



**RIBBLE VALLEY
BOROUGH COUNCIL**

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 426111 www.ribblevalley.gov.uk

For office use only

Application No.

Date received

Fee paid £

Receipt No.

320121110P

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	L	Surname:	Caine
Company name:					
Street address:	Rathmere				Telephone number:
	Slaidburn				
Town/City:	Clitheroe				Mobile number:
County:	Lancs				Fax number:
Country:					Email address:
Postcode:	BB7 3AE				
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road				Telephone number:
Town/City:	Clitheroe				Mobile number:
County:	Lancs				Fax number:
Country:					Email address:
Postcode:	BB7 1AW				judith@jdixontownplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension of dwelling into adjoining barn, conversion of outbuildings into one dwelling and erection of menage, stables and garden store

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

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Quarry House		
Street address:			
Town/City:	Skipton		
County:			
Postcode:	BD23 4SY		

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

Easting:	375057
Northing:	454099

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage of the dwelling for the storage of waste and a covered manure storage area is provided for the stables.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilages of the dwellings for the storage of recyclable waste.

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Natural stone, render, timber cladding and blackwork to house and outbuildings

Description of proposed materials and finishes:

Natural stone sweet and chestnut timber cladding to new dwelling. Timber boarding to stables and garden store.

Roof - description:

Description of existing materials and finishes:

Stone flags tiles and corrugated metal sheet

Description of proposed materials and finishes:

Stone flags, blue slate and corrugated metal roof.

9. (Materials continued)

320121110P

Windows - description:

Description of existing materials and finishes:

Painted timber

Description of proposed materials and finishes:

Painted timber

Doors - description:

Description of existing materials and finishes:

Painted timber

Description of proposed materials and finishes:

Painted timber

Boundary treatments - description:

Description of existing materials and finishes:

Dry stone walls stockproof fencing

Description of proposed materials and finishes:

Drystone walls, stock proof fencing, 1.8m high close boarded fence around the garden to the new dwelling, post and rail fencing to the menage

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Concrete and crushed stone

Description of proposed materials and finishes:

Concrete and gravel

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design Access and Planning Statement

Heritage Statement

Structural Survey

Protected Species Survey

4268-05 Existing plans and elevations

4268-06A Proposed plans and elevations

4268-07 Location plan

4268-08A Stable and menage

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	7	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐

Yes

☐

No

☒

Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

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:

House with domestic outbuildings and garden

Is the site currently vacant?

☒ Yes ☐ No

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

House with domestic outbuildings and garden

When did this use end (if known) (DD/MM/YYYY)?

11/11/2010

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

17. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

Market Housing - Existing

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

Existing Market Housing Total

1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

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

21. Site Area

What is the site area?

00.90

hectares

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

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

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

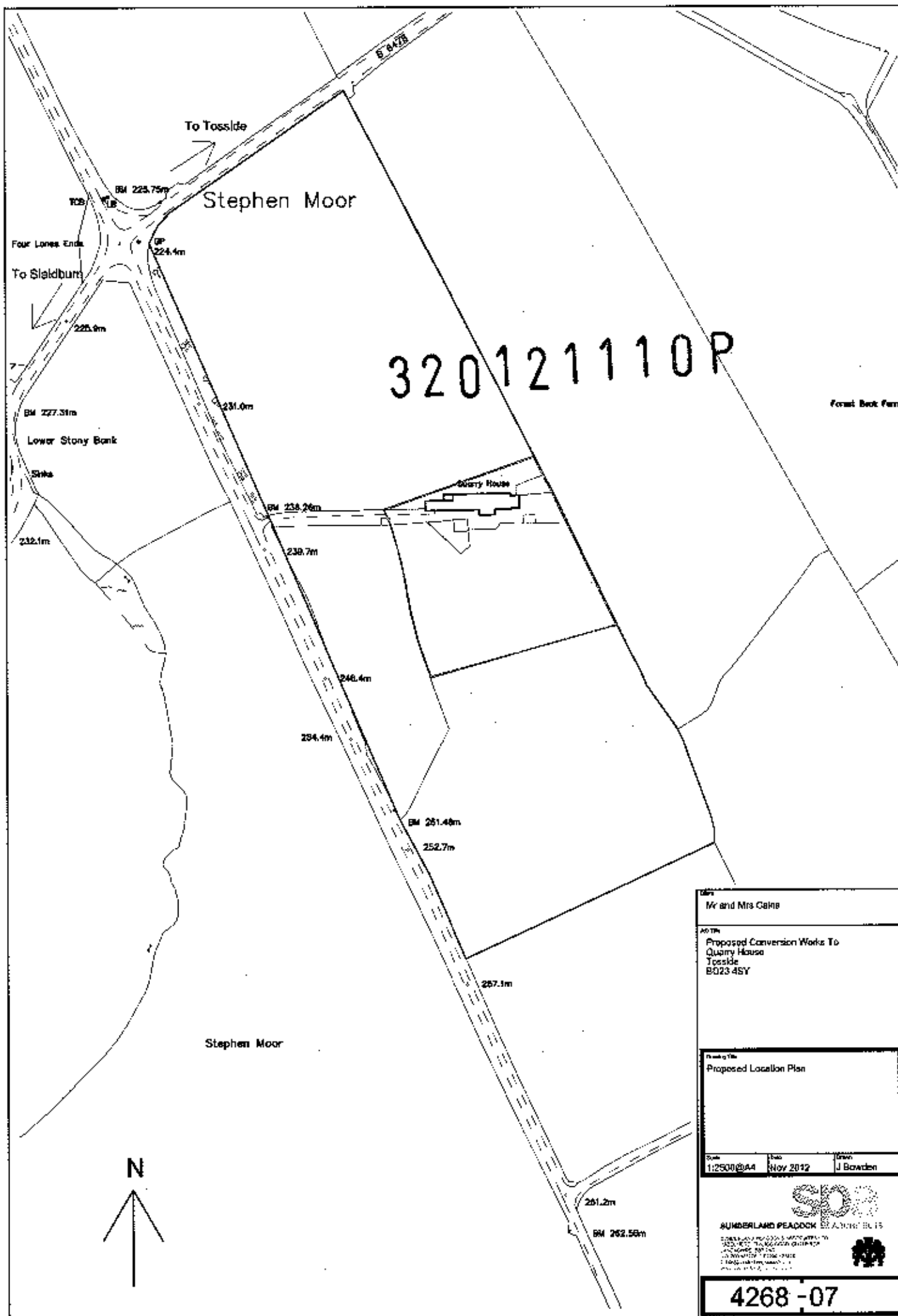
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

26. Declaration

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



Client Mr and Mrs Caine		
Project Proposed Conversion Works To Quarry House Tosside B023 4SY		
Drawing Title Proposed Location Plan		
Scale 1:2500 @ A4	Date Nov 2012	Drawn J Bowden
SPR SUNDRLAND PEACOCK 2000-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-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HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO EXTEND A
DWELLING INTO THE ADJOINING BARN, CONVERT A BARN
AND OUTBUILDING TO A DWELLING AND ERECTION OF
STABLES MENAGE AND GARDEN STORE.**

AT

**QUARRY HOUSE,
TOSSIDE,
NORTH YORKS BD23 4SY**

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

Tel. no. 01200-425051/07887-554397

HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO EXTEND A DWELLING INTO AN ADJOINING DWELLING, CONVERT A BARN AND OUTBUILDINGS TO A DWELLING AND CONSTRUCT STABLES MENAGE AND GARDEN STORE AT QUARRY HOUSE, TOSSIDE BD23 4SY

National Planning Policy Framework.

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

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

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

Identifying the Heritage Asset.

Quarry House comprises a farmhouse, with a large attached stone barn linked by a single storey cattle shed to a two storey cattle shed and store with further single storey storage buildings beyond. These descriptions such as 'farmhouse' and 'cattle shed' describe the function for which the buildings were originally constructed they are not a description of the current use as all of the buildings have been in domestic use since the site ceased to be used as a farm some 30 years ago. Access to Quarry House is from a track from the road it approaches from the west and runs in front of the buildings on the south side ending in what was formerly the farm yard which has now been modified into a garden and parking area. The front of the farmhouse, the wagon entrance to the attached barn and the main

openings to all the other building all face the south. To the front of the farmhouse is a very large garden area.

Quarry House is set within open grazing land. The land slopes gently downhill from north to south. There are no public footpaths through or near to the site.

Designated Assets, Local Plan, Desk Based Assessment.

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

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

We can assess from this that these traditionally constructed stone farmhouse, barns and outbuildings can be considered as heritage assets. The landscape setting of the buildings is also a heritage asset.

We have consulted the Community History Section of Clitheroe Library who has provided the maps attached in the appendix. The map of 1847 shows two buildings on the site. They are in the same positions as the farmhouse and attached barn and the two storey stone building which are on the site today. It also shows the position of the quarry to the south of the site from which the house takes its name.

The map of 1901 shows the farmhouse and attached barn together with the main two storey outbuilding and another small structure to the west in the positions which they are in today and with the same footprint. A track is shown leading to the farm from the west and the quarry is still shown with a track leading to it.

There is a plaque over the front door of the house with the dates 1803 and 1976 inscribed on it suggesting that the house was built in 1803 and restored in 1976.

This suggests that the present Farmhouse was constructed in 1803 and the main components of the group are likely to have been in their present form from at least 1847.

We have contacted the Heritage Environment Record at the County Council who responded, *"We don't have any records for this building; but since it appears on the OS 1850 six inch map, it is possible that some archaeological work may be recommended by my colleague, Doug Moir."*

We can conclude that the heritage assets of this site are the farmhouse, the attached stone barn, the two storey outbuilding, the layout of these buildings, and the setting of the buildings in the landscape.

Assessment of the Significance of the Heritage Asset.

The house is coursed stone on the front elevation with random coursed stone to the side and rear elevation. The corners have large quoin stones. The windows and doors have stone heads cills and jambs the front and rear doors have pitched hoods of 2 stone slates. The roof is covered in stone slates laid in diminishing course with stone copings and kneelers. Cast iron gutters are carried on stone brackets. There are dressed stone chimneys on the right hand gable and at the junction between the house and the barn. There is a modern single storey extension on the right hand gable.

The attached stone barn appears to have been constructed at the same time as the house. The stone work is continuous across the rear elevation the barn and house and the barn roof has coping and kneelers which match the house. The rear elevation, ridge line and front elevation are all in line with the house except for the wagon entrance which projects forward under a continuation of the barn roof. It is constructed in random coursed stone the majority of openings have stone heads, cills and jambs with large quoin stone on the corners and the sides of the wagon entrance. There is evidence of breathing holes which have now been blocked.

The main wagon entrance to the barn on the southern side beneath a hood created as an extension of the roof. There is a door from the wagon entrance into a store at the right hand side which is also beneath the extended roof. Opposite the wagon entrance on the rear wall is a door which could be a threshing door. There is an additional door to the right of this. The left hand side of the barn floor is at a lower level and shows evidence of being used as cattle stalls with a platform for the storage of hay above. Access to the stalls is from an external door on the front elevation and a second door in the centre of the gable elevation. On the right hand side of the barn there are modern steps giving access to the loft space above the store at the front of the building and on the ground floor there is a connecting door from the barn into the house. The roof is supported on two queen post trusses.

The two storey outbuilding is constructed out of coursed random stone with a large door opening to the front elevation with a second door next to the right hand gable. The roof is covered with corrugated sheet. On the rear elevation there is a single storey lean to of random stone and corrugated sheet roof. The footprint of this building including the lean to is clearly shown on the OS 1909 plan together with a further small outbuilding to the west. The two storey outbuilding has been adapted for different uses over time. The more recent agricultural use appears to have been as cattle stalls on the ground floor with storage above and used in connection with the building which was created between this outbuilding and the main barn in the mid C20th. The 1960's aerial photograph on the Lancashire County Council mapping service clearly shows a roofed building between the two storey outbuilding and the main barn at this time. The interior of the single storey building is clearly designed to be a milking parlour with some of the pipe work still intact. The provision of this milking parlour between the two outbuildings would have meant that the forking hole in the east gable elevation (now blocked) became inaccessible and may have required new first floor openings to be created.

The former single storey milking parlour is constructed with random stone walls to the front and rear which butt up to the gable walls of the large barn and the two storey outbuilding. The corrugated sheet roof is supported in metal trusses. There are two windows on the rear elevation and two doors and one window on the front elevation. The structure is of no particular architectural merit.

The outbuilding attached to the western side of the two storey outbuilding includes the small outbuilding shown on the OS1909 map and has been modified with the roof extending over the gap between the two outbuildings to provide a covered storage space. The building has clearly been modified over time and now has a mono-pitched sheet roof. To the south of these buildings on the other side of the track leading to Quarry house is a block and sheet cattle building which was granted planning permission in 1957.

Quarry House has an extensive garden area mostly to the south of the house. A dry stone wall bounds the western and eastern boundaries whilst the garden is divided from the surrounding fields to the north and south by a post and wire fence. Within the garden are deciduous and coniferous trees and ornamental plants and garden features. The former quarry is now grown over but is evident on the site as depressions and a hollow. The track leading to Quarry House is bounded by dry stone walls.

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

The planning application is for the extension of the dwelling into the attached barn and the conversion of the two storey outbuilding and other outbuildings to a dwelling together with the erection of a ménage stables and garden store.

The heritage significance of the buildings is retained through the design of the conversion. The existing openings are retained and the number of new openings kept to a minimum. The single storey later additions to the group of former farm buildings have been retained and modified, the historic elements of the barn and outbuildings have been retained without alteration to the exterior except for minor new openings.

The heritage significance of the building is improved by the replacement of the corrugated sheet roofing material with slate over the former milking parlour and two storey cattle building.

The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn using these openings for windows and doors. There is only one new opening proposed in the front elevation of the barn together with roof lights.

The creation of the second dwelling in the outbuildings has been achieved through the re-use of the main two storey outbuilding. The later open lean to storage areas have been adapted to allow light into the ground floor the summer room on the north elevation in particular is on the least visible elevation of the building which is screened by trees to the north.

The proposal retains the buildings in the existing linear format which is characteristic of farm complexes in this area.

The proposed ménage is positioned to the south of the former farm buildings within the existing garden area of the house. It will require the demolition of the concrete block and sheet 1950's cattle building. The ménage and stables are mostly cut into the ground to create a level surface where the ground is gently sloping. This ensures that the stables garden store and ménage are not particularly visible in the landscape and will also be screened by existing trees to the east. The positioning of the ménage stables and garden store will not interfere with the historic grouping of the former farmhouse barn and outbuildings.

Appendix

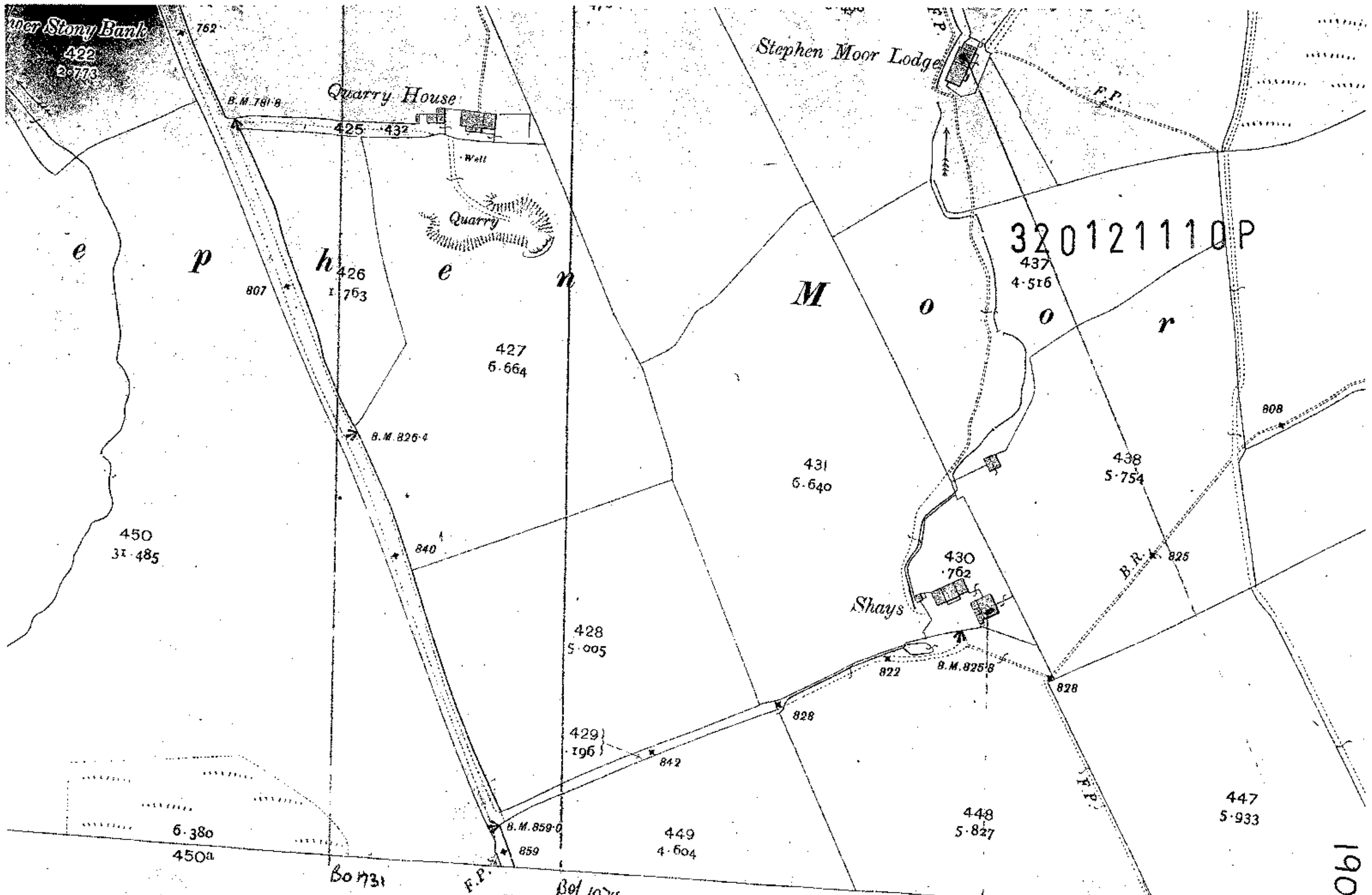
1 Ordnance Survey Maps 1847 and 1909

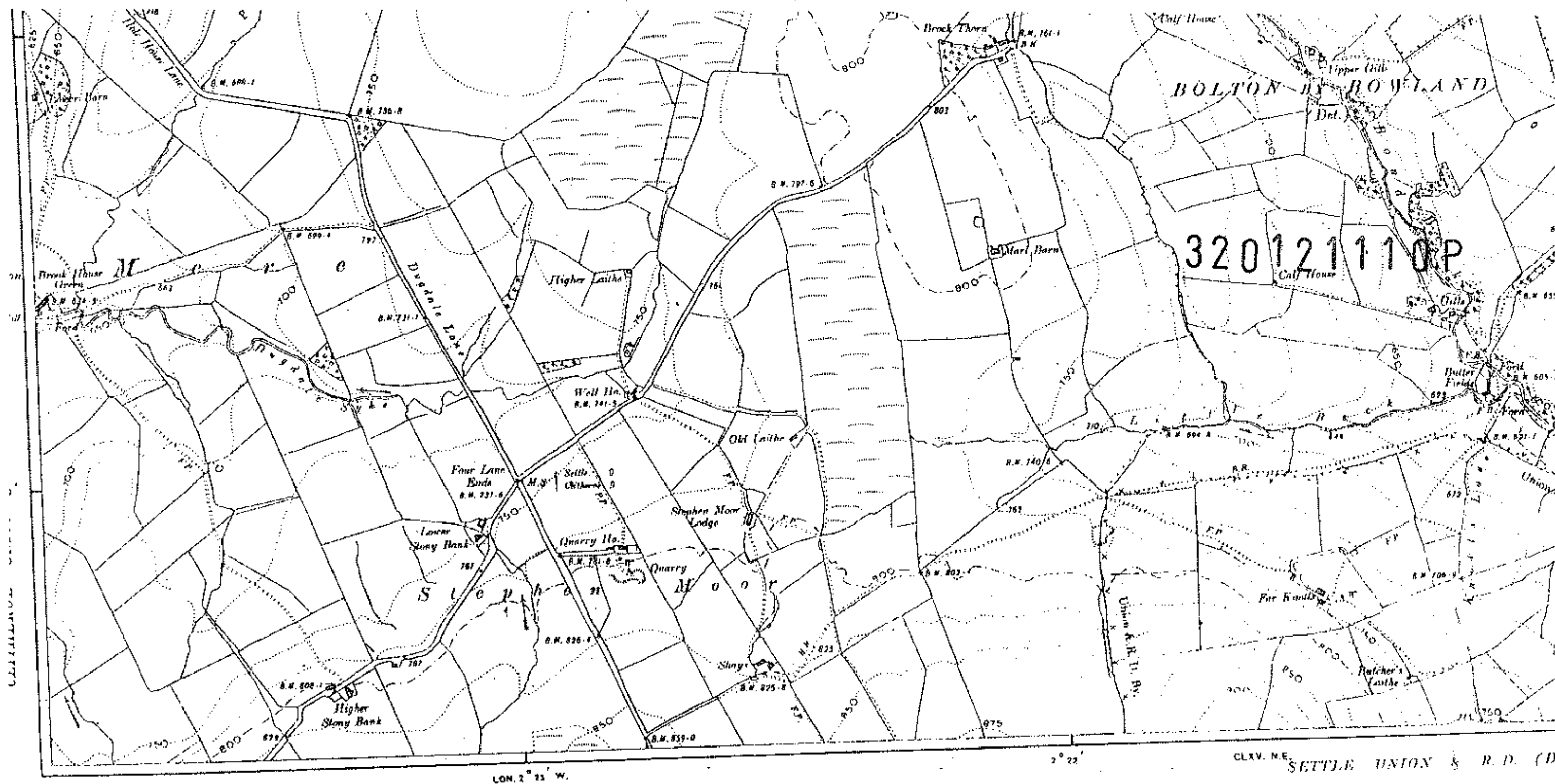
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Tel: 01200 425051

November 2012





Surveyed in 1867. Revised in 1907.

Reprint 60/25. 60/20.

CHARACTERISTICS AND SYMBOLS.

County Boundary	-----	Antiquities, Site of	-----
Parliamentary Division Boundary	-----	Arrow showing direction of flow of water	-----
Union Boundary	x x x x	Contours	Instrumental
Rural District Boundary	v v v v		Sketched
Parish Boundary		Trigonometrical Station	-----

For other information see Characteristic Sheet.

Price 2/- net.

Helio-photographed from 1867 Plans and Published by the Director General at the Ordnance Survey
The Altitudes are given in Feet above the assumed Mean Level of the Sea at Liverpool, which is 4 ft 6 in below the 1845
Altitudes indicated thus, B.M. 100 refer to Bench Marks on Buildings, Walls &c. those marked thus preceded or followed

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1847

DESIGN AND ACCESS AND PLANNING STATEMENT**SITE: QUARRY HOUSE TOSSIDE BD23 4SY.****PROPOSAL: EXTENSION OF DWELLING INTO ADJOINING BARN CONVERSION OF OUTBUILDINGS INTO ONE DWELLING, ERECTION OF MENAGE, STABLES AND GARDEN STORE.****INTRODUCTION**

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

SITE DESCRIPTION

Quarry House is located approximately 2.7 km south-west of the village of Tossie. It comprises a farmhouse, with a large attached stone barn linked by a single storey cattle shed to a two storey cattle shed and store with further single storey storage buildings beyond. These descriptions such as 'farmhouse' and 'cattle shed' describe the function for which the buildings were originally constructed they are not a description of the current use as all of the buildings have been in domestic use since the site ceased to be used as a farm some 30 years ago. The previous owners of the property lived there for about 30 years and did not engage in farming.

The former outbuildings whilst retaining their appearance of agricultural buildings have not been used for agricultural purposes by the previous owners but have been used as domestic outbuildings.

Access to Quarry House is from a track from the road it approaches from the west and runs in front of the buildings on the south side ending in what was formerly the farm yard which has now been modified into a garden and parking area. The front of the farmhouse, the wagon entrance to the attached barn and the main openings to all the other building all face the south. To the front of the farmhouse is a very large garden area.

The garden area has been planted with various trees and ornamental plants and garden structures. The previous owners were elderly so the garden is not now in good condition never the less its use as a garden is still obvious.

161.1.1021

Quarry House is set within open grazing land. The land slopes gently downhill from north to south. There are no public footpaths through or near to the site.

The Farmhouse as is traditional to houses in this area has the main elevation facing south. The barn is a substantial building built of random coursed stone with stone detailing. It has retained its original roof covering. The house and barn are under one continuous roof. To the west of the barn in line with these buildings and attached to each other are a single storey cattle building a two storey cattle and storage building and a storage building. The farmhouse, barn, other buildings and garden are surrounded by open grazing land. This area is designated as and Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local Plan (aRVDWLP).

ASSESSMENT

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

Policy G1 – expects high standards of design quality.

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

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

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

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

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

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

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

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

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

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

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

PLANNING HISTORY

BO 481 Erection of livestock building (located on south side of the track) approved 18.09.57

74/0946 Proposed extension of existing residential accommodation into adjoining barn approved 27.01.75.

78/0459 Proposed extension (study and WC on right gable) approved 25.5.78

EVALUATION

The main planning issues relating to this proposal are:

- the principle of the development;
- the suitability of the building for conversion;
- the landscape impact;
- the design of the scheme;
- highway safety; and
- nature conservation interest.

Each of these issues is assessed in turn below.

Principle

Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the extension of an existing dwelling into and attached former barn and the conversion of existing outbuildings to a dwelling within an established group of buildings. The proposed ménage stables and garden store are sited within an existing garden area. The keeping of horses usually occurs where grazing land is available. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference to other policies that specifically refer to residential development and conversion of buildings in the countryside. This policy is broadly in line with the NPPF paragraph 55 which allows for the re-use of buildings in the countryside.

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

Although the buildings were originally constructed for agricultural purposes they have been used as domestic out buildings for about 30 years. A planning application was approved for the conversion of the large barn to an extension of the house in 1974 and it may be possible that this application was partly implemented by the creation of an opening from the house into the barn. Certainly the former farm yard area is no longer separate from the original front garden of the house the dividing stone wall has been removed. Decorative cobble stones and small flower beds have been laid along the edge of the outbuildings and cattle shed and a water fall garden feature created on the southern edge of the former yard area leading the eye into the large garden area beyond.

Building Suitability

The buildings are regarded as suitable for conversion with regards to criteria in Policies H15 and H16. In particular:

- the outbuildings are grouped with the farmhouse where services and utilities are already provided so that no additional expenditure by public authorities on the provision of infrastructure would be required;
- a structural survey is submitted with the application. It confirms that the attached barn and the two storey stone out buildings are structurally sound and capable of conversion without needing major rebuilding;
- the buildings are of sufficient size to provide suitable living accommodation as an extension to the existing dwelling and to create an additional dwelling within the envelope of the existing buildings; and
- being of traditional form and materials, the character of the buildings and there materials are appropriate to its surroundings. The buildings are worthy of retention.

Landscape Impact

The scheme to convert the barn and outbuildings to living accommodation will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies ENV1, H15 and H17. The

proposed garden curtilages for new and the extended dwelling are created by subdividing the existing garden area.

The vehicle parking area for the extended house is retained in the existing area of hard standing and a garage is created from the former milking parlour. A garden store for this large dwelling is proposed adjacent to the proposed ménage. The existing dwelling has a large garden and the garden store will provide space for a ride on mower potting shed and domestic workshop. The proposed ménage and stables are proposed in the existing garden area and will replace the existing block-work cattle building. The rear of the stable is adjacent to the existing field wall and screening is provided from the east by the existing mainly coniferous trees. The demolition of the former block-work cattle building will better reveal the historic buildings within the group and remove this unsightly building. The renovation of the single storey elements of the outbuildings will significantly improve their appearance.

Car parking for two cars is proposed for the new dwelling on the western side of the existing outbuildings on land which is presently within the curtilage of the existing dwelling.

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

Design

The proposed design of the conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The main barn and two storey outbuilding provides the main elements of the new residential accommodation which has been introduced into these buildings in a sensitive manner. The interior of the buildings is lit through existing windows and doors opening and any new openings have been created sensitively by reopening existing blocked openings or by insertion of a small window and roof lights.

The footprint, envelope and format of the buildings including the hard-surfaced external areas have been retained and in doing so have retained their agricultural character.

The proposed stables are to be finished in timber boarding with a corrugated metal roof providing four loose boxes and a tack and feed store. The stables are 4m high to the ridge. The front of the stables faces east and has a small canopy over the stable doors to provide shelter from the predominantly north westerly winds.

The proposed garden store is located at the southern end of the ménage and is to be constructed in timber with a corrugated metal sheet roof. Section A-A shows the garden store will not be particularly visible in the landscape.

Highway Safety

Vehicular access is along the existing track to Quarry House. Visibility at the junction of the track with the highway is good and the increase in the use of the track should not present any highway safety issues. There is adequate space within the curtilage of both properties for vehicles to enter and leave in forward gear.

Nature Conservation

A protected species survey is submitted with the application and concludes that the proposed conversion works are unlikely to cause significant disturbance to roosting bats or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury to death of a European Protected Species-Bats. There is currently no risk of disturbance to barn owls at this property.

The proposal complies with Policy ENV7.

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Tel: 01200 425051

November 2012



320121110P

APPRAISAL

on

HOUSE AND BARN

at

QUARRY HOUSE
Tosside

W/12/578

Mr. & Mrs. Caine
Rathmore
Slaidburn
Clitheroe
Lancashire
BB7 3AE

2 November 2012

W/12/578/PGW/LAW



1.0 Introduction

1.01 Our terms of reference are to carry out a visual structural appraisal on the House and Barns:-
at Quarry House, Tosside
with regard to the proposal to convert these to domestic dwellings, and to report.

1.02 We visited the above on 1 November 2012 to carry out our inspection, and may now

1.03 The buildings are identified as follows:-

The House	to the right hand side of the property including the single storey extension.
Barn B1	to the left of and attached to the house
Barn B2	the single storey barn to the left of and attached to barn B1
Barn B3	the two storey barn to the left and front of barn B2

1.04 For clarification this report relates to an inspection only of that noted under (1.01). We have not examined any parts which were covered, unexposed or inaccessible at the time of the inspection.

We also have not examined any woodwork and therefore cannot confirm that this is free from rot or other defect.

It should be noted that this report is for the use of the party to which it is addressed. No responsibility can be accepted for the use of this report by a third party.



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2.0 Appraisal Findings

- 2.01 The notation used in this report assumes facing the property from the front.
- 2.02 The buildings are generally of stone construction with the external walls (nominally) of 450mm thick.
- 2.03 During our inspection we made the following notes:-

HOUSE

- 2.04 The two storey house is on the left hand side of the elevation with a single storey extension on the right of the house.
- 2.05 The roof is tiled.
- 2.06 Whilst there are some stone lintels generally the lintels are timber.

INTERNAL

a) Entrance/Sitting Room

Access was restricted in this area.

The floor is flagged and whilst slightly un-even is generally virtually level.

The front wall leans out at 10 in 1000; the right hand wall leans out at 5-10 in 1000; the rear wall leans out at 10 in 1000.

There is a crack on the rear wall.

a) Right Hand Room(Lounge)

The floor is virtually level.

The window cills are virtually level.

The walls are virtually plumb.

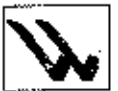
The roof is composed on proprietary timber trusses spanning front to rear.

c) Rear Right Hand Room (Pantry)

The floor is flagged and whilst slightly un-even is generally virtually level.

The rear wall leans out at 10 in 1000; the front wall leans in at 5 in 1000;

the right hand wall is virtually plumb.



d) Rear Left Hand Room(Kitchen)

The floor is flagged, and whilst somewhat uneven is generally virtually level.

The window cill is virtually level.

The rear wall leans out at 10 in 1000; the front wall leans out at 5 in 1000;

the remaining walls are virtually plumb.

There is a significant near vertical crack on the right hand wall immediately adjacent to the rear wall. The cracks steps up through joints.

There is separation of the rear wall and left hand wall.

There is cracking on the front wall.

e) Front Left Right Hand Room (Dining Room)

The floor is timber and displays a sag running parallel to the front with a maximum fall of 10 in 1000.

The walls are virtually plumb.

There is cracking on the rear wall corresponding to that in the kitchen.

f) Stairs and Landing

The floor is virtually level.

The window cill is virtually level.

The walls are virtually plumb.

There is a noticeable near vertical crack running up from the left hand side of the window head.

g) Rear Left Hand Room (Bedroom)

Adjacent to the right hand room the floor falls to the rear at 5 in 1000; elsewhere the floor is virtually level.

The left hand wall leans out at 10 in 1000; the remaining walls are virtually level.

The rear wall leans in adjacent to the roof.

h) Rear Right Hand Room (Bathroom)

The floor is virtually level.

The walls are virtually level.

The rear wall leans in adjacent to the roof.



320121110P

j) Front Room (Bedrooms)

This area was open with no dividing wall, at the time of the inspection.

The floor is virtually level.

The window cills are virtually level.

The walls are virtually plumb.

The front wall leans in adjacent to the roof.

k) Roof

At the time of the inspection, the ceilings had been removed exposing the Roof structure.

The roof comprises timber rafters spanning onto timber purlins which in turn span between the left and right hand walls and two internal timber trusses.

The timbers to the trusses and purlins display splits and shakes with the timber members being of variable size.

There also appear to be a number of open joints between timber members.

EXTERNAL

a) Front Elevation

The walls were checked at ground floor level.

The walls are virtually plumb.

The window cills and door head are virtually level.

There is some minor cracking of the mortar joints.

b) Right Hand Elevation

The wall was checked at ground floor level.

The walls are virtually plumb.

c) Rear Elevation

The walls were checked at ground floor level.

The walls are virtually plumb.

The window cills are virtually level.



BARN Ref: B1

2.07 The notation used in this report assumes facing the barn from the front.

2.08 The building is of stone construction.

The external walls are (nominally) 450mm thick.

INTERNAL

a) Ground Floor

Access was restricted in this area.

The stonework walls were checked at ground floor level.

The walls whilst un-even are generally virtually plumb at low level.

There are open joints and near vertical cracks at high level on the left hand wall.

There are open joints on the front wall.

The roof structure is exposed and was viewed from ground floor level.

The roof comprises timber rafters spanning onto timber purlins which in turn span between the left and right hand walls and two internal timber trusses.

The timbers to the trusses and purlins display splits and shakes with the timber members being of variable size.

EXTERNAL

a) Front Elevation

The wall was checked at ground floor level.

At each corner the wall is virtually plumb; elsewhere the wall leans out at 10 in 1000.

There is cracking over the timber lintel to the main door head.

There is slight apparent bulging to the wall above this.

b) Rear Elevation

The wall was checked at ground floor level.

The walls are virtually plumb.

There is apparent bulging adjacent to the roof.

There is some cracking in the mortar joints.

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BARN Ref: B2

- 2.09 The notation used in this report assumes facing the barn from the front.
- 2.10 The building is of stone construction.
The external walls are (nominally) 450mm thick.
- 2.11 The roof is formed of light steel angle purlins spanning between the side walls and steel trusses.
The roof covering is steel corrugated sheeting.

INTERNAL

- a) Main Area (Cattle Shed)
Access was restricted in this area.
The walls were checked at ground floor level.
The rear wall is very un-even being out of line both vertically and horizontally.

EXTERNAL

- a) Front Elevation
The wall was checked at ground floor level.
The wall leans out at 15 in 1000 on the left hand side becoming virtually plumb adjacent to the right.
- c) Rear Elevation
The wall was checked at ground floor level.
The wall is very uneven on the right hand side.
The wall generally is in a very poor condition

BARN Ref: B3

- 2.12 The notation used in this report assumes facing the barn from the front.
- 2.13 The building is of stone construction.
The external walls are (nominally) 450mm thick.



2.14 The building is two storey at the front.

2.15 The roof covering is asbestos cement sheeting.

INTERNAL

a) Ground Level

Access was restricted in this area.

c) First Floor Level

The internal wall leans to the left at 10 in 1000; the remaining walls accessible are generally virtually plumb.

There is a noticeable crack on the left hand wall which spreads up from the rear to the roof.

There is near vertical cracking on the front wall (left hand side) from floor level.

There is near vertical cracking on the right hand wall.

EXTERNAL

a) Front Elevation

The wall was checked at ground floor level.

The wall leans out at 15 in 1000 on the left hand side becoming virtually plumb adjacent to the right.



3.0 Discussion

320121110P

3.01 We have no information relating to the ground conditions directly beneath the property.

However, from our general knowledge of the area and discussion with the Local Authority we would generally expect to find ground with good load-bearing properties.

3.02 All properties will tend to settle as the underlying ground compacts. The amount of settlement will depend on the nature and degree of loading, and the type of sub-soil.

Differential settlement may be observed by falls in floors, door heads, window cills, and out of plumb walls, together with associated cracking.

3.03 The rate of settlement will decrease with time.

3.04 We were able to peruse the plans indicating the proposals for the buildings.

3.05 It is proposed to convert:-

Barn B1 as living accommodation as an extension to the house

Barn B2 as a garage

Barn B3 as a self contained living unit



4.0 Conclusions

- 4.01 From the findings of this limited visual inspection there are no obvious indications of any recent significant foundation movement.
- 4.02 There are timber lintels within the property which will be unsuitable in the conversion works.
- 4.03 Generally the elevations will require re-pointing.
- 4.04 We are of the opinion that the building may be converted into a domestic dwelling with a minimum of re-building required, as noted below.
- 4.05 The following conclusions are related to the specific areas examined:-

HOUSE

- 4.06 There is noticeable cracking within the house.
- 4.07 The cracking at the rear at ground floor level is the result of the rear wall separating from the internal walls on both sides of the kitchen.
- 4.08 The cracking to the internal walls to both the sitting room and dining room indicate past movement.
- 4.09 There is noticeable cracking at first floor level above the rear window in the stair area.
- 4.10 This appears to be as the result of lintel movement combined with lateral movement of the wall.
- 4.11 The condition of the roof structure is un-certain.
The rafters are of variable size and condition as are the purlins.
The main trusses have splits and shakes and are again of variable size.



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BARN B1

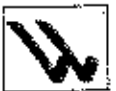
- 4.12 There is some cracking and open joints at high level on all elevations.
- 4.13 However the walls generally appear in reasonable condition.
- 4.14 As with the house the roof structure is un-certain.

BARN B2.

- 4.15 The rear wall is in a very poor condition being out of line both vertically and horizontally.
- 4.16 The mortar joints are open.

BARN B3

- 4.17 There is noticeable cracking internally at first floor



5.0 Recommendations

- 5.01 The timber lintels will require to be replaced with either concrete or proprietary galvanised steel lintels.
- 5.02 Generally the elevations will require re-pointing.
- 5.03 The following recommendations are related to the specific areas examined:-

HOUSE

- 5.04 There is noticeable cracking within the house.
- 5.05 The rear wall in the kitchen has separated from the walls on both sides.
- 5.06 This may be addressed by:-
 - Either i) Taking down and re-building the walls at the junctions
 - Or ii) Introducing stainless steel ties from the rear wall into the side walls and grouting with an epoxy resin.
- 5.07 There is a noticeable crack on the rear wall above the stair window.
This crack may be repaired by the same method as noted under 5.06.
- 5.08 There are internal cracks to the kitchen and dining room walls.
Again the repair method should be as noted in 5.05
- 5.09 The ground floor in the dining room is timber and displays noticeable sagging.
- 5.10 We recommend that this is taken up and replaced with either a new concrete floor or suspended timber floor.
- 5.11 The first floor within the property should be tied and strapped to the external walls.

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5.12 As noted the roof timbers display splits and shakes, are of variable size and condition.

5.13 We recommend that either the roof covering is removed along with the rafters and purlins.

New steel purlins and timber rafters may then be introduced.

BARN B1

5.14 There is some cracking and open joints at high level on all elevations.

5.15 We recommend the cracking is treated as noted in 5.06.

5.16 This area is to be converted to living accommodation.

5.17 We would anticipate a new concrete slab will be cast at ground floor level which will provide support to the new internal walls.

5.18 The inner wall to the external face may be tied to these, and the new first floor will provide stability to the existing walls.

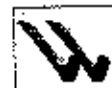
5.19 The roof structure is uncertain and we recommend that this replaced by proprietary roof trusses strapped and tied to the existing walls.

5.20 This will stabilize the head of the existing walls.

BARN B2

5.21 The rear wall is in a very poor condition and we recommend that this taken down and re-built on a new foundation.

5.22 The proposals indicate that the majority of the front elevation is to be taken down to provide the garage door.



- 407111038
- 5.23 The roof structure should be removed and replaced with either proprietary timber trusses or new purlins and rafters.

BARN B3

- 5.24 The internal cracks at first floor level may be treated as noted under 5.05.
- 5.25 The roof structure should be removed and replaced with either proprietary timber trusses or new purlins and rafters.

We trust the above is sufficient for your requirements, however if you require any further information or clarification please do not hesitate to contact us.

Yours sincerely

P G Wallace

WALLACE CONSULTING ENGINEERS



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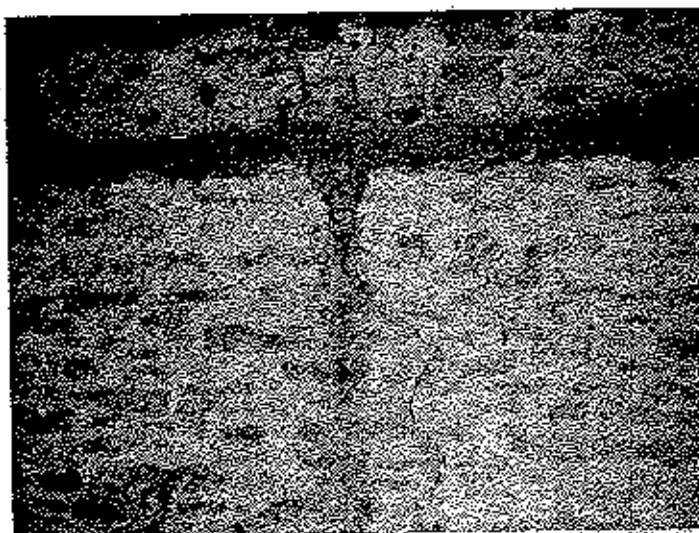
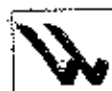
Front Elevation - House



Rear / Gable Elevation - House



Cracking / Separation - Kitchen



Rear Elevation Cracking Stair



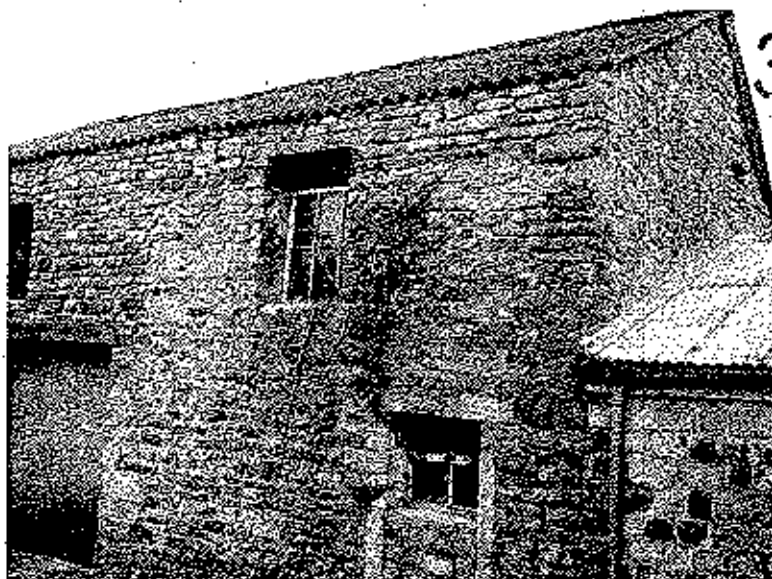
Roof Members - House



Front Elevation - Barn B1



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Rear Elevation – Barn B1



Front Elevation – Barn B2



Rear Elevation – Barn B2



Rear Wall-Internal-Barn B2



Front Elevation - Barn B3



Rear Elevation - Barn B3

earthworks environmental design

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Mr and Mrs Caine

Rathmere
Slaidburn
Clitheroe
Lancashire
BB7 3AE

320121110P

27 November 2012

Job ref: B 1230

Dear Mr and Mrs Caine

Protected Species Survey at: Quarry House, Tosside, Lancashire, BD23 4SY.

You have requested a protected species survey at the above property, as a condition of a planning application to Ribbles Valley Borough Council for proposed building alterations and barns conversion. The property includes several buildings as shown in figures 1 to 11 of the attached report.

The local authority requires an appraisal of the impact of the proposed development on all protected species in accordance with PPS9, in addition to mitigation procedures designed to protect bats and their roosts and ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey (daylight only inspection) of the buildings was undertaken on Tuesday 13 November 2012; the aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats or other protected species have been active within any part of the buildings that will be affected by the proposed development.

The key points of the attached survey report are as follows:

1. There are signs of occasional bat perching and feeding activity within the main barn (building B).
2. Mitigation measures are required to reduce or remove the risk of disturbance, injury or death of protected species; your attention is drawn to the mitigation notes outlined at the end of the report.
3. There is no evidence of regular or significant bat activity within any part of the property and the risk of disturbance to roosting bats is relatively low; the proposed works should proceed with reasonable care and vigilance for the unexpected presence of roosting bats.
4. Although there is no evidence of roosting or nesting barn owls, nesting wild birds may be present within some of the buildings during spring and summer.
5. An EPS development licence is not required.

Please note, I do not supply a copy of the report to the local planning authority, therefore it is your responsibility to forward a copy to Ribbles Valley Borough Council in support of the planning application

Yours sincerely



David Fisher

Status: FINAL Version: 1

QUARRY HOUSE, TOSSIDE, BB7 4LN

Surveyor: David Fisher (NE licence No: 20122876) Earthworks Environmental Design

1.0 INTRODUCTION

1.1 Site description

NGR: SD750540; elevation: 240 metres; location: approximately 4km NE of Slaidburn, 2km SW of Tosside.

Quarry House is located to the north of Champion Moor and surrounded by upland pasture and permanent grassland (category B6 poor semi-improved grassland – Phase 1 habitat type). The site is 0.25km from moorland edge habitat (category D5/D6 Dry heath / Wet heath acid grassland) and within 1km of mature conifer plantation at Cocklet Hill, part of the extensive Gisburn Forest.

The site offers a sheltered location close to open moorland; the buildings are surrounded by small area of mixed woodland with large mature garden; there are several broadleaved trees close to the north and east elevations. The site provides sheltered feeding and foraging potential for bats, despite relatively poor habitat connectivity beyond the boundary of the property.

The location is within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Gisburn Forest is the largest area of plantation woodland in Lancashire. The AONB is an area of national and international significance for its unspoiled and richly diverse landscapes and wildlife. The Forest of Bowland AONB covers an area of 803 square kilometres of mostly rural land in Lancashire and Yorkshire.

1.1.1 Description of property

The property comprises the following buildings:

Building A:

The two storey farmhouse has stone rubble infill wall construction and a duo-pitched stone slate roof. The house (dated 1803) is currently un-occupied; some internal works have been carried out including removal of the ceilings of the first floor bedrooms and WC / bathroom to expose roof voids, rafters and water tanks. First floor studwork walls are present; glazed windows provide good natural light. All areas are cool, dry and well-ventilated; there is some ingress of water and condensation on the east gable stonework.

The house roof has a post-and-truss timber frame with rafter-and-purlin roof construction. The north roof pitch is lined with a breathable membrane, the south pitch is lined with bitumastic felt.

There is a single storey extension on the east gable wall (shown as 'A1' in figure 3) built circa 1980; the structure has a duo-pitched rafter and purlin roof and enclosed part-boarded roof void; the stone slate roof is lined with bitumen felt. The roof void is not insulated; rodent droppings (mice and rats) are present.

Building B:

This is a large three-bay stone barn with duo-pitched stone slate roof with timber post and truss frame.

The roof is lined with bitumen felt and is open to the eaves. Although the main hayloft has been removed, there remains a small timber loft over the wagon door entrance. There is also a small first floor office with undercroft below. The barn has a single glazed window on the north elevation providing some natural light; the building is cool, dry and well-ventilated. The barn connects to building C.

Building C:

A single storey shed / old shippon area (figure 7) with duo-pitched corrugated metal roof; an internal block-work wall encloses a small office area with storage cupboards; the building is cool, well-ventilated and dry; this building connects to building D.

Building D:

Two storey stone barn with duo-pitched profiled cement fibre roof; the building includes connecting stores and leads into a two storey hay barn with first floor loft. The loft and under croft are used for storage of hay; the upper floor lofts are separated by a stone partition wall, one of the lofts has an open window.

There are two single storey lean-to sheds at the rear of the barn (figure 4); the buildings are semi-derelict, cool, damp and draughty.

Building E:

Old shippon / piggery – a detached single storey structure with duo-pitched cement fibre roof and block work wall construction (figure 5). The roof and walls are partly overgrown with ivy. The building is cool, dry and draughty and the structure is used only as a woodshed.

Building F:

This single storey shed is attached to building D; it comprises open-fronted wood shed with stone pillars supporting a mono-pitch metal corrugated roof; the structure is light, cool, draughty and mostly dry.

Building G:

Detached timber shed located beside the driveway leading to the house (figure 8); open-fronted and used only for storage of materials; the building is semi-dilapidated, cold, draughty and damp.

PHOTOGRAPHS ARE APPENDED - page 10

1.2 Proposed works

Proposed works* include:

- (1) extension of existing dwelling (building A) into the adjacent barn (building B);
- (2) conversion of single storey building A1 into garden-room (figure 3).
- (2) conversion of building C into garage with photo-voltaic panels in roof (figure 7).
- (3) conversion of building D into a two storey dwelling (figure 4).
- (4) renovation of building F (figure 6) including sweet chestnut cladding to front elevation.
- (5) removal of buildings E and G (figures 5 and 8).

*reference all drawings SPS, Proposed floor plans and elevations, drawing 4268 – 06 (23.10.2012)

1.3 Aims of study

The aim of the scoping survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats, barn owls or other protected species have ever been active within any part of the buildings that are likely to be affected by the proposed development.

From the developer's perspective, the primary objective of a survey for protected species is to ensure that any development can proceed without breaking the law.

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and if necessary, to design mitigation and compensation.*

*The overall aim of surveying at a proposed development site is to collect robust data to allow an assessment of the potential impacts the proposed development will have on the bat populations present on and around the site. . . The data allow the developer to decide whether to proceed with the proposal as it stands, or whether to modify it. Proposals for appropriate mitigation, compensation and enhancement should be based on the survey data and impacts.**

*Bat Surveys, Good Practice Guidelines, BCT, (2007).

*page 17 - Bat Surveys, Good Practice Guidelines, 2nd Edition, BCT, (2012)

2.0 Methodology

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

Non-invasive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, roost staining, corpses and feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Barn owl survey methodology is that recommended by Natural England and the Barn Owl Trust. The initial site survey aims to find droppings, pellets (castings), discarded prey items, feathers and nest debris as described in Natural England's guidance notes - *Barn Owls on Site – A guide for developers and planners, March 2002*.

2.1 Desk Study and data trawl

A targeted desk study was undertaken to identify the presence of protected species (ie. bats, barn owls and other wild birds) and whether there are designated wildlife and conservation sites of local or regional significance nearby - the location of the property is within the boundary of the Forest of Bowland AONB.

The search includes access to Multi-Agency Geographical Information Centre (www.magic.gov.uk) Natural England - Nature on the Map (www.natureonthemap.org.uk) and National Biodiversity Network (NBN).

NBN uses mammal datasets (*Terrestrial mammals – Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), including some local and regional biological record centres or data providers.

2.1.1 Pre-existing information

None available

2.1.2 Information / data sources

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Forest of Bowland AONB Management Plan (2004 – 2009)
12. Biological Heritage Sites Partnership (LCC, NE and LWT)
13. EED dataset (Lancashire bat records 2000 - 2012)
14. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
15. Natural England - Nature on the map (www.natureonthemap.org.uk)

2.1.3 Data search

The following bat species have been recorded in the district (10km square SD 75):

- | | |
|--------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) ^{1 2} |
| • Whiskered bat | (<i>M. mystacinus</i>) ¹ |
| • Brandt's bat | (<i>M. brandtii</i>) [*] |
| • Daubenton's bat | (<i>M. daubentonii</i>) ^{* 1 2} |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) ¹ |
| • Common pipistrelle bat | (<i>Pipistrellus pipistrellus</i>) ^{* 1} |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) ¹ |
| • Noctule bat | (<i>Nyctalus noctula</i>) ¹ |

*NBN data ¹EED / ELBG data ²NLBG data

2.2 FIELD SURVEY

2.2.1 Personnel

David Fisher (Earthworks Environmental Design) is an experienced and licensed ecological consultant with more than 25 years experience of bat ecology, site survey and monitoring techniques, environmental impact assessments and mitigation guidance on a wide range of development and planning issues.

(Natural England licence No: 20122876, Conservation, Science and Education)

2.2.2 Timing of the survey

A scoping survey was undertaken on Tuesday 13 November between 10.00 and 12.00. The weather at the time of the inspection was cool, dry and mostly overcast (max temp: 10.5°C; min. temp. 9.0 °C; cloud cover: 90%, wind: calm; precipitation: nil) providing satisfactory survey conditions.

A second site visit was carried out on Friday 16 November to photograph all external areas of the property.

3 RESULTS

3.1 Field Survey (daylight scoping survey)

Evidence of bat activity:

A small number of fresh bat droppings (c.12) were located on the floor of the barn (building B) directly below the roof apex close to the partition wall of the adjoining house. Additionally a small number of discarded insect wings were present; these include herald moth (1 wing) and yellow under wing (3 wings).

Further discarded insect prey was located on the floor of the loft above the entrance to the barn (building B) (8 small tortoiseshell wings) and inside the undercroft (4 small tortoiseshell wings).

There were no accumulations of insect wings or evidence of bat droppings in any other part of the property. Externally there was no additional evidence of bat droppings or other indicative signs of bat activity.

Evidence of barn owl / wild bird activity

There is no evidence of roosting, perching or nesting activity by barn owls within any of the buildings.

Nesting barn swallows and other wild birds may be present in some of the buildings in spring and summer.

4.0 EVALUATION / ASSESSMENT OF RESULTS

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4.1 Constraints (limitations of the survey)

The survey was carried out using 'non-invasive' survey techniques to determine the presence of bat roosting and flight activity within the buildings. (*Bat Surveys, Good Practice Guidelines, 2nd Edition, 2012*).

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. Crevice-roosting species are frequently overlooked when bats are concealed within wall cavities or beneath roofing materials.

Bats are highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites.

The timing of the survey is outwith the optimal survey period; bat feeding and foraging activity is significantly reduced during the winter months (October / November to March / April).

All bat species in the UK hibernate or remain torpid for periods during the coldest months of the year, although individuals are occasionally active in winter during milder weather conditions.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; absence of evidence, particularly during the winter period can be unreliable and needs to be evaluated with caution.

National Biodiversity Network (NBN) and NLBG database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

4.2 Evaluation of results

There is no evidence of a regular or significant day roost, maternity roost, mating roost or hibernaculum.

The scale of impact of this development at site level on local bat populations is likely to be relatively low¹.

The overall 'conservation significance' of the property in terms of roosting bats is relatively low.²

Quarry House is surrounded by sub-optimal feeding, foraging and commuting habitat for bats and activity at the site is likely to be low frequency.³

The presence of several bat droppings and freshly discarded moth wings below the roof apex in building B and additional presence of butterfly wings in the same barn indicates recent and probably sporadic / occasional perching and feeding by solitary bats or low numbers of bats (1 – 2 bats).

Whilst it is not possible to confirm which species has been present, the two most likely species are brown long-eared bat (*Plecotus auritus*) or natterer's bat (*Myotis nattereri*), both species are present throughout the district where suitable habitat exists. Both species are opportunistic feeders and are attracted to barns where hibernating insects are present.

Although breeding barn owls are present within wider district, there is no evidence of barn owl roosting, perching or nesting at this property.

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (*Bat Mitigation Guidelines, 2004*).

² Guidelines for proportionate Mitigation, (BMG, 2004).

³ Guidance for assessing the value of habitat features – (BCT 2007, *Bat Surveys, Good Practice Guidelines, 1st Edition, p21*)

4.3 Risk of disturbance

Building B:

The potential risk of disturbance to roosting, perching and feeding bats is likely to be relatively LOW*

Buildings A, C, D, E, F, and G:

The potential risk of disturbance to roosting, perching and feeding bats is likely to be MINIMAL*.

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39.

***Minimal risk:** it is unlikely that bat species have been present at this site, risk of disturbance is likely to be negligible.

***Low risk:** there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

Low / moderate risk: caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site).

Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species ('rarer' as defined within the local context).

Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.

High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines.

5.0 REPORT SUMMARY

The proposed conversion works are **unlikely to cause significant disturbance** to roosting bats or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species – Bats.

The works should proceed with all reasonable caution and vigilance for the unexpected presence of solitary roosting bats. In the unlikely event that bats are exposed or vulnerable to harm, stop work in that area immediately and seek further advice from David Fisher (EED).

As the developer you should be mindful of your responsibilities towards protected species. An outline **mitigation plan** is provided for your guidance; mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

There is currently no risk of disturbance to barn owls at this property.

An EPS* development licence is not required.

*European Protected Species

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost or nest.

The aim of a mitigation plan is to ensure there are 'no adverse effects on the favourable conservation status of a bat population' before and during the proposed building conversion / alterations. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION	METHOD / NOTES
1. Timing constraints	REQUIRED All roof works should avoid the critical months of May, June, July and August when bats are at greatest risk of disturbance. The optimal periods for undertaking roofing works are in Autumn (September, October and the first half of November if the weather is mild), or in Spring (March and April).
2. Removal of roofing materials	Roofing materials should be carefully lifted to ensure that solitary roosting bats are not injured when slates are removed. Highest risk areas include roofing felts, ridge tiles and spaces between slates and battens. If accumulations of droppings or dead bats are found, stop work and seek advice. All site contractors and project managers should be aware that solitary roosting bats are sometimes found beneath roof slates, ridge tiles, roofing felts and lead work flashings.
3. Accidental exposure of bats	In the event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice.
4. Emergency advice	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile).
5. Bats and the law:	All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to: - intentionally kill, injure or take any wild bat. - intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not. - intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.
6. Bats and the planning process:	For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence or EPS development licence) required to ensure that a proposed development is able to proceed lawfully.
7. Wild birds and the law	All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.



Figure 1:



Figure 2:



Figure 3:



Figure 4:



Figure 5:



Figure 6:



Figure 7:

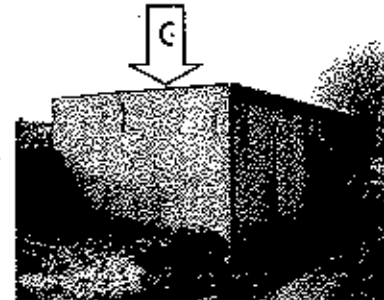


Figure 8:



Figure 9:



Figure 10:

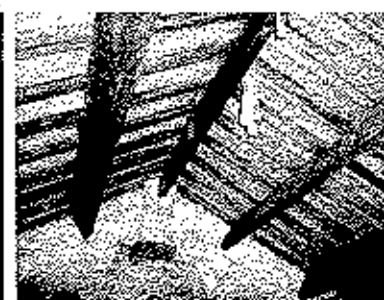


Figure 11: