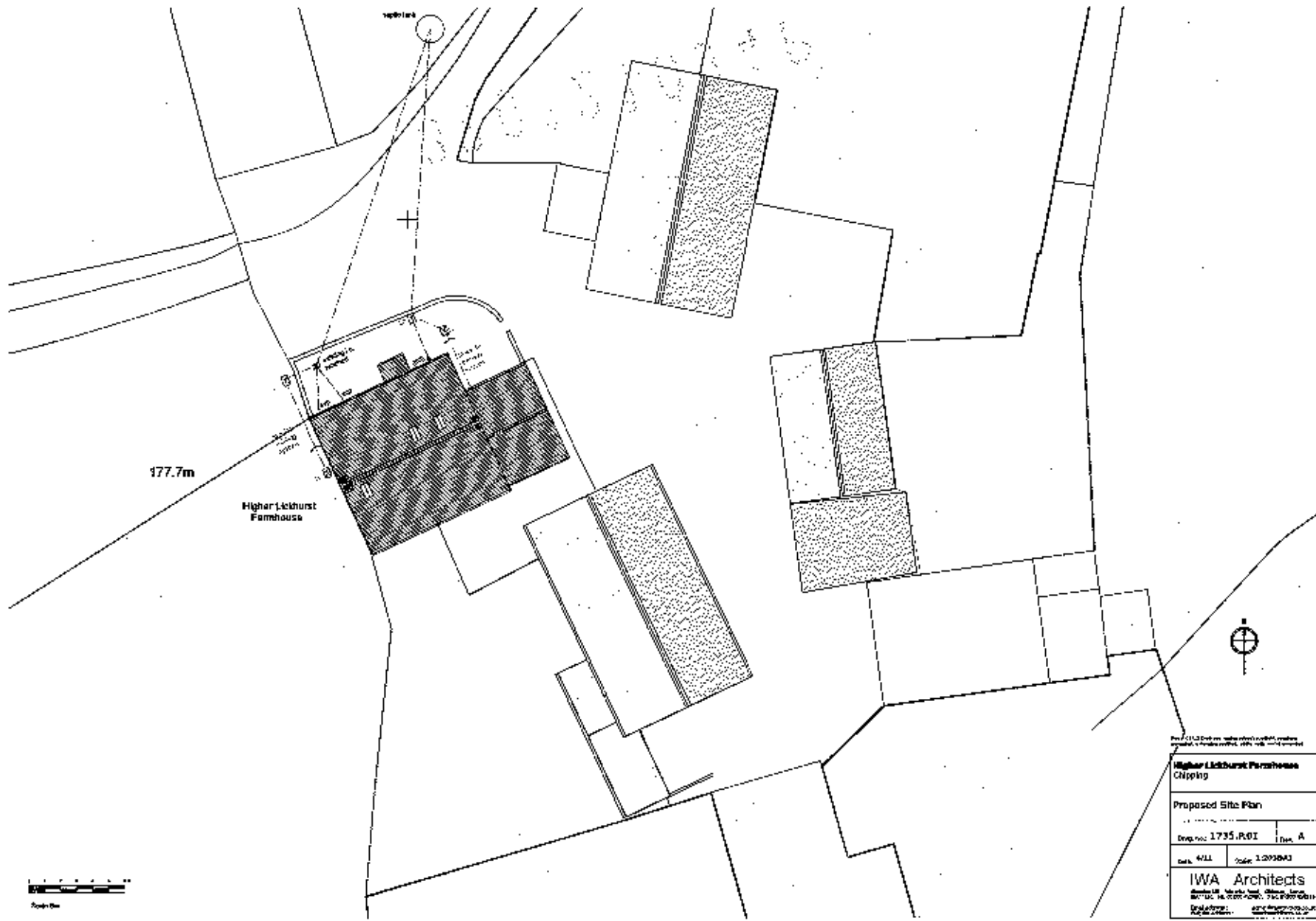
Higher Lickhurst Farmhouse, Leagram, Chipping
December 2012 (revision c)

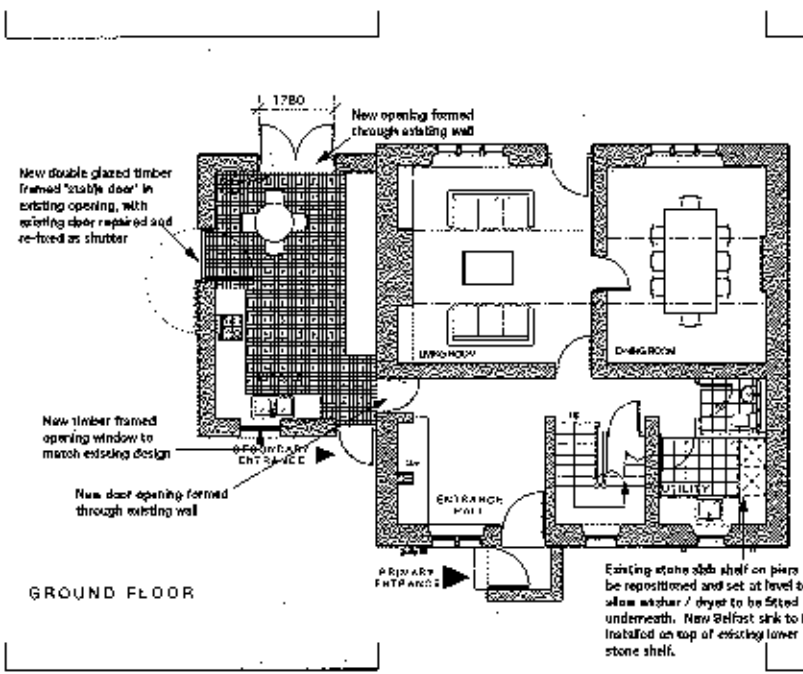
Internal alterations to the Grade II Listed Farmhouse



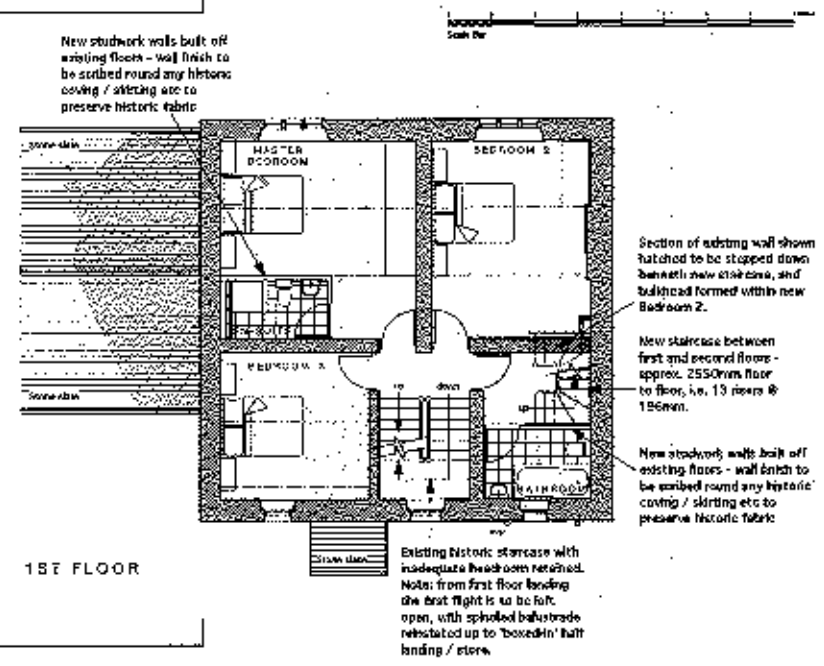
Higher Lickhurst Farmhouse Chipping	
Location Plan	
Draw. No. 1735.E.00	Rev. -
Date: 07/11	Scale: 1:1250@A3
IWA Architects	
<small> Victoria Hill, Waterloos Road, Chipping, Cheshire SK20 1LS, Tel: 01299 433487, Fax: 01299 496200 Email address: info@iwaarchitects.co.uk Website address: www.iwaarchitects.co.uk </small>	

320121094P

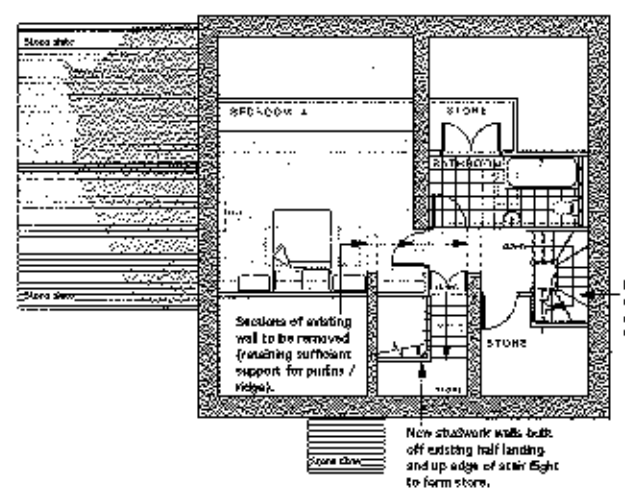




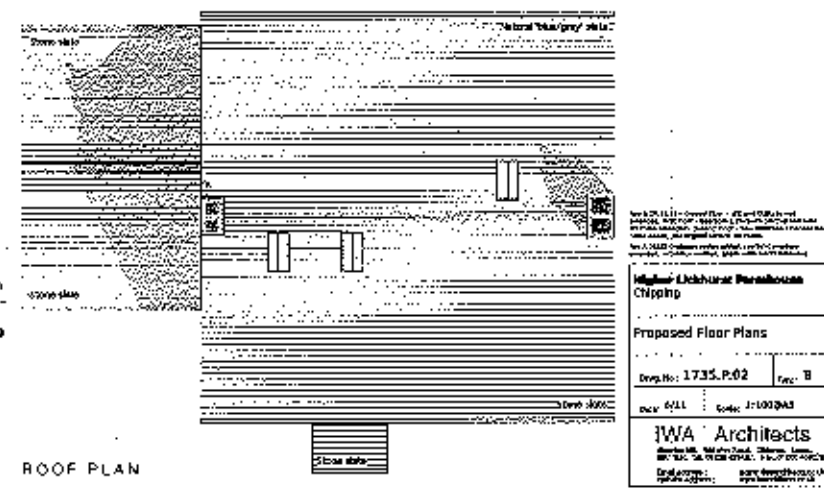
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ROOF PLAN

320121094P

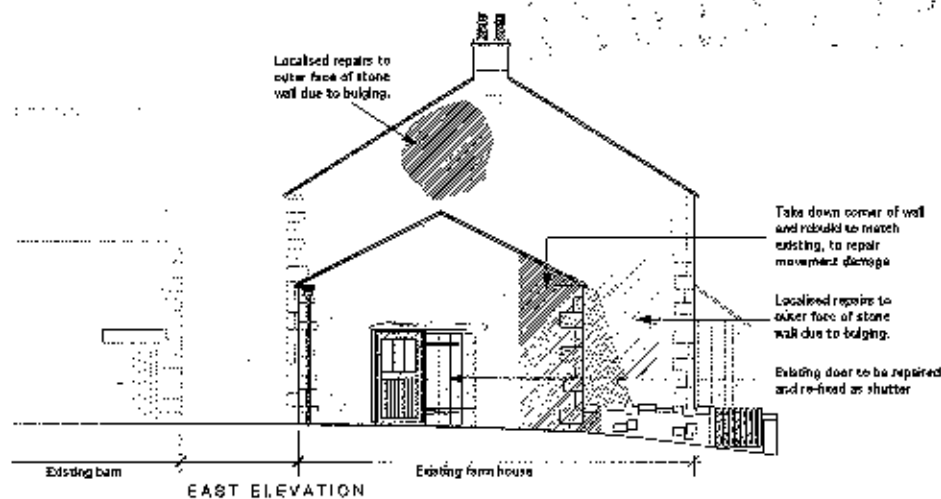
Higher Lickhurst Farmhouse
Chipping

Proposed Floor Plans

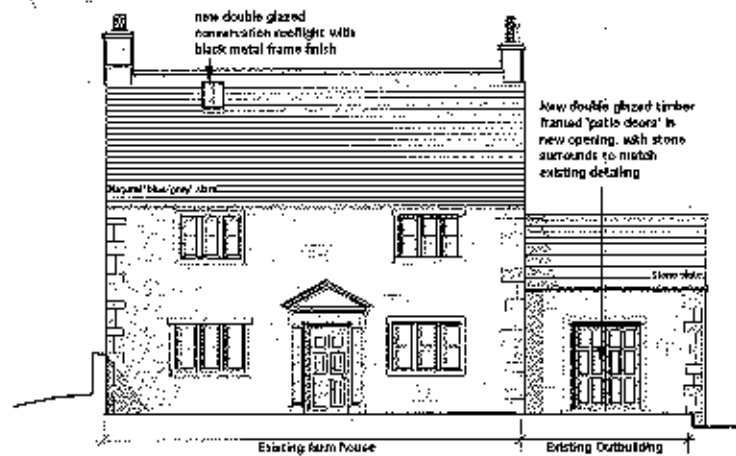
Draw No: 1735.P.02

Rev: 0/11

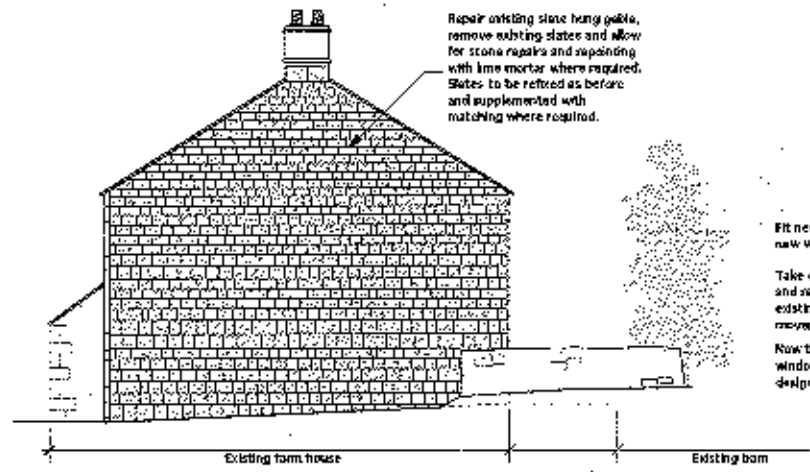
IWA Architects



EAST ELEVATION



SOUTH ELEVATION

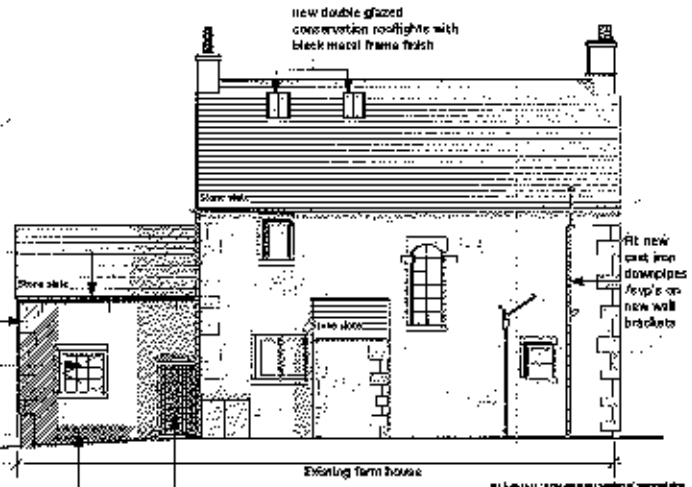


WEST ELEVATION

Fit new cast iron gutter on new wall brackets

Take down corner of wall and rebuild to match existing, to repair movement damage

New timber framed opening window to match existing design



NORTH ELEVATION

Repointing work to farm house:
Generally, cement pointing and any defective pointing to be carefully raked out and repointed in lime mortar.

Restoring work to farm house:
Natural 'blue/grey' and stone slate roofs to be stripped and relaid using original materials on to new slating battens. Any damaged and unusable slates to be replaced with new to match existing. All lead flashings to be replaced to match existing. Rainwater gutters and downpipes to be repaired / replaced to match existing where required.



101, Lickhurst Farm, Leagram, Chipping Norton, Oxfordshire, OX6 7JH
 11, Church Street, Leagram, Chipping Norton, Oxfordshire, OX6 7JH
 01295 240000 Fax 01295 240001
 www.lickhurstfarmhouse.com

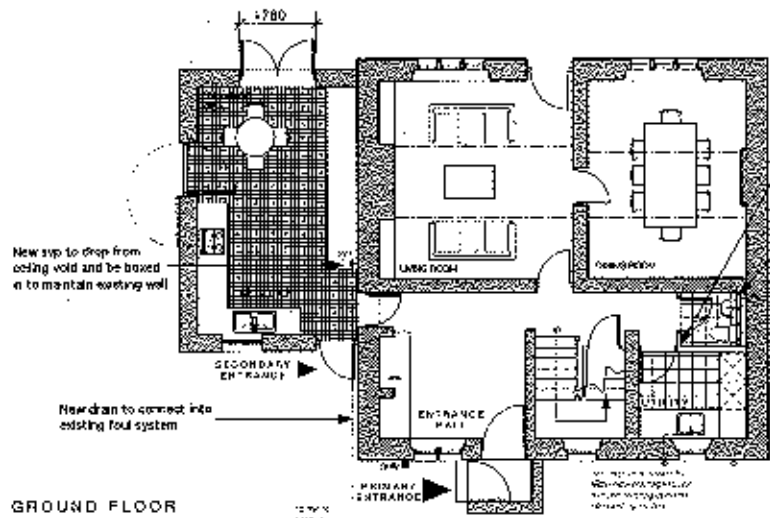
Higher Lickhurst Farmhouse Chipping

Proposed Elevations

1000 vs 1735 P.03 Rev: B

01/12/12 scale: 1:100 (A3)

IWA Architects
 101, Lickhurst Farm, Leagram, Chipping Norton, Oxfordshire, OX6 7JH
 01295 240000 Fax 01295 240001
 www.lickhurstfarmhouse.com

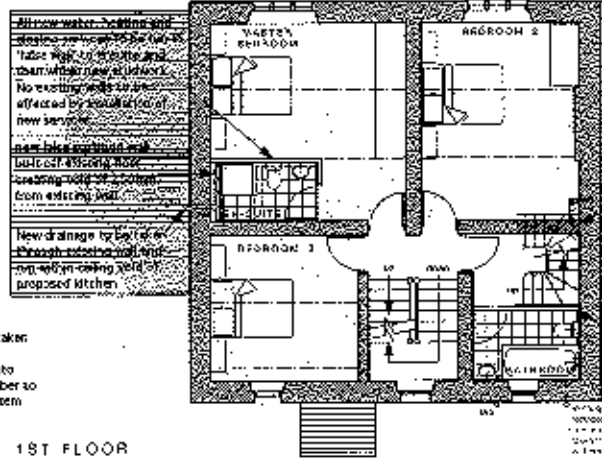


GROUND FLOOR

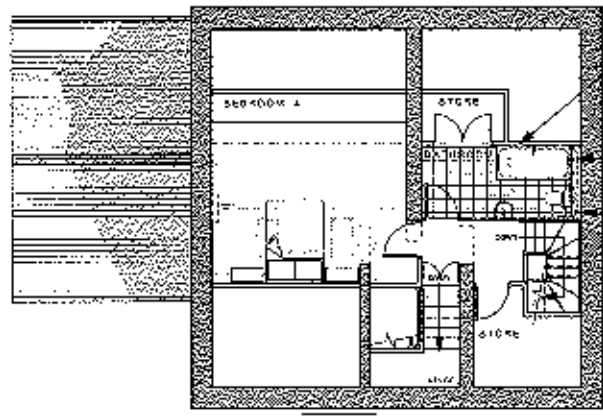
All new water, heating and electric services to be run in 'false wall' to void and then within new subwork. No existing walls to be affected by installation of new services.

new false partition wall built off existing floor creating void of 250mm from existing wall

New drainage to be taken through existing wall below ground level into new inspection chamber to link with existing system



1ST FLOOR



2ND FLOOR

All new water, heating and electric services to be run in 'false wall' to void and then within new subwork. No existing walls to be affected by installation of new services.

new low level false partition wall built off existing floor creating void of 250mm from existing wall

New step to drop in void created within new ensuite to first floor bedroom

GENERAL NOTES:

1. No new water, heating and electric services are to be run within existing historic walls to avoid unnecessary chiselling out or damage to plasterwork etc.
2. All new steps to be set away from the existing historic walls to avoid damage to existing plaster, coving, skirtings etc. and are to be contained within a new 'false wall' stud partition to allow flexibility of setting out to suit particular site conditions/requirements.
3. New services to be run within existing floor voids or ceiling voids where horizontal runs are required; or above floor level where contained within 'false wall'.
4. Service penetrations through existing masonry walls to utilise existing openings where practical and new openings to be kept to a minimum.

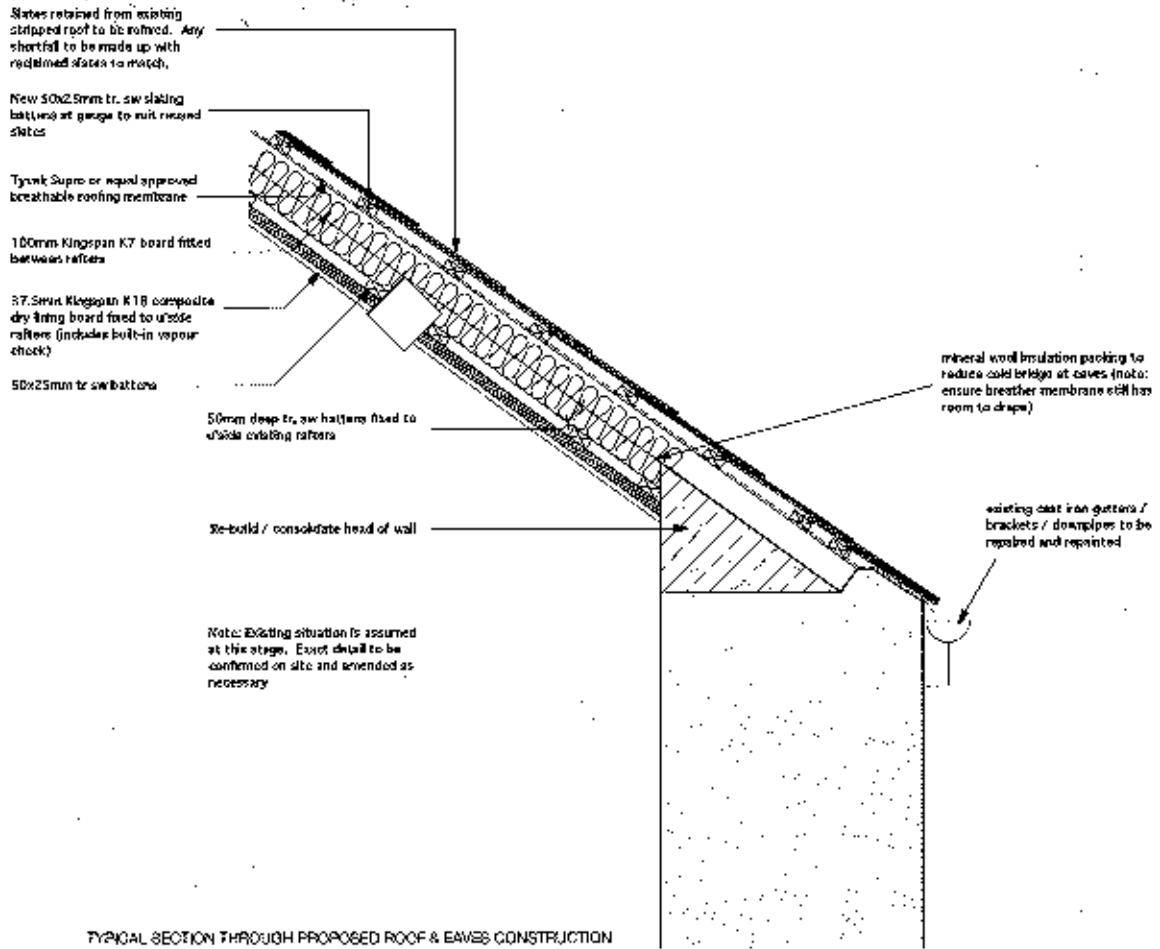
Higher Lickhurst Farmhouse
Chipping

Proposed Floor Plans +
Services Layouts

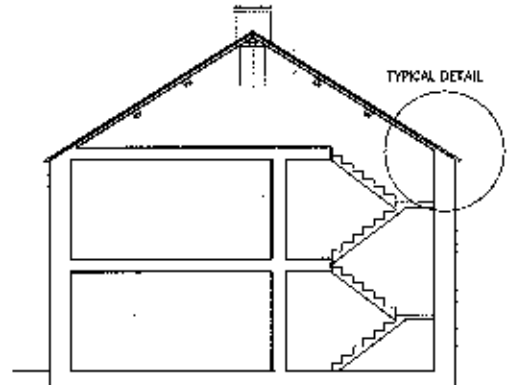
Drawn: 1735_P.04 Date: 01/12

Scale: 1:1000 A

IWA Architects
100, High Street, Chipping, Oxfordshire, OX9 3EJ



TYPICAL SECTION THROUGH PROPOSED ROOF & EAVES CONSTRUCTION
(Scale 1:10)



TYPICAL SECTION THROUGH FARMHOUSE
(Scale 1:100)

Higher Lickhurst Farmhouse Chipping	
Typical Roof Detail	
Draw No: E735.P.05	Rev:
Date: 02/12	Scale: 1:100/100A3
IWA Architects	
<small> IWA Architects Ltd 100 High Street, Chipping, Oxfordshire, OX6 0AA Tel: 01235 832200 Fax: 01235 832201 Email: info@iwaarchitects.co.uk Website: www.iwaarchitects.co.uk </small>	

contact details

IWA Architects

Waterloo Mill, Waterloo Road, Gifford, Lancashire BB7 1LR.

t +44 (0) 1200 433497
f +44 (0) 1200 458275
e admin@iwarcitects.co.uk
w www.iwarcitects.co.uk

IWA Architects

320121094 P

Higher Lickhurst Farmhouse, Leagram, Chipping
December 2012

HIGHER LICKHURST FARMHOUSE, BOWLAND-WITH-LEAGRAM, LANCASHIRE, PR3 2QT:

HERITAGE STATEMENT

320121094P

1 Introduction

- 1.1 Higher Lickhurst Farmhouse is a listed building (grade II) dating from the late 18th century. It is one of two farmhouses situated within Lickhurst Farm, an outlying group of buildings in an upland rural location standing above the Hodder valley, 3km north-east of Chipping, at NGR SD 63686 45917.
- 1.2 This document provides a brief summary of the historical significance of the farmhouse, to support a forthcoming planning application for alterations, by the applicant's agent IWA Architects Ltd.¹ It has been produced by Stephen Haigh (a buildings archaeologist with over 15 years professional experience in the north of England), using readily available sources and following a site visit.²

2 Statement of significance

- 2.1 As a grade II listed building since 1983, Higher Lickhurst Farmhouse is nationally important and is a well preserved example of a small, late 18th century farmhouse whose elevations and plan form survive very little altered, together with a number of original external and internal features, including stone masonry (such as the surrounds to the front doorway and stairs window) and joinery (such as internal doors – the window frames all appear to have been replaced).

3 Designated heritage assets

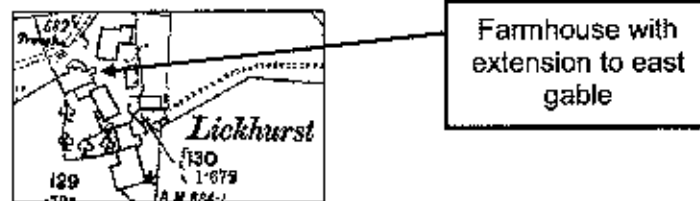
- 3.1 The farmhouse is the only designated heritage asset at the site (National Heritage List no 1072312). Its identifying description is as follows:
- House, late C18th. Squared watershot sandstone with slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows of 3 lights with square mullions. Door surround has Tuscan pilasters, a narrow pulvinated frieze, and a moulded pediment. The right-hand (east) chimney now has a brick cap, and the left-hand gable is slate hung. At the rear is a stair window with plain stone surround and segmental head.
- 3.2 The house has a direct entry into the living room or housebody, with a heated parlour in the west side, and a central rear dog-leg staircase between scullery and pantry at the rear. The first floor has four bedrooms, the front two heated,

¹ In accordance with Policy HE6 of PPS5

² An enquiry to the Lancashire Historic Environment Record made on 18 August 2011 shows that it holds no information other than the listed building entries.

and the stairs continue to an attic floor, not underdrawn, but with a fully boarded floor and clearly originally intended for regular use, although the staircase is now sealed off on the first floor, with only a small access hatch for occasional use.

- 3.3 Attached to the house's east gable is a small (approximately 6.7m by 4.0m), plainly built, single storey addition of early to mid 19th century date: maps show that it was present by the 1890s, albeit perhaps with a slightly different outline. This is subject to the same statutory designation as the house itself, although not noted in the description above. It has walls of random sandstone rubble which are ribbon-pointed, and a stone slate roof. There is a blocked doorway to the south elevation, a similar double-width opening in the east gable, now reduced to a narrower doorway, and to the rear, a third such doorway and a window with boldly tooled sandstone surround. The interior forms a single space open to the roof (borne on softwood purlins) and has no features of interest (see photographs below). It seems to have been intended as a domestic rather than agricultural outbuilding although its original function is not known.



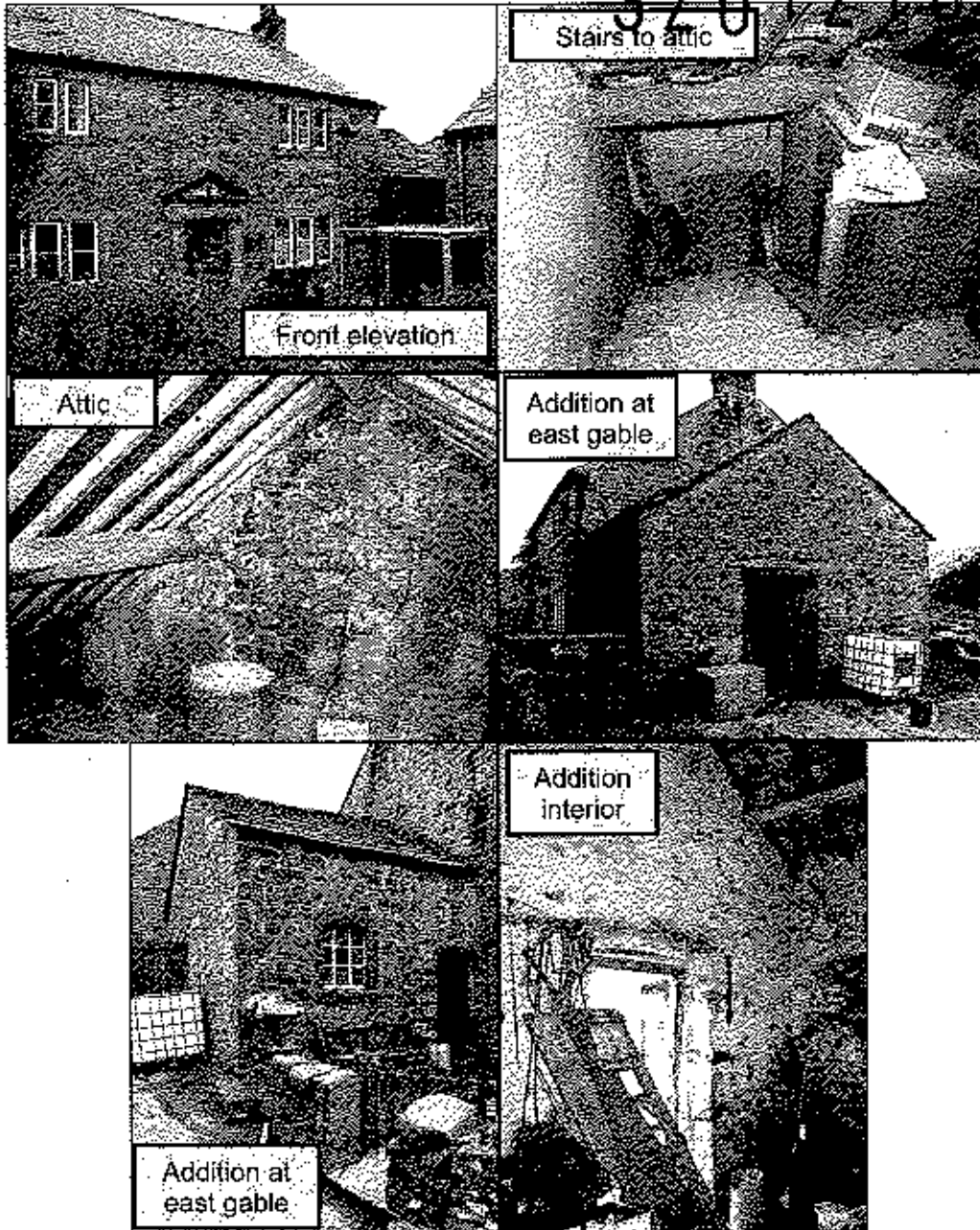
Ordnance Survey 1:2500 map, c.1895

4 Proposed development

4.1 In summary, the proposed development comprises:

- the limited external refurbishment of the farmhouse, specifically repointing and re-laying of the slates
- the creation of a new WC on the ground floor, within the present pantry
- the extension of the existing accommodation into the attic, presently disused and sealed off by a modern partition, together with the formation of a new staircase and roof lights
- the conversion of the addition at the east gable to form additional domestic accommodation, to be accompanied by a small extension, and the creation of two new doorways

320121094P



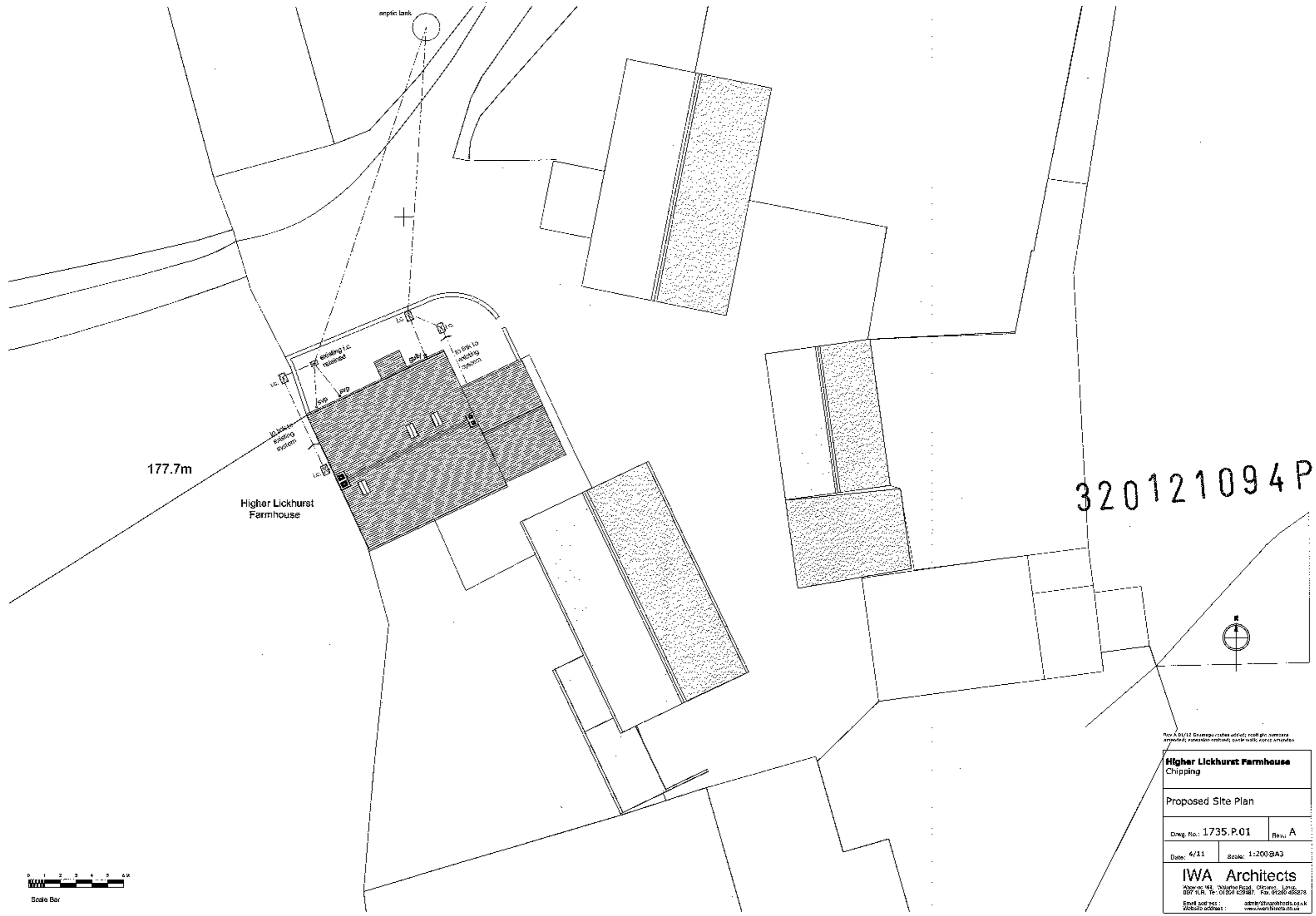
5 Impact on the historic building

- 5.1 The repointing and re-slating of the farmhouse, replacing cement ribbon pointing and using the existing coverings (blue slate to the front pitch, local grey slate to the rear), would have a positive impact on the building.
- 5.2 The creation of a WC on the ground floor within the present pantry would not lead to the loss of any historic fixtures or fittings, and would be essentially reversible.

- 5.3 The re-use of the attic would have only a minor impact, and for the most part would involve only the construction of stud partitions within the existing structure, a largely reversible process. The insertion of a new staircase to serve it would have only a minor impact on historic fabric and the existing staircase would not be removed. The new roof-lights serving the attic are all positioned in the front roof pitch, which has in any case previously been re-covered in blue slate and so is not a primary historic component of the farmhouse.
- 5.4 The conversion of the addition at the east gable to form part of the domestic accommodation would have a minor impact on what is a relatively late and architecturally undistinguished part of the building, although the construction of the small extension to the south would introduce a modern component. This is of a high quality design and relatively small size, in an inconspicuous location (partly concealed by the adjacent barn) which would not challenge the farmhouse's front elevation. The creation of a new doorway in the south wall to serve this extension, and of a new doorway from the existing kitchen, do not affect areas of particular interest, or historic fixtures.

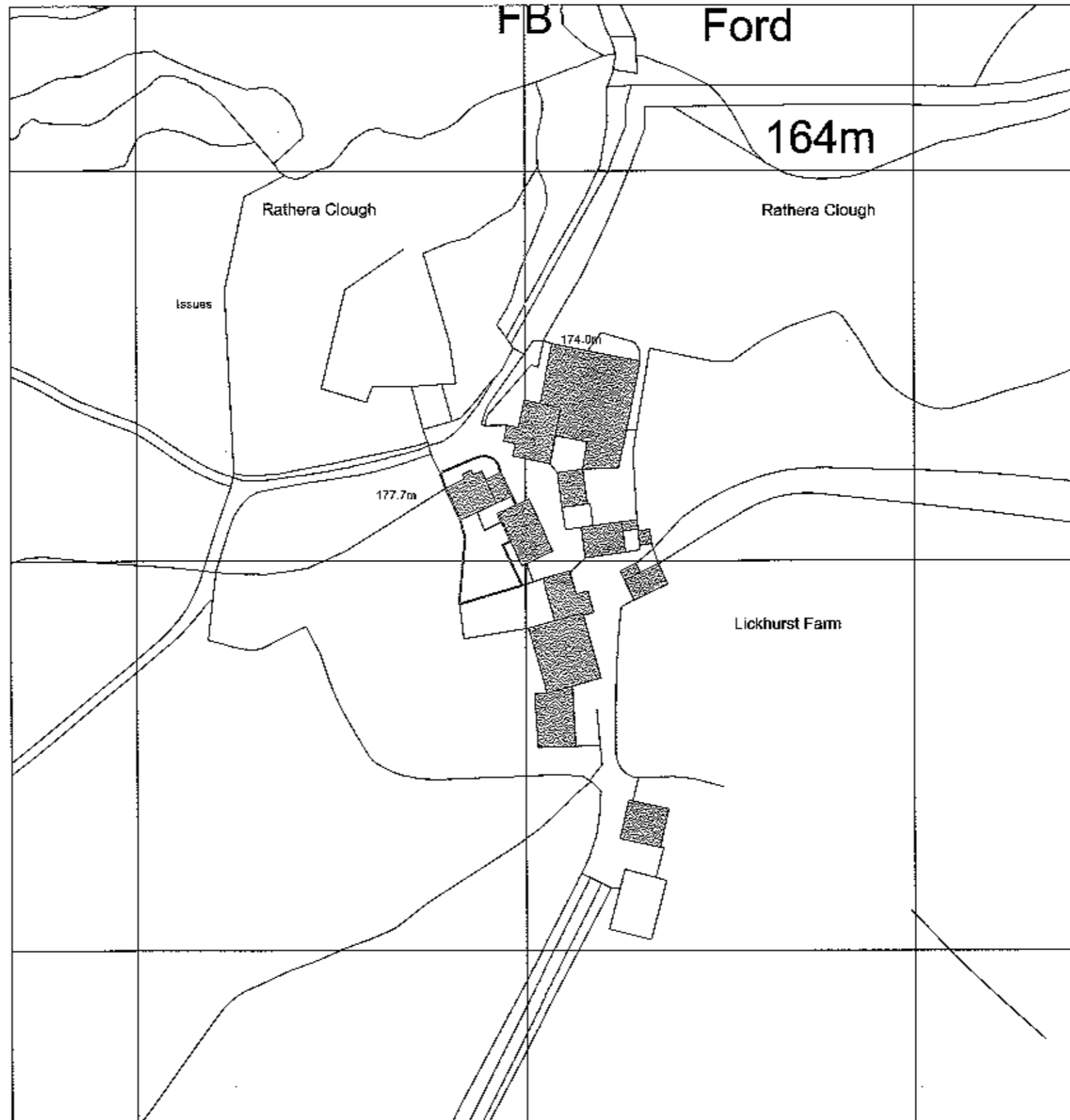
Stephen Haigh, Buildings Archaeologist
9 August 2011

11 Browcliff
Silsden
Keighley
BD20 9PN
01535 658925
enquiries@stephenhaigh.co.uk



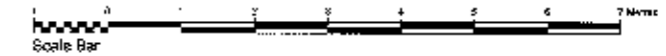
Rev. A DL12 Grunpa rufes utfo; eest pto sumera
 Anpofed; paxwain-ahind; eack wall; eocis amefito

Higher Lickhurst Farmhouse Chipping	
Proposed Site Plan	
Dwg. No: 1735.P.01	Rev: A
Date: 4/11	Scale: 1:200@A3
IWA Architects	
<small> 143, Waterloo Road, Chipping, Dorset, Dorset, UK DT9 1LR. Tel: 01200 428487. Fax: 01200 408278 Email and web: admin@iwarhitects.co.uk www.iwarhitects.co.uk </small>	



320121094P

Higher Lickhurst Farmhouse Chipping	
Location Plan	
Drwg. No.: 1735.E.00	Rev.: -
Date: 07/11	Scale: 1:1250@A3
IWA Architects Waterloo Mill, Waterloo Road, Clitheroe, Lancs. BB7 1LR. Tel. 01200 423487. Fax. 01200 458278	
Email address: admin@iwarchitects.co.uk	Website address: www.iwarchitects.co.uk



- Slates retained from existing stripped roof to be refixed. Any shortfall to be made up with reclaimed slates to match.
- New 50x25mm tr. sw slating battens at gauge to suit reused slates
- Tyvek Supro or equal approved breathable roofing membrane
- 100mm Kingspan K7 board fitted between rafters
- 37.5mm Kingspan K18 composite dry lining board fixed to u'side rafters (includes built-in vapour check)
- 50x25mm tr sw battens

50mm deep tr. sw battens fixed to u'side existing rafters

Re-build / consolidate head of wall

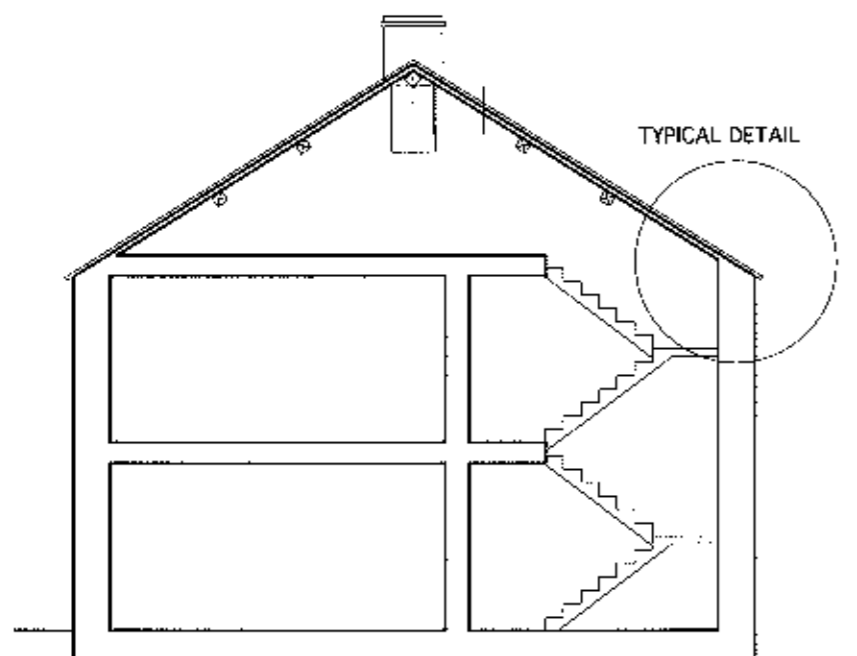
mineral wool insulation packing to reduce cold bridge at eaves (note: ensure breather membrane still has room to drape)

existing cast iron gutters / brackets / downpipes to be repaired and repainted

Note: Existing situation is assumed at this stage. Exact detail to be confirmed on site and amended as necessary

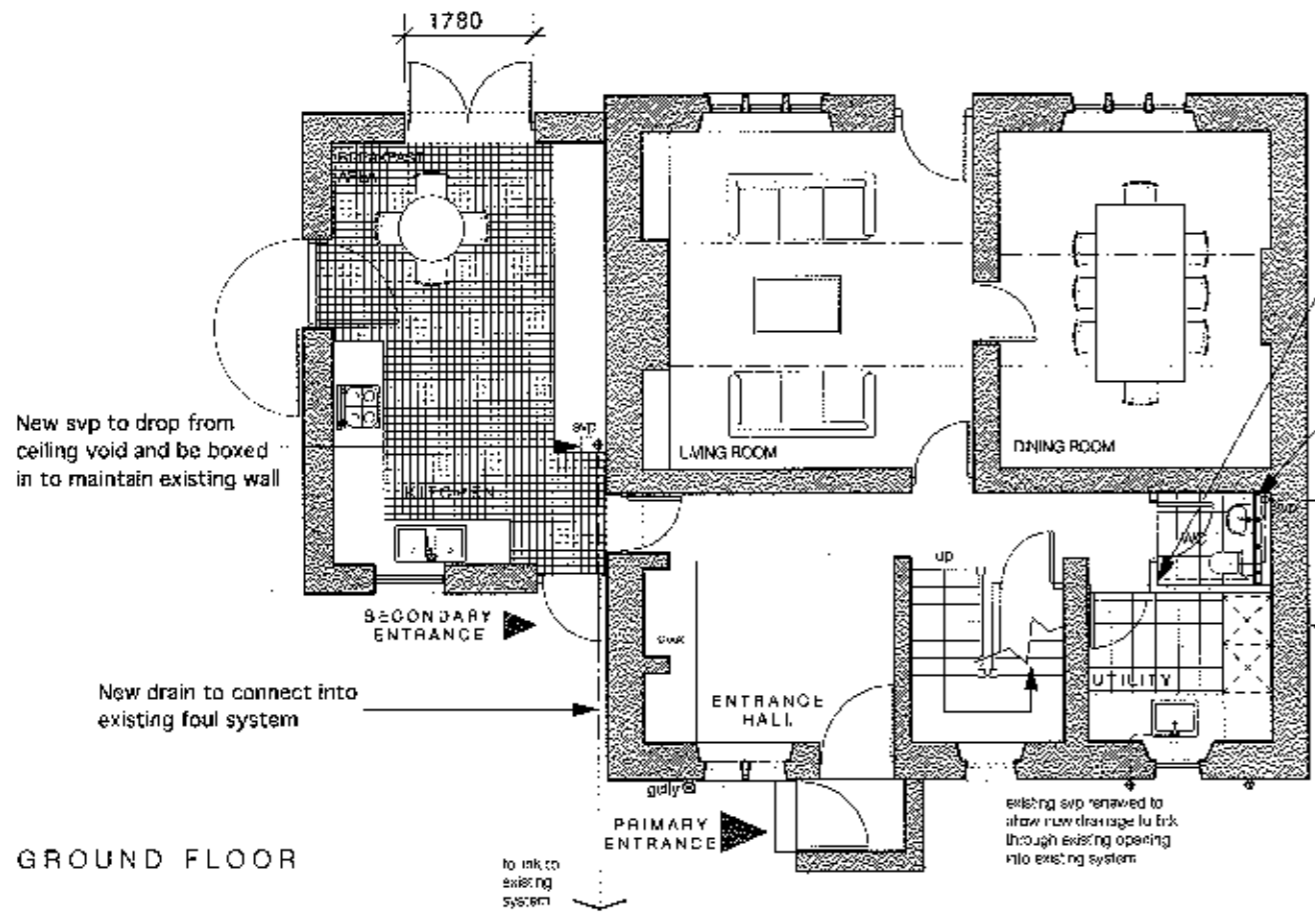
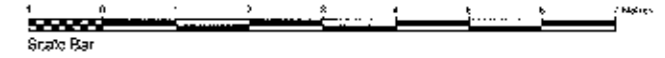
320121094P

TYPICAL SECTION THROUGH PROPOSED ROOF & EAVES CONSTRUCTION (Scale 1:10)



TYPICAL SECTION THROUGH FARMHOUSE (Scale 1:100)

Higher Lickhurst Farmhouse Chipping	
Typical Roof Detail	
Drawg. No.: 1735.P.05	Rev.:
Date: 02/12	Scale: 1:100/10@A3
IWA Architects	
Wantage Hill, Wantage Road, Chipping, Oxon. BB7 1UR. Tel: 01295 429487. Fax: 01295 458278	
Email address: sarah@iwarchitects.co.uk	Website address: www.iwarchitects.co.uk

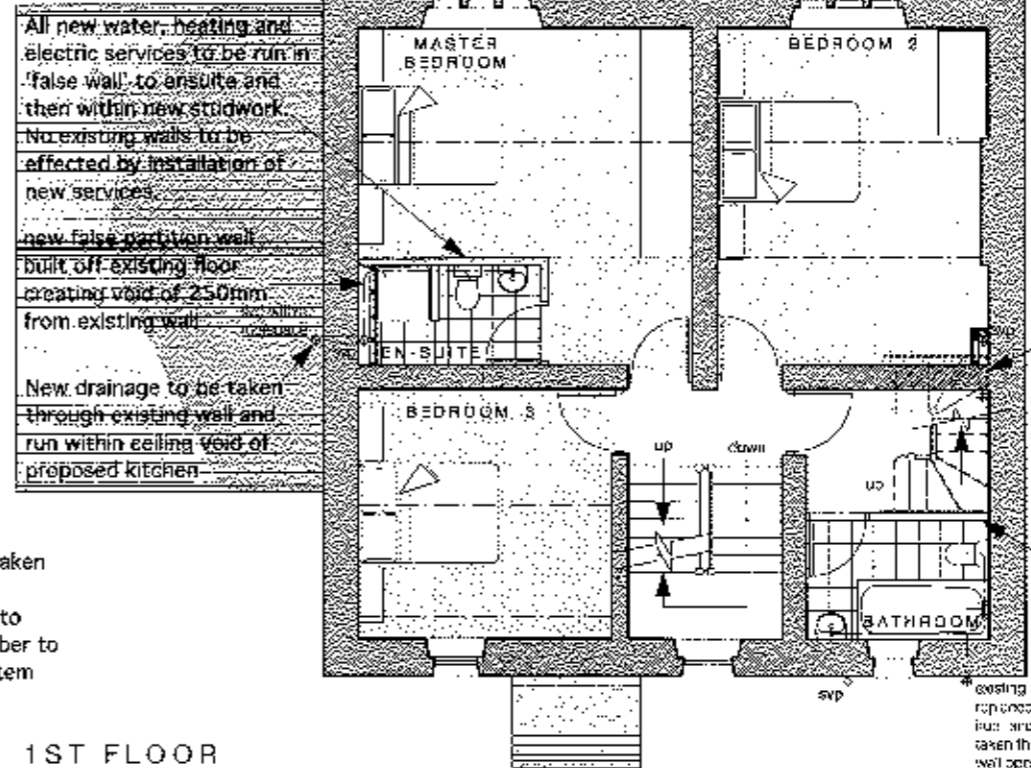


GROUND FLOOR

All new water, heating and electric services to be run in 'false wall' to ensuite and then within new studwork. No existing walls to be effected by installation of new services.

new false partition wall built off existing floor creating void of 250mm from existing wall

New drainage to be taken through existing wall below ground level into new inspection chamber to link with existing system



1ST FLOOR

All new water, heating and electric services to be run in 'false wall' to ensuite and then within new studwork. No existing walls to be effected by installation of new services.

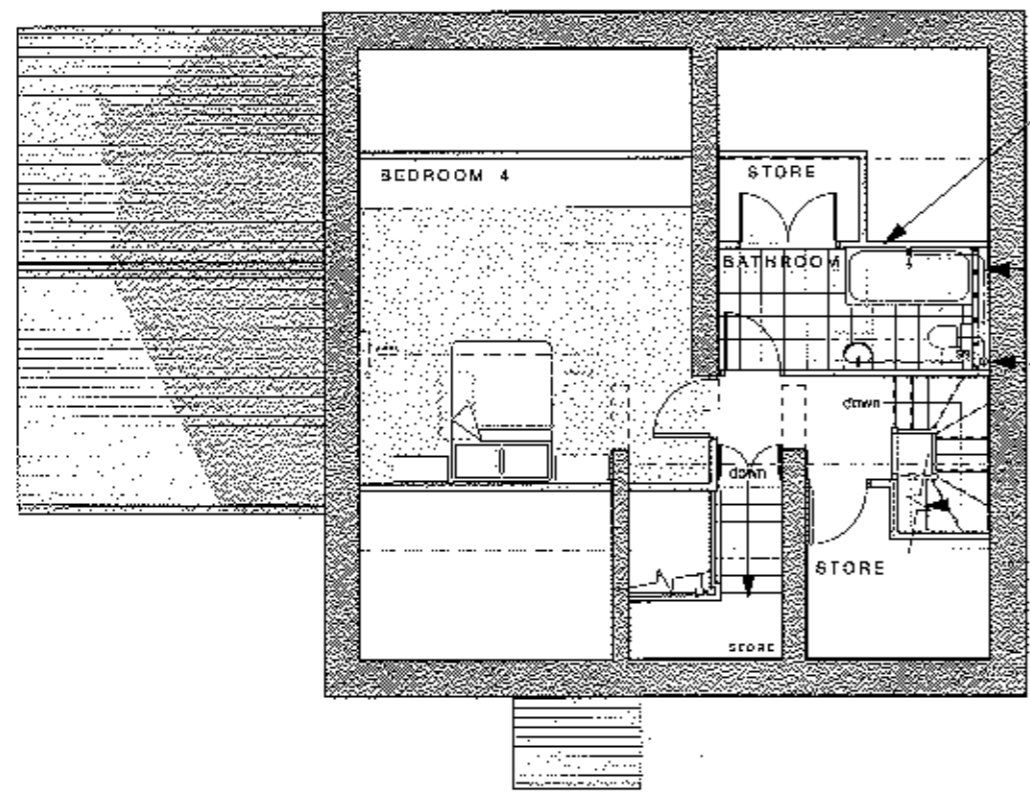
new false partition wall built off existing floor creating void of 250mm from existing wall

New drainage to be taken through existing wall and run within ceiling void of proposed kitchen

New drainage to be run within void and under new stair to avoid damage to existing historic fabric

new false partition wall built off existing floor creating void of 250mm from existing wall

existing damaged svc replaced with new cast iron and new drainage taken through existing wall opening



2ND FLOOR

All new water, heating and electric services to be run in 'false wall' to ensuite and then within new studwork. No existing walls to be effected by installation of new services.

new low level false partition wall built off existing floor creating void of 250mm from existing wall

New ss to drop in void created within new ensuite to first floor bedroom

GENERAL NOTES:

1. No new water, heating and electric services are to be run within existing historic walls to avoid unnecessary chasing out or damage to plasterwork etc.
2. All new svp's to be set away from the existing historic walls to avoid damage to existing plaster, coving, skirtings etc. and are to be contained within a new 'false wall' stud partition to allow flexibility of setting out to suit particular site conditions/constraints.
3. New services to be run within existing floor voids or ceiling voids where horizontal runs are required; or above floor level where contained within 'false wall'.
4. Service penetrations through existing masonry walls to utilise existing openings where practical and now openings to be kept to a minimum.

320121094P

Rev A 20.11.12 - Ground Floor - WC and EP 11y layout amended 1st floor - Bedroom 2, En-Suite updated and new 200mm concrete ground floor. New services installed and notes added, Rev original sheets withdrawn.

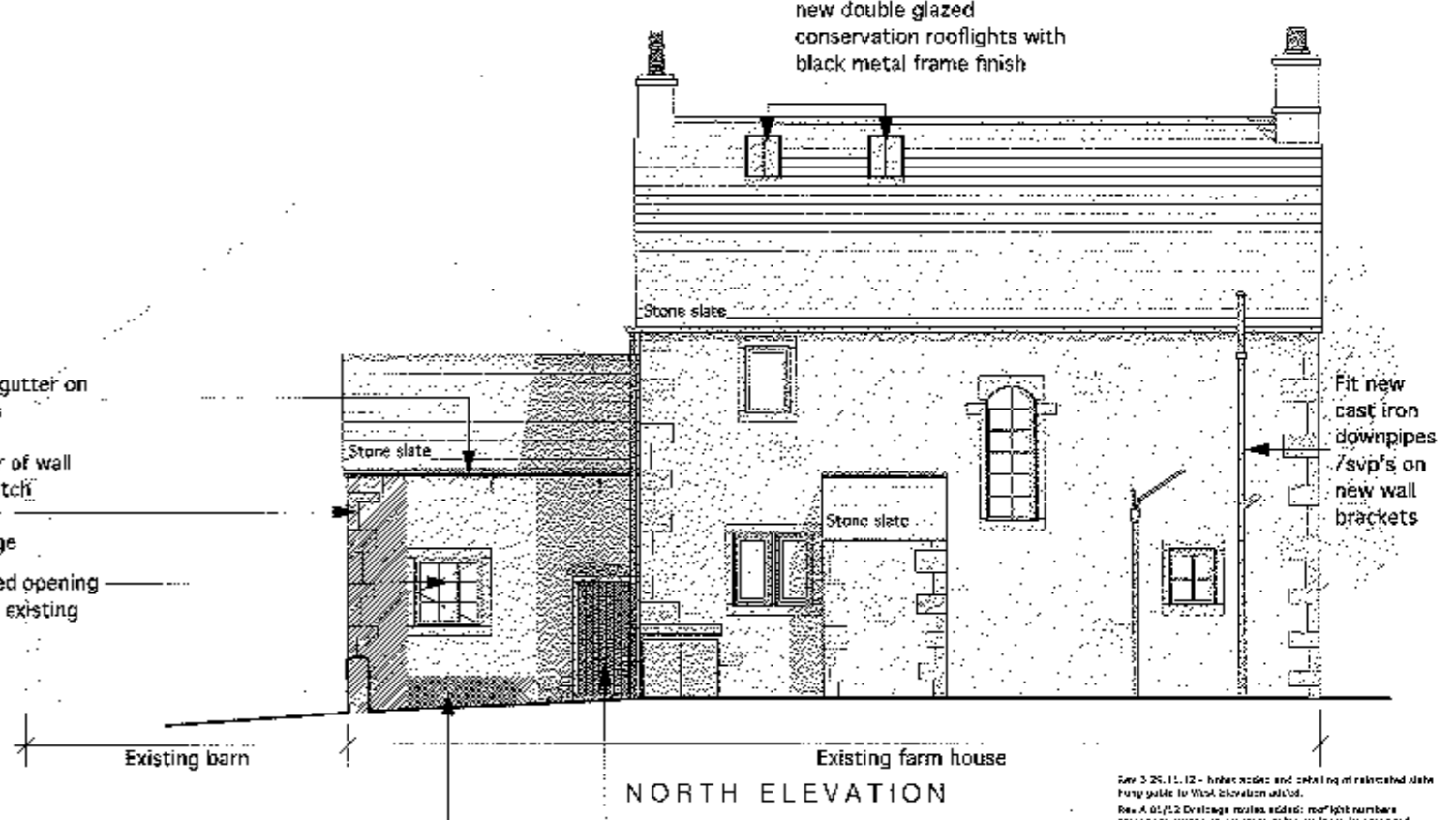
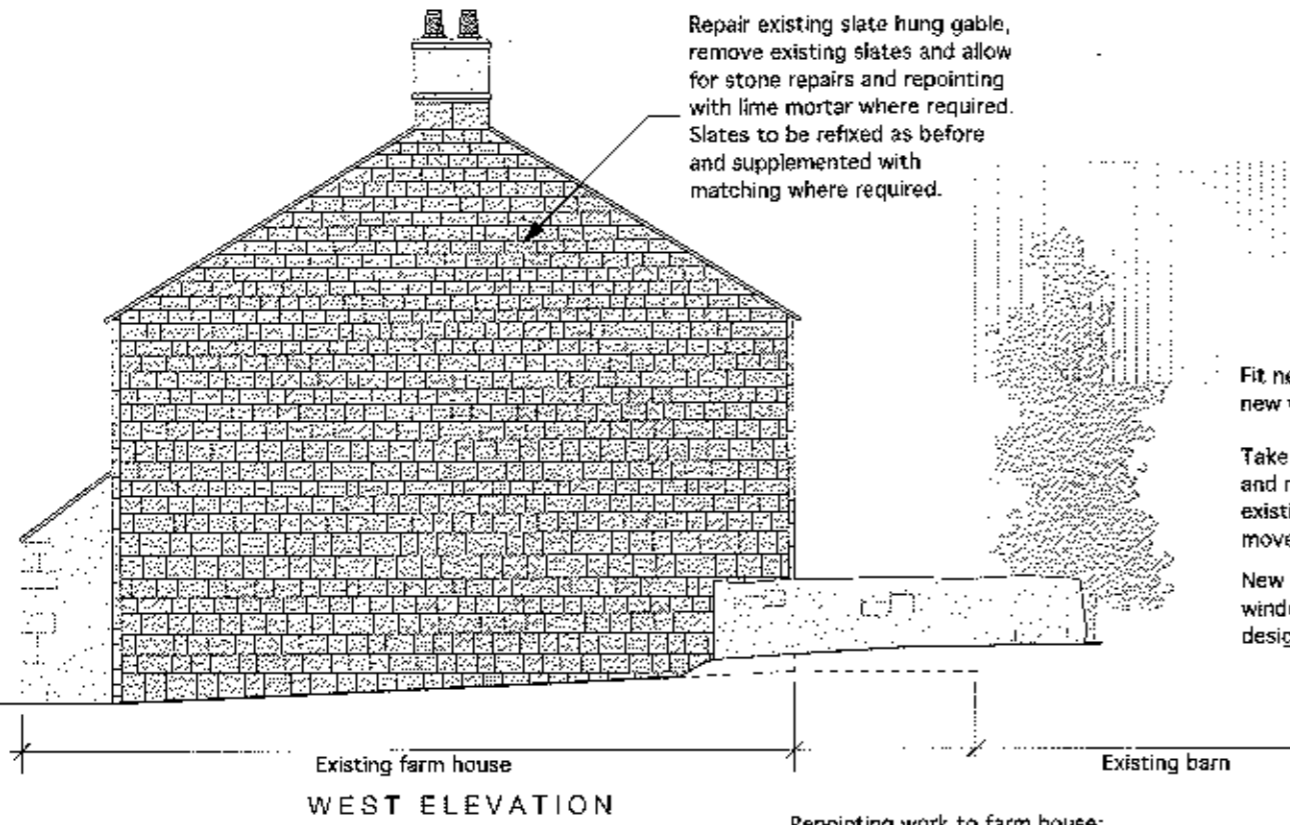
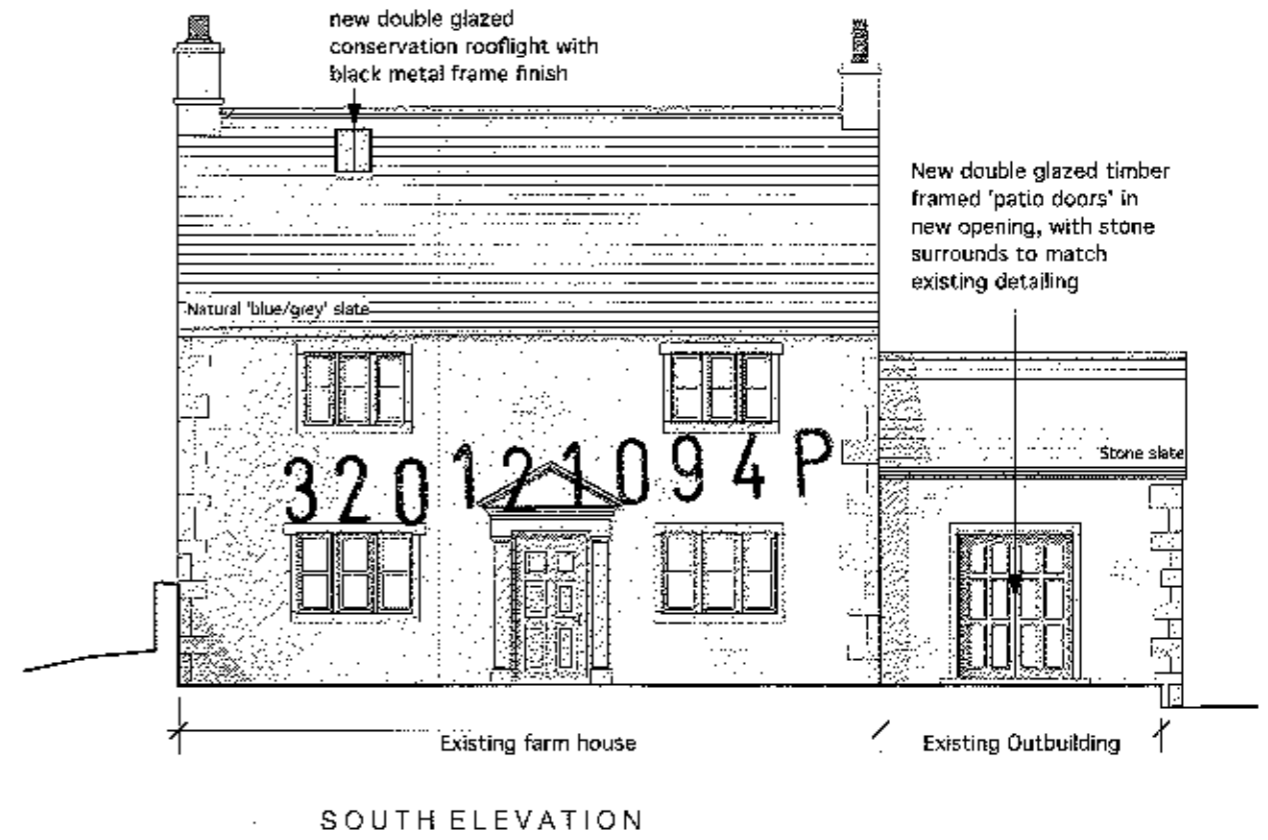
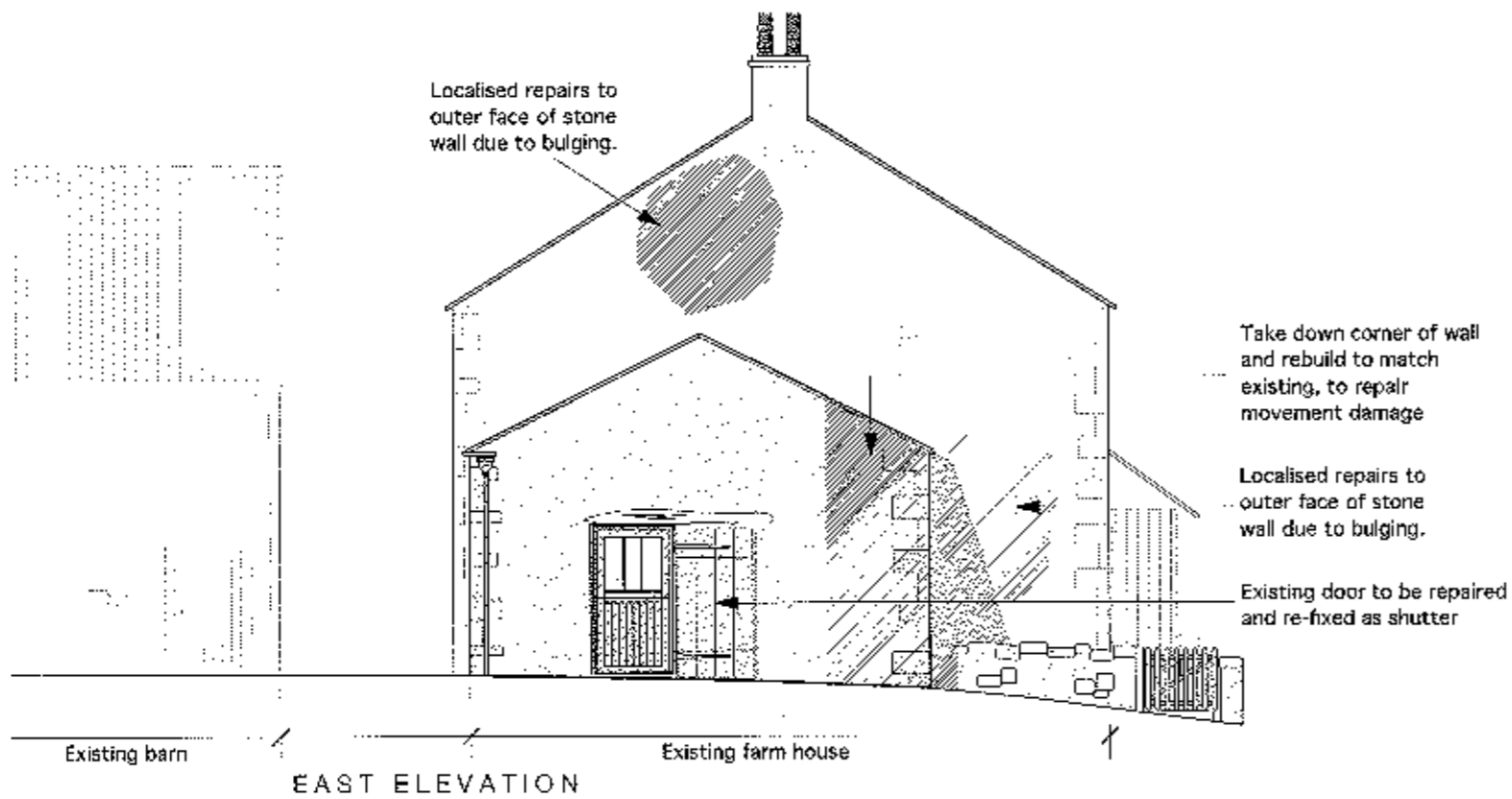
Higher Lickhurst Farmhouse
Chipping

Proposed Floor Plans -
Services Layouts

Drwg. No.: 1735.P.04 Rev. A

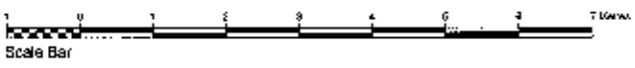
Date: 01/12 Scale: 1:100@A3

IWA Architects
Walesley Hill, Wighton Road, Chipping, Dorset, Dorset, UK
BA7 1JH Tel: 01204 473447 Fax: 01204 426778
Email address: info@iwaarchitects.co.uk
Website address: www.iwaarchitects.co.uk



Repointing work to farm house:
Generally, cement pointing and any defective pointing to be carefully raked out and repointed in lime mortar.

Roofing work to farm house:
Natural 'blue/grey' and stone slate roofs to be stripped and relaid using original materials on to new slating battens. Any damaged and unusable slates to be replaced with new to match existing. All lead flashings to be replaced to match existing. Rainwater gutters and downpipes to be repaired / replaced to match existing where required.



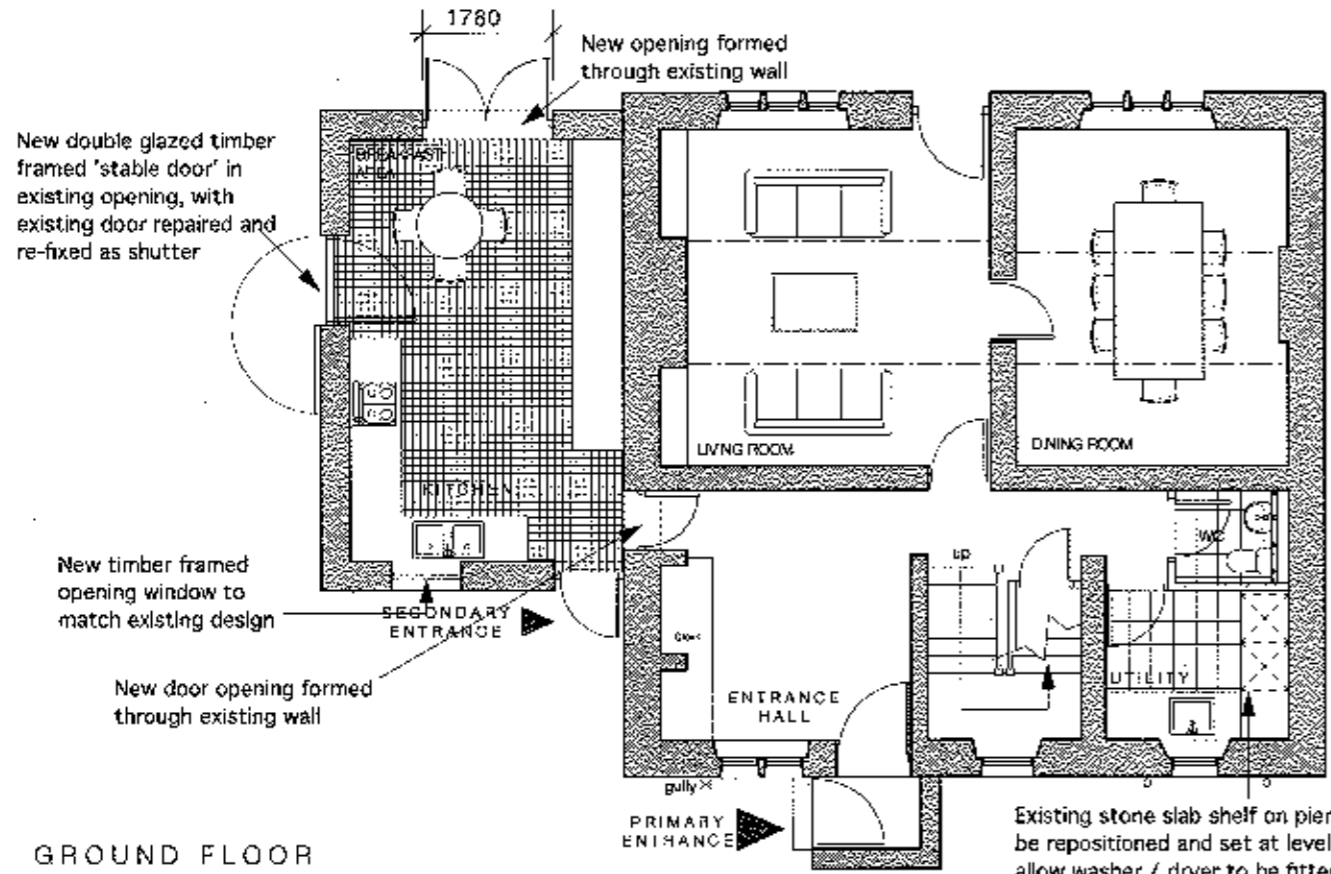
Rev 3 26.11.12 - final notes and detailing of rainwater slate hung gable to West elevation added.
Rev A 01/12 Overage notes added: rooflight numbers amended: extract on west gable as is works attached

Higher Lickhurst Farmhouse
Chipping

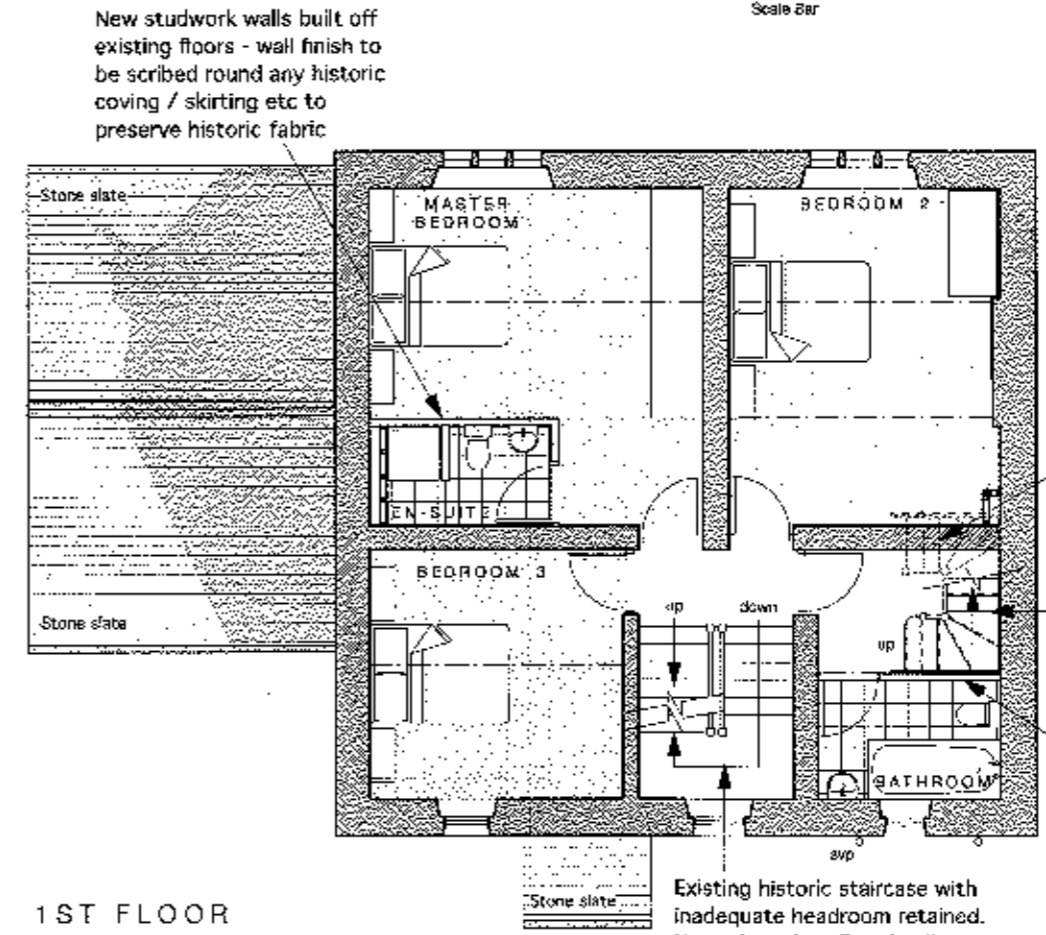
Proposed Elevations

Drwg. No.: 1735.P.03	Rev.: B
Date: 6/11	Scale: 1:100@A3

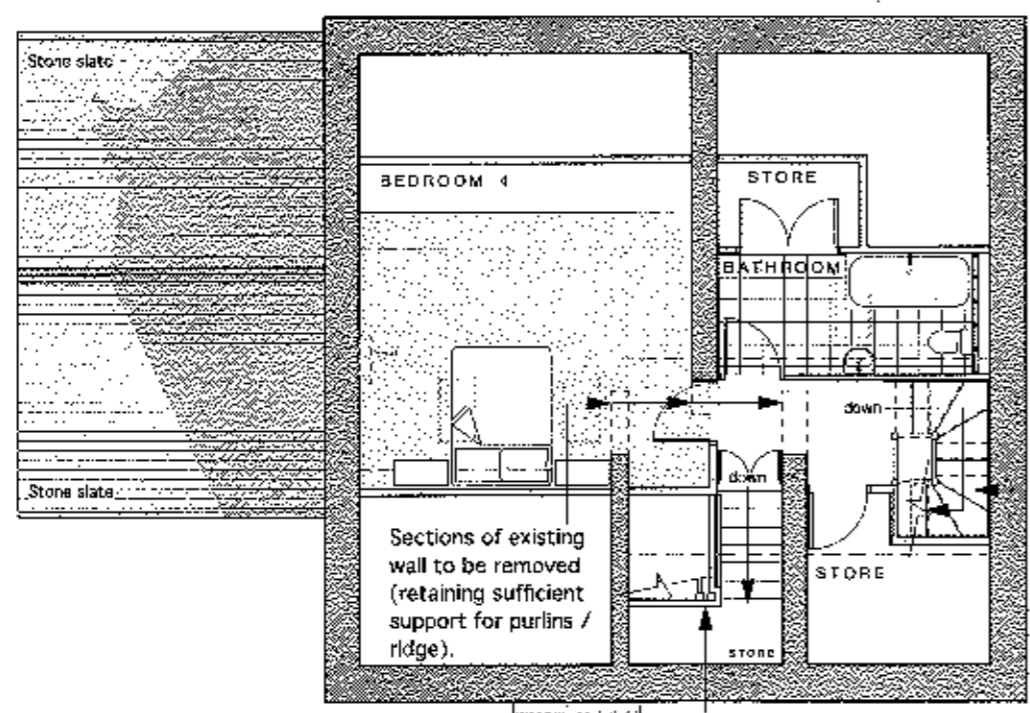
IWA Architects
Norton Mill, Wooded Road, Chipping, Dorset, Dorset, LA1 1LR, Tel: 01202 423467, Fax: 01202 456278
Email: info@iwa-architects.co.uk
Website: www.iwa-architects.co.uk



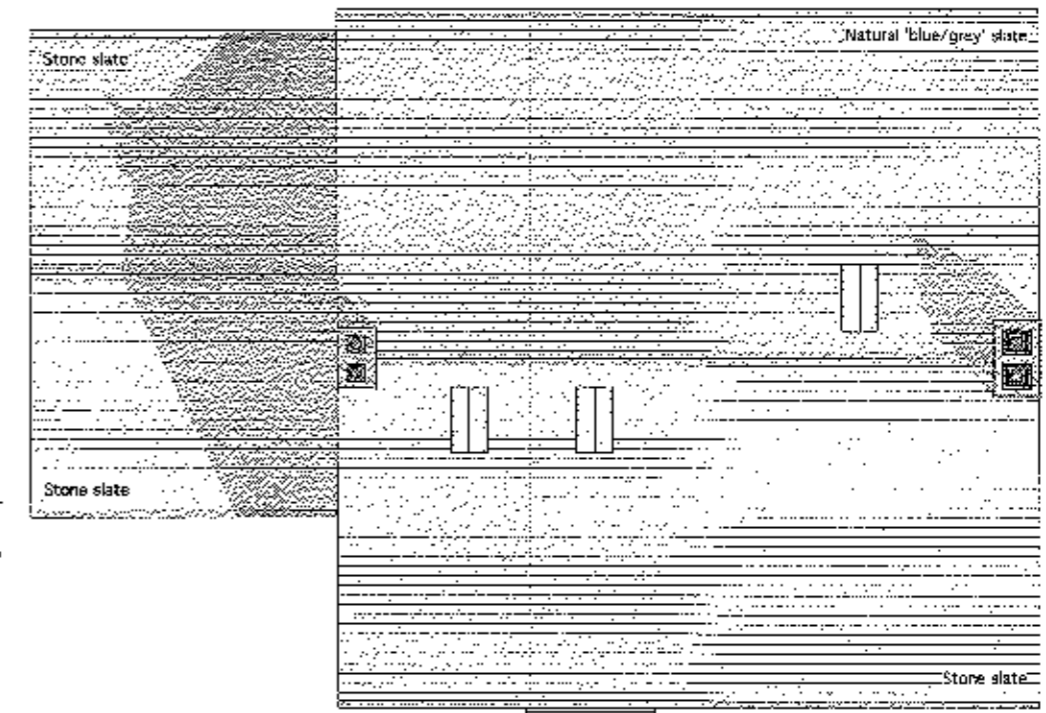
GROUND FLOOR



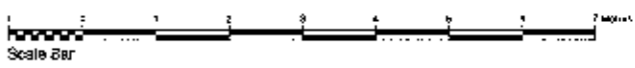
1ST FLOOR



2ND FLOOR



ROOF PLAN



320121094P

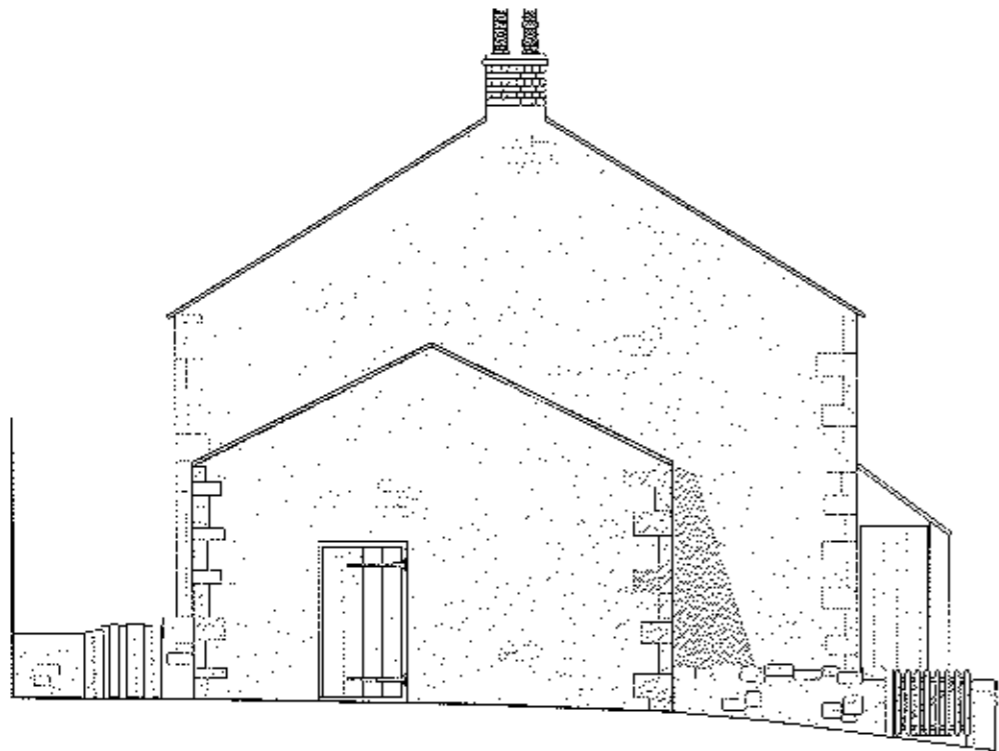
Rev B 29.11.22 - Ground Floor - WC and Utility layout updated. First Floor - Bedrooms 2 & 3 to be revised and new kitchen included. Second Floor - new staircase amended and new window added. Rev: original historic stoneware.
Rev: A 01/12/2022 Structural modifications, multiple revisions and notes; columns removed; gable walls added; corrected

Higher Lickhurst Farmhouse
Chipping

Proposed Floor Plans

Draw. No.: 1735.P.02	Rev.: B
Date: 5/11	Scale: 1:100@A3

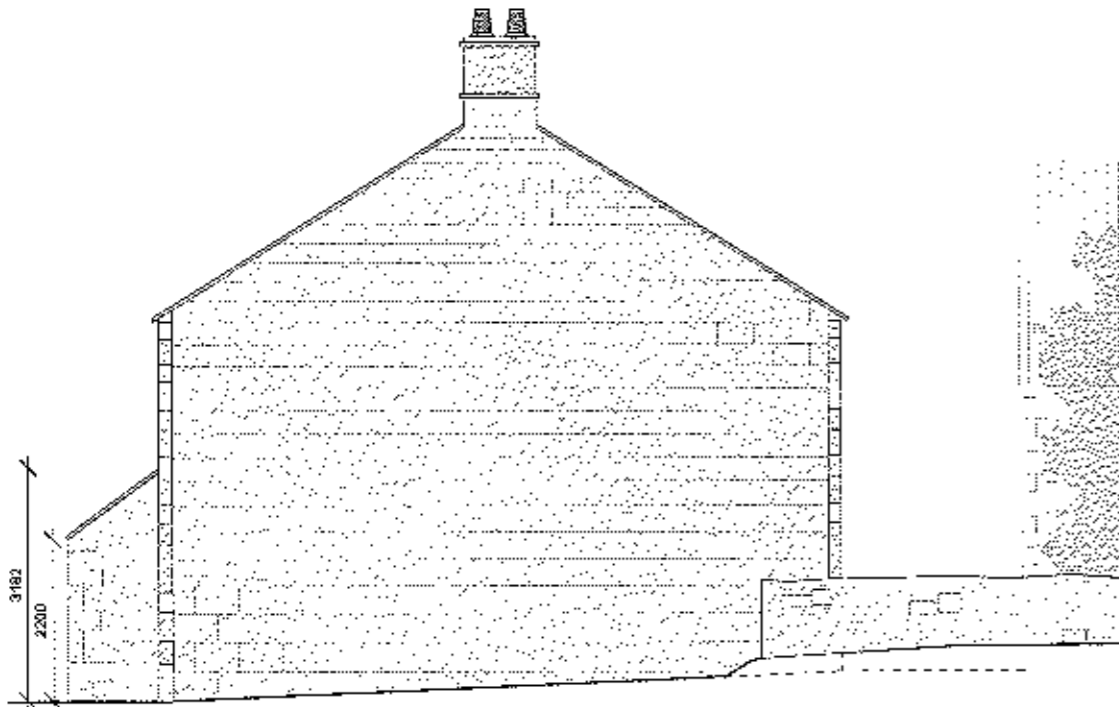
IWA Architects
Walsley Hill, Walsley Road, Chipping, Oxon, OX53 2BZ
01295 453467 Fax: 01295 458279
Email address: admin@iwarchitects.co.uk
Website address: www.iwarchitects.co.uk



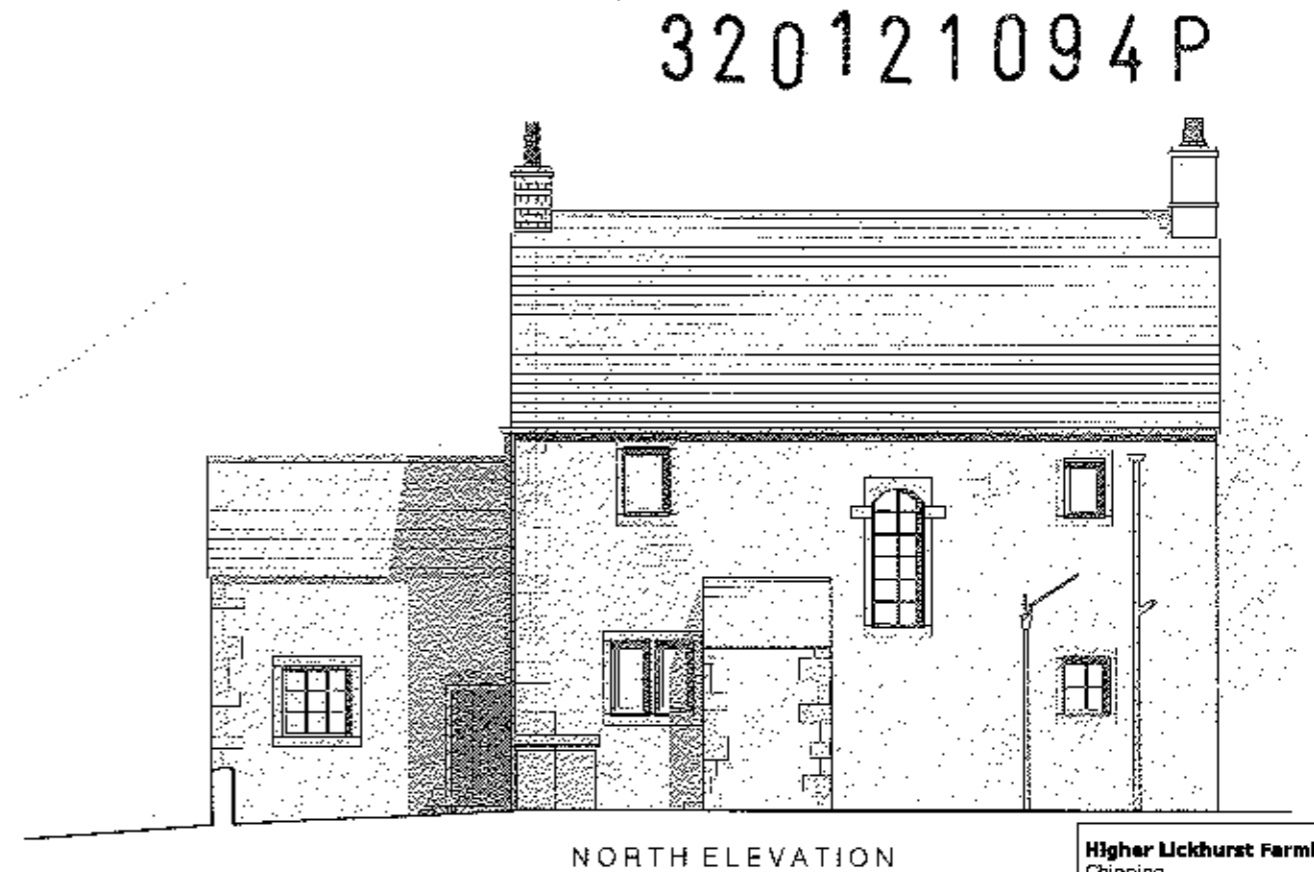
EAST ELEVATION



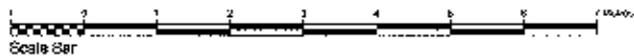
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



Higher Lickhurst Farmhouse
Chipping

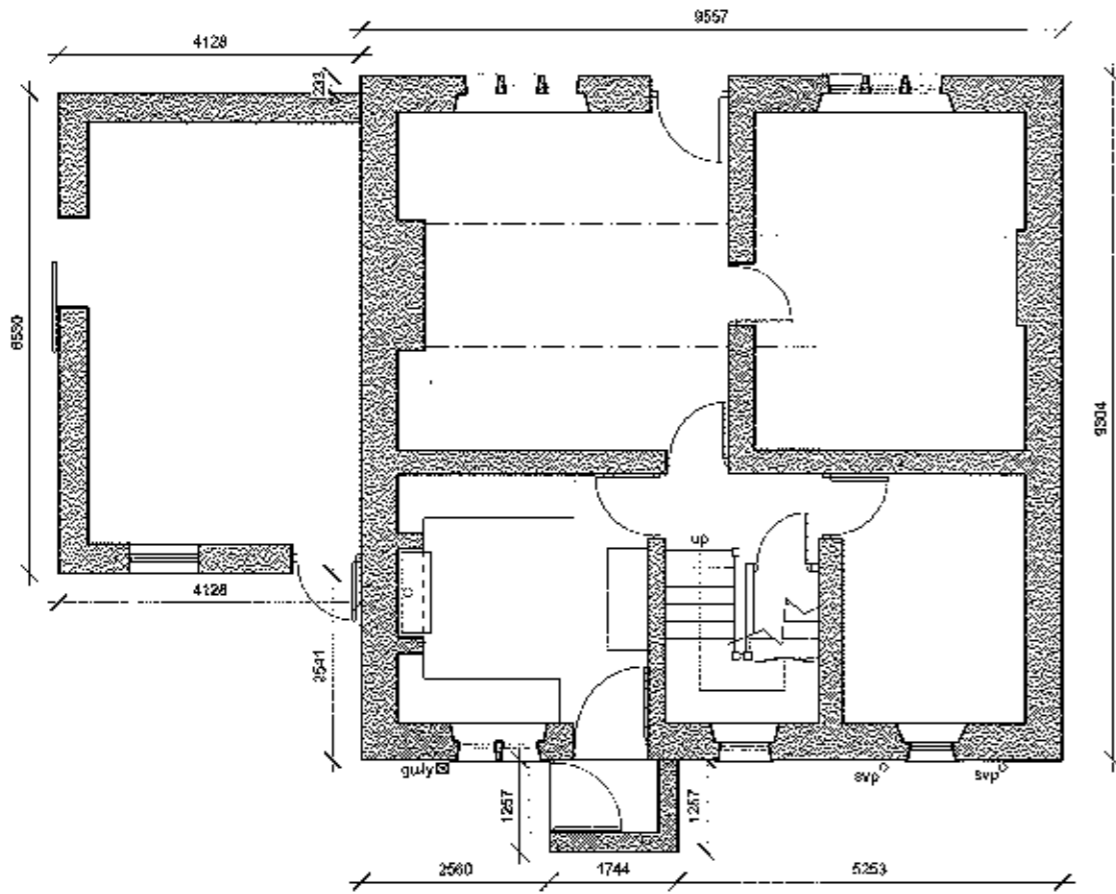
Existing Elevations

Drwg. No: 1735.E.03 Rev: A

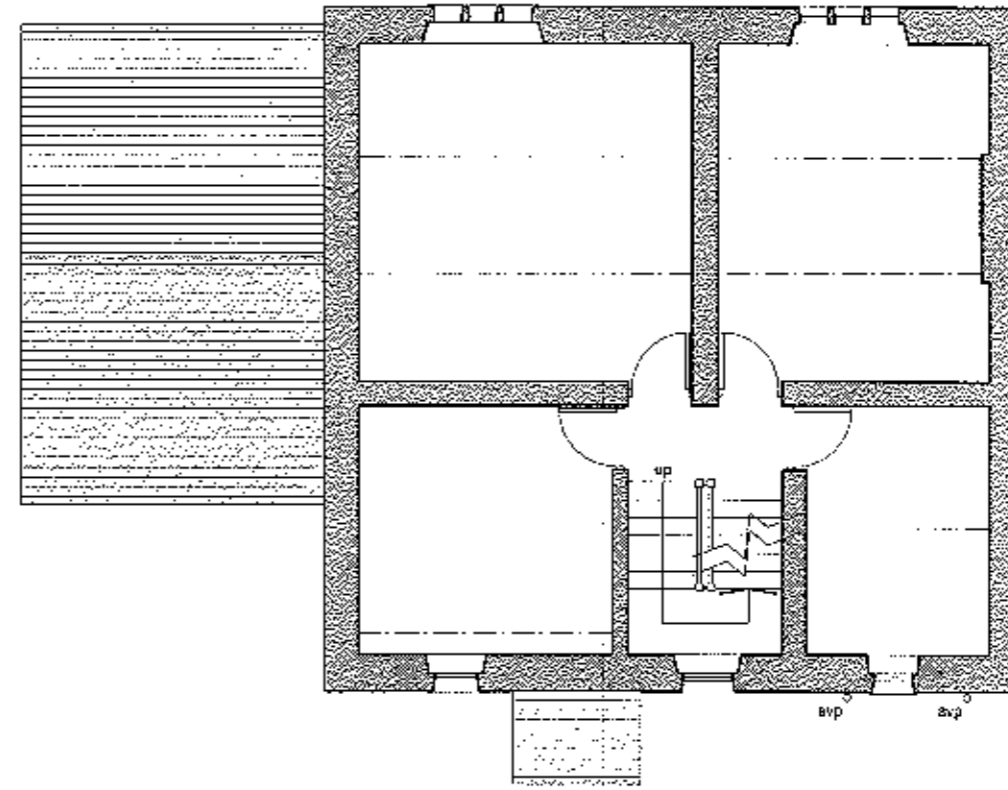
Date: 4/11 Scale: 1:150@A3

IWA Architects
Walsley Mill, Wheatley Road, C. J. Works, Luton
BB7 4LR. Tel: 01295 429487. Fax: 01295 482078
Email address: admin@iwaarchitects.co.uk
Web site address: www.iwaarchitects.co.uk

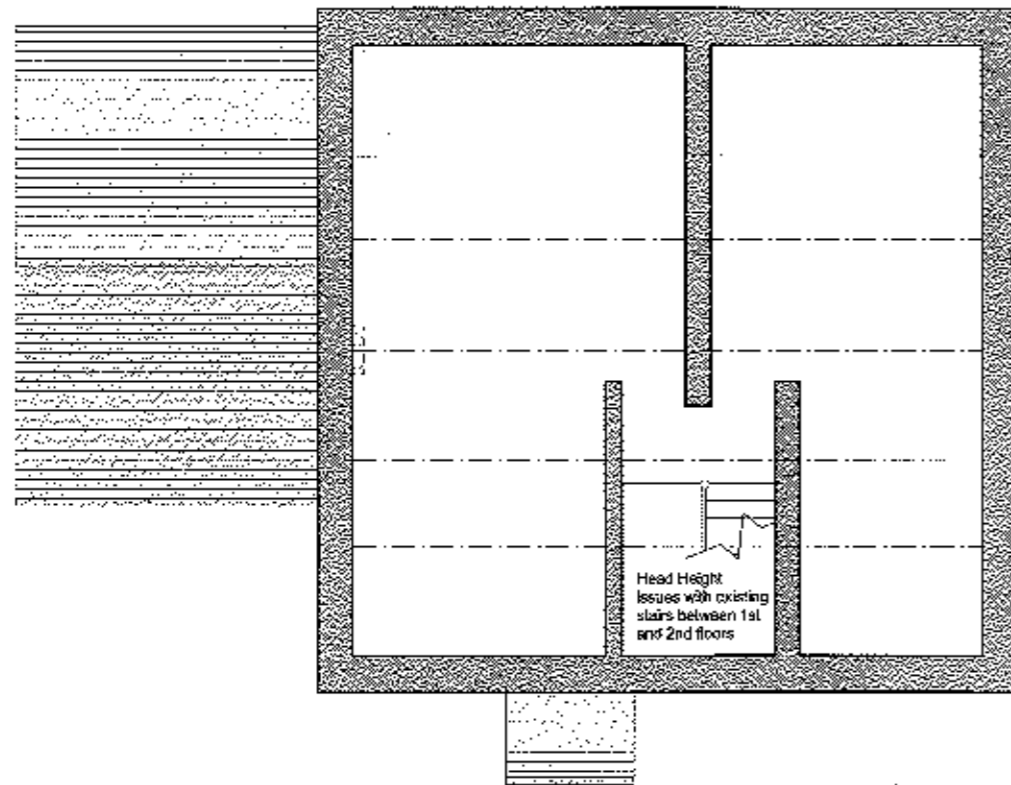
Rev A 01/12 existing window to attic added



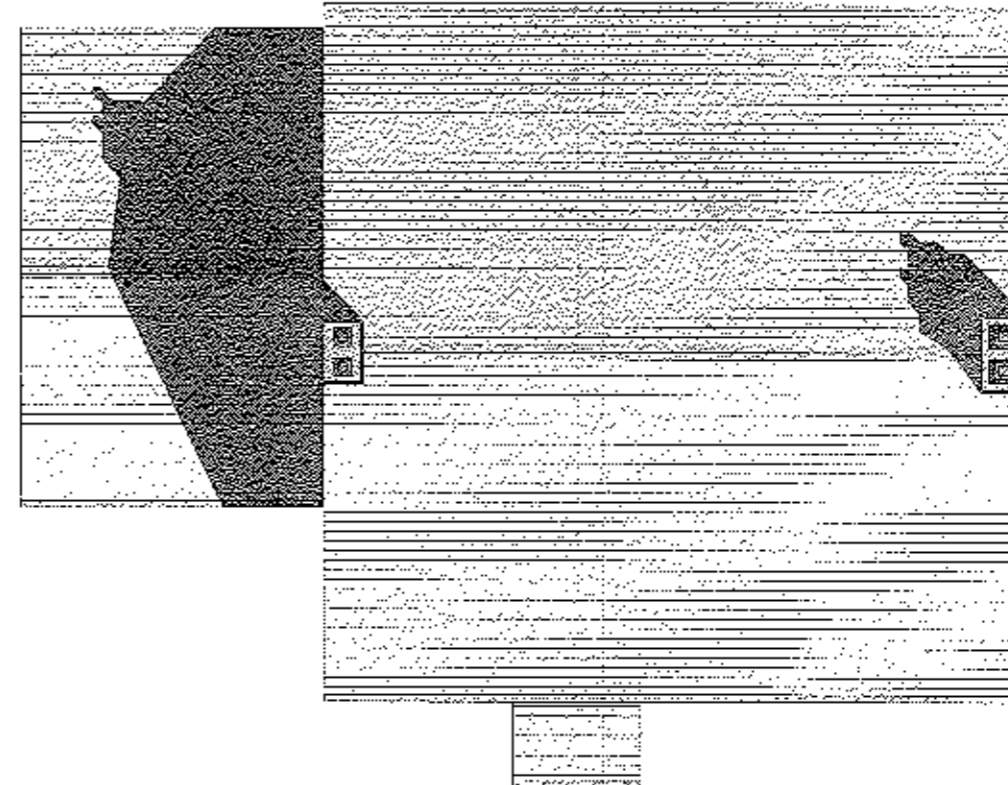
GROUND FLOOR



1ST FLOOR

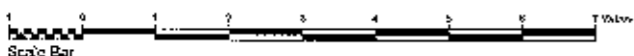


2ND FLOOR



ROOF PLAN

320121094P



Rev A 01/12 Minor amendments to plan; existing window to attic added

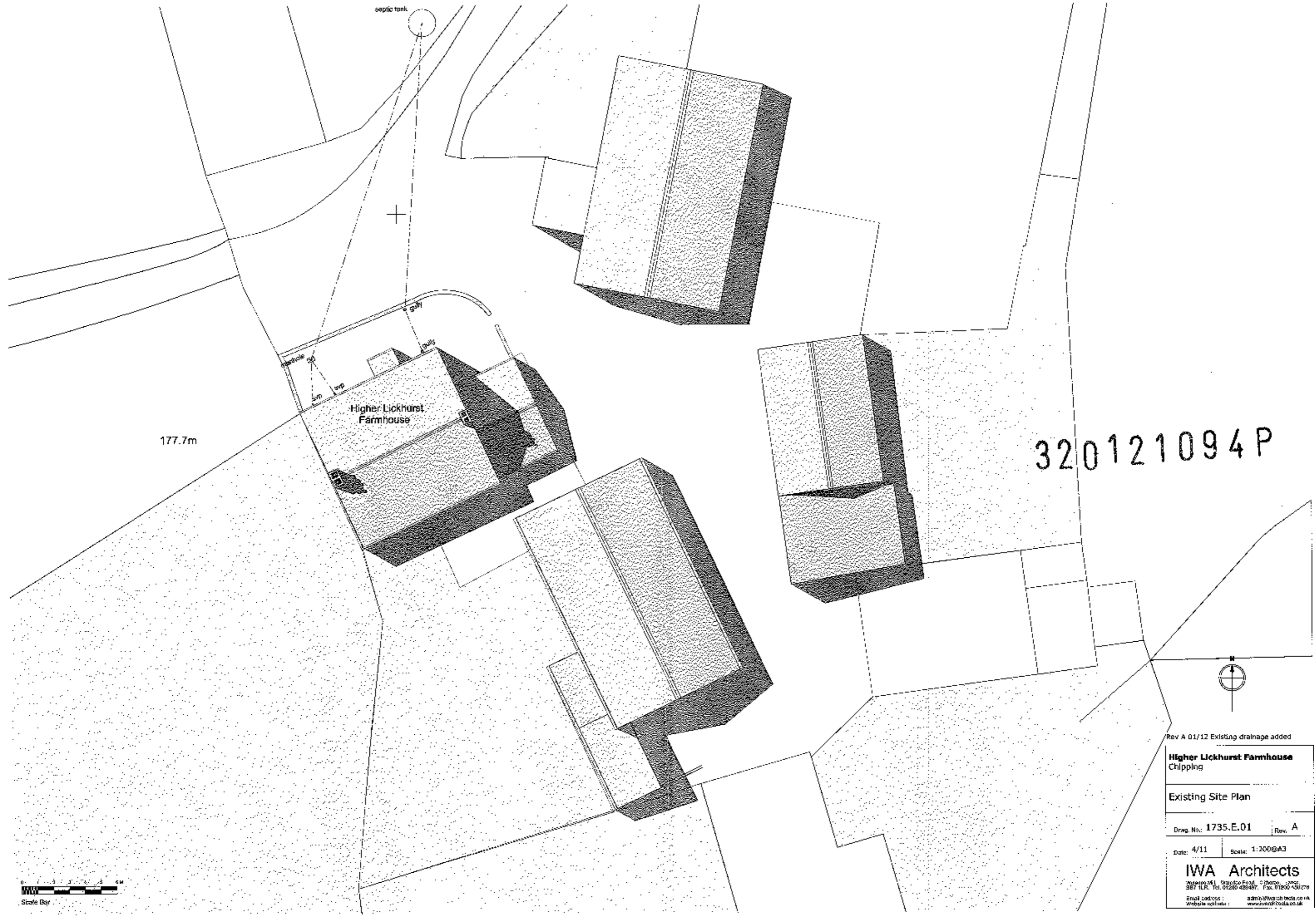
Higher Lickhurst Farmhouse
Chipping

Existing Plans

Drwg. No.: 1735.E.02 Rev.: A

Date: 4/11 Scale: 1:100@A3

IWA Architects
Waterloo Hill, Wotton Bassett, Oxford, UK
OX37 4LR. Tel: 01235 489487. Fax: 01235 489478
Email address: admin@iwarchitects.co.uk
Website address: www.iwarchitects.co.uk

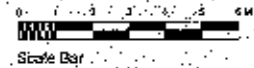


septic tank

Higher Lickhurst
Farmhouse

177.7m

320121094P



Scale Bar

Rev A 01/12 Existing drainage added

Higher Lickhurst Farmhouse
Chipping

Existing Site Plan

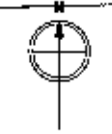
Draw. No.: 1735.E.01 | Rev. A

Date: 4/11 | Scale: 1:200@A3

IWA Architects

Walsley Mill, Walsley Road, Chipping, Wiltshire, Wiltshire, Wiltshire, Wiltshire
3871 1LP, Tel: 01200 488487, Fax: 01200 430278

Email address: admin@iwaarchitects.co.uk
Website: www.iwaarchitects.co.uk

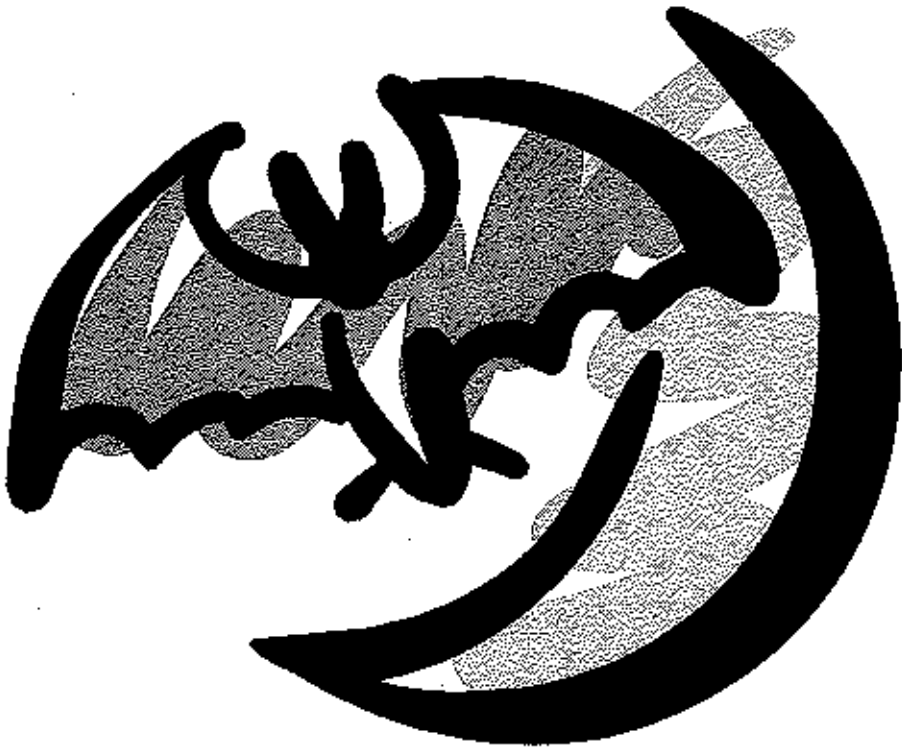


320121094P

REPEAT WILDLIFE SURVEY FOR BATS AND OWLS

AT

Higher Lickhurst Farm
Leagram
Chipping



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





BAT & OWL SURVEY & REPORT

Commissioned By:

Mr G Lowe

Address:

Palewood House
Whitewell Road
Cow Ark
Clitheroe, BB7 3DG

Tel No:

01995 61605

Instruction Method:

Written

Bat Survey Address:

Higher Lickhurst Farm
Leagram
Chipping

Visit Date/Time:

31 July 2011 @ 18.30hrs

Weather Conditions:

Warm, dry evening following a hot, sunny day. Temperature of 17.5°C

Document Reference:

1390



320121094P

BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

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

Survey Methods

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

Evidence of use will include the following;

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

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

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

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower.

8 x 32 Opticron binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

Bat detection methods

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

Evening surveys

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

Analysis of results

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

Bat habits

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

Adverse weather

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

Risk Assessment

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

Low risk:

No evidence of use by bats was found.

Medium risk:

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

High risk:

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

BAT SURVEY & REPORT

REPEAT SURVEY

This survey has been conducted to provide an update on the previous survey and report dated 16 June 2009, document reference 1238.

House and Buildings

A careful search throughout all the buildings could find no evidence of occupation by bats. The information sourced is identical to that obtained on the original survey.

Conclusions

No evidence of use by bats could be found.

Risk

Low

Additional Survey Works

As with the original survey, when two evening surveys were conducted at bat emergence time, an up to date survey was undertaken in case any bat roost locations had been overlooked or the situation had changed.

BAT SURVEY & REPORT

Evening Survey

Date: 31 July 2011

Start Time: 20.45 hours

End Time: 22.15 hours

Weather: The evening was overcast with a light north westerly breeze and a temperature of 11°C.

Bat Suitability Evening:

Flying insects were present but as the evening progressed and the temperature dropped, 'bat food' became less obvious.

Survey Details:

The buildings were continually monitored by two persons, each using a bat detector set at 45Khz to pick up the sonar noises emitted by bats. Bat detectors were set to 55Khz in an attempt to locate any bats that may have been present.

Survey Findings:

No evidence of bats foraging or feeding around the site were detected or observed.

Evaluation of the Survey Results:

Bats do not favour the site as ideal roosting habitat.

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to extend the farmhouse and convert the barns into holiday lets. All other buildings will be demolished.

Site Description

The site is a former farm and outbuildings, located high up on a hillside. Surrounded by agricultural land, strips of woodland occur up the sides of streams percolating from the nearby moorland.

Survey Results

The day and evening surveys could find no evidence to confirm that bats occupied any of the buildings.

The latest evening survey could find no evidence of bats at all.

Importance of the Site

Due to the exposed position and the way the wind appears to blow straight through all the buildings, I do not consider the site very 'habitat friendly' to bats. Bats are much more likely to occur in the valleys where food is more abundant.

Conclusions

No evidence of bats using the premises as a roost site could be confirmed.

Risk Assessment

Low

Mitigation and Enhancement

No bat mitigation or habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed:

Dated:

SURVEYOR'S DETAILS

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

Bats and the Law

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

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

How to proceed when bats are found

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

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

General recommendations:

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

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

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

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

BARN OWL SURVEY & REPORT

Survey Brief:

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

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

Objectives of the report:

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

To make recommendations when the presence of owls is found.

Limitations of the report:

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

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

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

Survey Details

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

Evidence of use by owls will include the following;

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

SURVEYING EQUIPMENT

- Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
- 8 x 32 Opticron binoculars,
- Petzl headlamp torches.
- A variety of folding aluminium ladders.

Survey Methods

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

BARN OWL SURVEY & REPORT

320121094P

Site description:

The site is a former farm with barns and outbuildings, surrounded by agricultural land with cattle and sheep. It occupies an exposed position on a hillside, nestling beneath a large area of moorland.

Survey results

YES	NO
-----	----

External:

White streaks down roof timbers + walls

	✓
--	---

Owl pellets

	✓
--	---

Internal:

White streaks down walls

	✓
--	---

Owl pellets new

	✓
--	---

Owl pellets old

	✓
--	---

Owl feathers

	✓
--	---

Signs of nest

	✓
--	---

Access for owls

	✓
--	---

Comments:

A careful inspection of all barns and loose boxes could not find any signs of pellets, feathers or any other owl indicators.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Owls do not use the buildings. This report updates the previous one dated 16 June 2009.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed:

Dated: