



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

For office use only

Application No: **020130012P**

Date received

Fee paid £

Receipt No:

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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	Mr	First name:	JOHN
Last name:	FORRESTER		
Company (optional):	JOHN FORRESTER LTD		
Unit:	House number:	House suffix:	
House name:			
Address 1:	FIRST FLOOR, 19-21 CHAPEL BROW		
Address 2:			
Address 3:			
Town:	LEYLAND		
County:	LANCASHIRE		
Country:	UK		
Postcode:	PR25 3NH		

2. Agent Name and Address

Title:	Mr	First name:	PHILIP
Last name:	COTTIER		
Company (optional):	SUNDERLAND PEACOCK AND ASSOCIATES LTD.		
Unit:	House number:	House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:	UK		
Postcode:	BB7 2AG		

3. Description of Proposed Work

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

RESTORATION WORKS TO EXISTING OUTBUILDING TO PREVENT BUILDING FALLING INTO FURTHER DIS-REPAIR.

3. Description of Proposed work (continued)

Has the work already started without consent?

☐ Yes ☒ No

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

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

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

(date must be pre-application submission)

5. Related Proposals

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

☐ Yes ☒ No

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

Description	Reference number

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: ROCK HOUSE 320130012P

Address 1: TOWN END

Address 2: SLAIDBURN

Address 3:

Town:

County: CLITHEROE

Postcode (optional): BB7 3EP

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

Easting: N/A

Northing: N/A

Description:

N/A

6. Pre-application Advice

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

☐ Yes ☒ No

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

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

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

9. Materials

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

	Existing (where applicable)	Proposed 320130012P	☒ Yes	☐ Don't Know
External walls	NATURAL STONE	NATURAL STONE TO MATCH EXISTING WHERE WALLS REQUIRE STRUCTUALLY REBUILDING	☐	☐
Roof covering	NATURAL WELSH BLUE SLATE	RECLAIMED NATURAL WELSH BLUE SLATE TO MATCH EXISTING	☐	☐
Chimney			☒	☐
Windows	TIMBER HARDWOOD	TIMBER HARDWOOD TO MATCH EXISTING	☐	☐
External doors	TIMBER HARDWOOD	TIMBER HARDWOOD TO MATCH EXISTING	☐	☐
Ceilings			☒	☐
Internal walls	NATURAL STONE	NATURAL STONE TO MATCH EXISTING WHERE WALLS REQUIRE STRUCTUALLY REBUILDING	☐	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods	NONE PRESENT	CAST IRON PAINTED BLACK	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard standing			☒	☐
Lighting			☒	☐
Others (add description)			☒	☐

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

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

SUNDERLAND PEACOCK ASSOCIATES DOCUMENT REFS: 4273-02 AND 03 INDICATING THE EXISTING AND PROPOSED OUTBUILDING AT ROCK HOUSE; BUILDING REGULATION SCHEDULE OF WORK, DATED 11th OCTOBER 2012, VERSION 1.01; ROCK HOUSE DESIGNATED LISTING DESCRIPTION; A3 SITE LOCATION PLAN.

10. Demolition

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

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

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

If the answer to c) is Yes:

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

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

PART DEMOLITION TO SECTION OF NORTH EAST ELEVATION WHERE EXTERNAL WALL IS IN A STRUCTURALLY DILAPIDATED CONDITION. THIS WORK RELATES TO THE OUTBUILDING ONLY WITHIN THE GROUNDS OF THE GRADE II LISTED PROPERTY KNOWN AS ROCK HOUSE.

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

TO ENSURE THE STRUCTURAL STABILITY REMAINS (PREVENTING POTENTIAL COLLAPSE).

11. Listed Building Alterations

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

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

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

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

12. Listed Building Grading

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

Grade I ☐ Ecclesiastical Grade II ☐

Grade II ☒ Ecclesiastical Grade II* ☐

Grade II* ☐ Don't know ☐

Ecclesiastical Grade I ☐

13. Immunity From Listing

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

☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

One Certificate A, B, C, or D, must be completed with this application.

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

820130012P

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

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

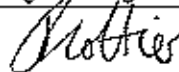
~~certify~~ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with interest with at least 7 years left to run) of any part of the land or building to which this application relates.

MR AND MRS S MCINTOSH	ROCK HOUSE, TOWN END, SLAIDBURN, CLITHEROE, BB7 3EP	12 th JULY 2012

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY



18/10/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

~~certify~~ The applicant certifies that:

Neither Certificate A or B can be issued for this application

All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):On the following date (which must not be earlier
than 21 days before the date of the application)

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY

15. Planning Application Requirements - Checklist

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

3 copies of a completed and dated application form:

3 copies of of other plans and drawings or information
necessary to describe the subject of the application:3 copies of a plan which identifies the land to which
the application relates drawn to an identified
scale and showing the direction of North:3 copies of of the completed, dated
Ownership Certificate (A, B, C, or D - as applicable):

16. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

18/10/2012

(date cannot be
pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension
number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

info@johnforrester.co.uk

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension
number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

philip.cottier@sunderlandpeacock.com

19. Site Visit

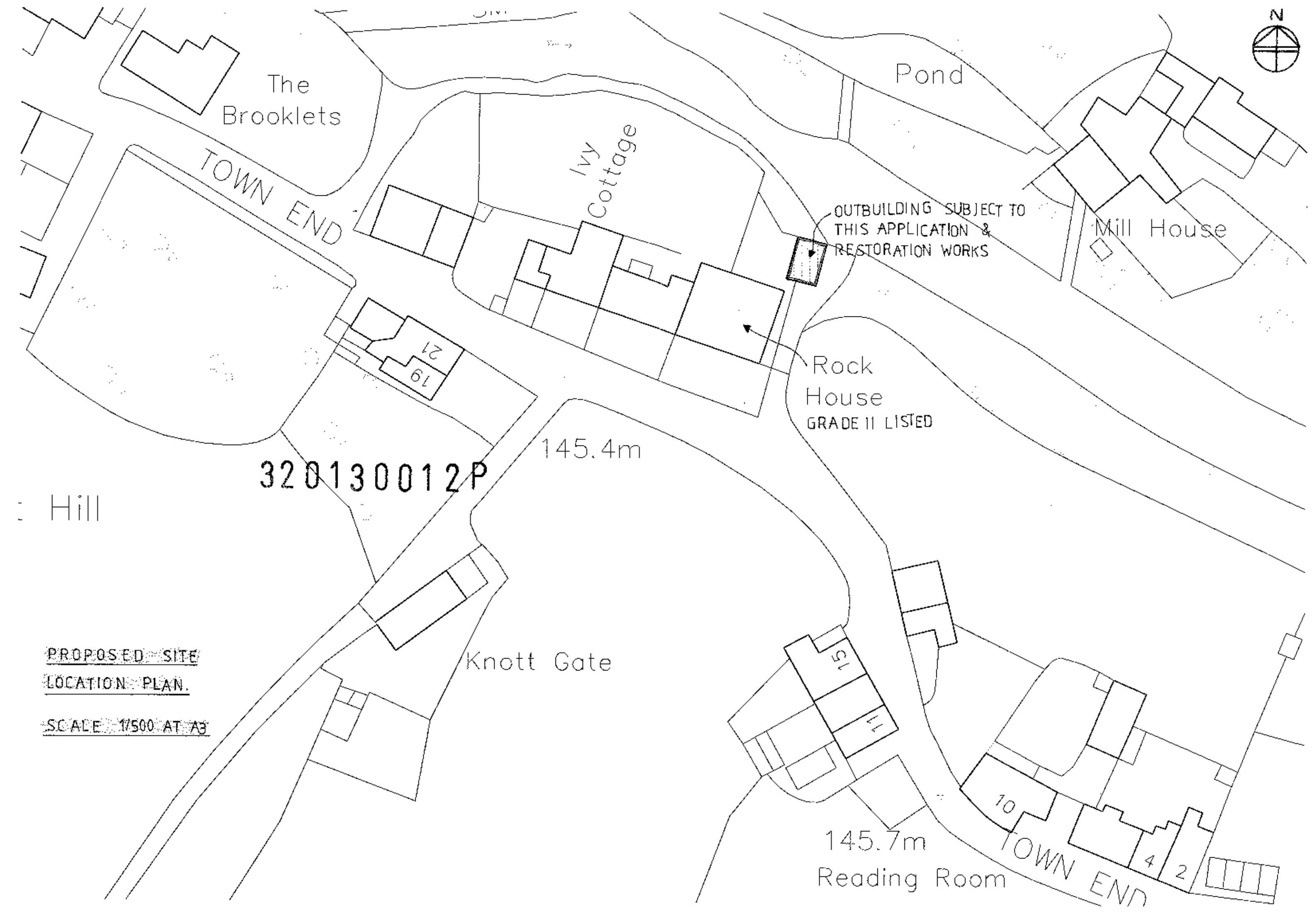
Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ NoIf the planning authority needs to make an appointment to carry
out a site visit, whom should they contact? (Please select only one) ☐ Agent ☒ Applicant ☐ Other (if different from the
agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



The map shows a residential area with several buildings and landmarks. The proposed site is located at 320130012P, which is a small rectangular building situated between a road and a larger building. The road is labeled 'TOWN END' and '145.4m'. To the left of the proposed site is a large building labeled 'The Brooklets'. To the right is a building labeled 'Ivy Cottage'. Further right is a building labeled 'Rock House GRADE II LISTED'. To the far right is a building labeled 'Mill House'. A 'Pond' is located to the right of the 'Rock House'. A 'Knott Gate' is located to the left of the proposed site. A 'Reading Room' is located to the right of the 'Rock House'. The map also shows a 'Hill' to the left of the proposed site. The map includes a north arrow in the top right corner and a scale of 1:500 at A3.

PROPOSED SITE
LOCATION PLAN.
SCALE 1/500 AT A3

The map shows the proposed site at 320130012P, which is a small rectangular area. The site is located between Knott Gate and the Reading Room. To the north of the site is Ivy Cottage, and to the east is the Rock House, which is Grade II listed. A small outbuilding, subject to the application and restoration works, is located between Ivy Cottage and the Rock House. The map also shows The Brooklets, a Pond, and Mill House. The site is bounded by TOWN END to the west and south. The map includes a north arrow and a scale of 1:500 at A3.

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PROPOSED SITE
LOCATION PLAN.
SCALE 1:500 AT A3

[illegible][illegible][illegible]

The map shows a residential area with several buildings and plots. Key features include:

- Pond**: Located in the upper right quadrant.
- Mill House**: Situated to the east of the pond.
- Ivy Cottage**: Located near the center of the map.
- Rock House GRADE II LISTED**: The central focus of the map, with an arrow pointing to it from the text "OUTBUILDING SUBJECT TO THIS APPLICATION & RESTORATION WORKS".
- Knott Gate**: Located south of the Rock House.
- TOWN END**: Labeled twice, once along the western boundary and once along the southern boundary.
- Reading Room**: Located at the bottom right, near plot numbers 10, 4, and 2.
- Hill**: Located on the left side of the map.
- Proposed Site**: Indicated by a small rectangle on the eastern side of the Rock House, with an arrow pointing to it from the text "OUTBUILDING SUBJECT TO THIS APPLICATION & RESTORATION WORKS".
- Plot Numbers**: Various plots are numbered, including 19, 21, 15, 11, 10, 4, and 2.
- Distances**: Two distances are noted: "145.4m" between two points and "145.7m" near the Reading Room.
- North Arrow**: Located in the top right corner.
- Text Labels**: "The Brooklets" is written in the upper left, and "Hill" is written on the left side.

PROPOSED SITE LOCATION PLAN.

SCALE 1/500 AT A3

The map shows the proposed site (320130012P) in a rural setting. Key features include:

- Proposed Site:** Indicated by a dashed line and labeled "320130012P".
- Surrounding Buildings:**
 - The Brooklets (top left)
 - Ivy Cottage (top center)
 - Rock House GRADE II LISTED (center right)
 - Mill House (top right)
 - Knott Gate (bottom center)
 - Reading Room (bottom right)
- Roads:**
 - TOWN END (top left)
 - TOWN END (bottom right)
- Other Features:**
 - Pond (top right)
 - Hill (left side)
 - 145.4m (distance marker near Knott Gate)
 - 145.7m (distance marker near Reading Room)
- Scale and Orientation:**
 - Scale: 1/500 AT A3
 - North arrow pointing towards the top right.

The map shows the proposed site, marked with a dashed rectangle and labeled 'PROPOSED SITE' and 'LOCATION PLAN'. The site is situated on a road labeled 'TOWN END'. Surrounding the site are various buildings and landmarks, including 'The Brooklets', 'Ivy Cottage', 'Pond', 'Mill House', 'Rock House GRADE II LISTED', 'Knott Gate', and 'Reading Room'. The map also shows a 'Hill' and a 'TOWN END' road. The site is identified by the number '320130012P'. The map includes a scale of 1:500 at A3 and a north arrow.

PROPOSED SITE
LOCATION PLAN.
SCALE 1:500 AT A3

The map shows the proposed site, marked with a dashed rectangle and labeled 'PROPOSED SITE' in a box. The site is located on a road labeled 'TOWN END'. Surrounding the site are various buildings and landmarks:

- The Brooklets**: Located to the north of the site.
- Ivy Cottage**: Located to the east of the site.
- Rock House GRADE II LISTED**: Located to the south of the site.
- Mill House**: Located to the southeast of the site.
- Knott Gate**: Located to the southwest of the site.
- Reading Room**: Located to the south of the site.
- Pond**: Located to the northeast of the site.

Other features include a north arrow in the top right corner, a scale bar indicating 1:500, and a distance of 145.4m between the site and Knott Gate. The map also shows a road labeled 'TOWN END' running along the bottom and a road labeled 'Hill' running along the left side.

**BUILDING REGULATIONS
SCHEDULE OF WORKS**
IN CONNECTION WITH THE
PROPOSED REMEDIAL WORK TO
OUTBUILDING SITUATED TO
NORTH EAST OF ROCK HOUSE
TOWN END, SLAIDBURN, LANCASHIRE

FOR

THE SLAIDBURN ESTATE



CONTENTS

	Page
PRELIMINARIES AND GENERAL CONDITIONS:	
1.0 Preliminaries and General Conditions	3 - 6
SCHEDULE OF WORK:	
2.0 Demolitions and alterations to existing structure	7 - 8
3.0 Ground works and foundations	9
4.0 Underground drainage and services	10
5.0 External walls and Finishes	11
6.0 Internal walls and finishes	11
7.0 Ground floor construction and finishes	12
8.0 Roof construction / cladding and finishes	12
9.0 Rainwater goods / above ground surface water drainage	13
10.0 External windows and doors	13
11.0 Internal and external decorations	14
12.0 Provisional and Contingency Sums	14
Collection Page	15
DESIGNERS RISK ASSESSMENTS	
13.0 Designers Risk Assessments	16 - 19

1.0 PRELIMINARIES AND GENERAL CONDITIONS**A THE PROJECT**

Restoration works to outbuilding situated to North East of Rockhouse, Slaidburn.

B EMPLOYER

The Slaidburn Estate
c/o Mr J Forrester
First Floor, 19-21 Chapel Brow
Leyland
PR25 3NH

C ARCHITECT

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

D STRUCTURAL ENGINEER

To be appointed if Local Authority Building Control

E CDM CO-ORDINATOR

Exempt due to less than 30 days and not involving more than 500 person days.

F TENDER DOCUMENTS

Drawing	Description
4273 - 01	Existing
4273 - 02	Proposals

Building Regulations Schedule of Works, dated 11 October 2012,
Version 1.01.

F SITE VISIT

The Contractor is deemed to have visited the site before tender return and ascertained all local condition and restrictions likely to affect the execution of the works. No claim will be considered due to failure to do so.

Please contact Mr J. Forrester to arrange a convenient time to visit site on 01772 421566 or alternatively email: info@johnforrester.co.uk

TENDER

- A GENERAL:** These conditions are supplementary to those stated in the invitation to tender letter and on the Form of Tender.
- B QUANTITY & QUALITY OF WORK:** Tenders must include for all works described in the Building Regulations drawings and Schedule of Work or is apparent or that can be reasonably inferred to for the complete and proper execution of the works. The Contractor is to notify the Client during the tender period of any variance between the Building Regulations drawings and as detailed within the Building Regulations Schedule of Work.
- C ALTERATIONS / QUALIFICATIONS:** No alterations are to be made to the documents without the written consent of the Client or Architect.
- D PRICED SPECIFICATION:** The Contractor must allow for providing within three days of request, a fully priced specification.
- E UN-PRICED ITEMS:** Costs relating to items in the priced specification, which are not priced will be deemed to have been included elsewhere within the document.
- F ERRORS:** where errors in pricing become evident following the submission of the priced specification the contractor will be given the opportunity to withdraw or it will be dealt with in accordance with the code of procedure, a single stage selective tendering 1996.
- G VALUE ADDED TAX:** Value added tax should be excluded from the tender sum. Value added tax will be paid by the Client as incurred in accordance with the Contract.

THE CONTRACT

TBC if deemed necessary.

320130012P

TENDER SPECIFICATION

No elements of the work should be sublet without the written permission of the Client or Architect.

Where works are referred to as being in accordance with the manufacturer's instructions it will be deemed that the contractor is fully conversant with the product and its characteristics. This includes all fixing and lying requirements and shall have allowed for full conformity with the same within their tender.

MANAGEMENT OF THE WORKS

The contractor must provide a programme of works fully detailing the extent of works within the contract period. The programme must be submitted to the Client or Architect prior to commencement for discussion, amendment and ultimate agreement.

SAFETY / SECURITY PROTECTION

The contractor shall undertake all works deemed necessary to fully protect the works during the course of the contract. This must include for protective, weatherproof covers, fixed securely directly over works to enable the contractor to proceed regularly and diligently with the work in poor weather conditions. No claims will be considered for addition cost for providing the protection required, or loss and expense or extensions of time resulting from insufficient security, safety or protection works.

The contractor is to allow for carrying out a full CAT scan of all areas prior to excavating and for hand excavating to determine the position of any unknown services that maybe underneath ground.

SPECIFIC LIMITATIONS / METHODS / SEQUENCE / TIMING / USE OF SITE

There are no specific working time restrictions.

FACILITIES / TEMPORARY WORKS / SERVICES

The contractor shall provide his own mobile telephone facilities as required.
The Contractor must provide his own portable toilet and hot / cold water with washing facilities.

The Principal Contractor must supply his own electric generator for the duration of the works as required.

Water supply to be provided by Rockhouse.

The contractor must provide 2.0m high temporary Heras fencing to physically separate the site off. The contractor must not store or leave any machinery and tools on site unless they are securely locked up outside site working hours.

CONTRACTORS MANAGEMENT & STAFF

The contractor must have a designated competent site foreman on site at all times that must be fully conversant with the project and capable of receiving and seeing through instructions.

GENERAL DISPOSAL OF UNWANTED RUBBISH / MATERIALS

The contractor shall ensure that all unwanted materials and debris excavated / stripped out during the course of the works is regularly carted away to ensure that the site is kept clean and tidy.

DRYING OUT THE WORK

The contractor shall allow for drying out the works as required to progress the works.

MECHANICAL PLANT

The contractor shall provide all necessary plant tools and supplies necessary to carry out the works, including all associated costs of plant and fuel supplies. Clear away and make good on completion.

TEMPORARY WORK

The contractor shall provide all temporary works including structural scaffolding to entirety of the North East Elevation as deemed for the safe undertaken of the remedial works.

2.0 SPECIFICATION OF WORKS**DEMOLITIONS AND ALTERATIONS TO EXISTING STRUCTURE**

REF	ITEM DESCRIPTION	£
-----	------------------	---

EXISTING LIVE SERVICE NOTES

- | | | |
|-----|---|--|
| 2.1 | <ul style="list-style-type: none"> The Principal Contractor will be responsible for carrying out the following: <ul style="list-style-type: none"> a) Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to starting any work on site. b) Notifying the Client of any existing underground services found during the course of works. | |
|-----|---|--|

ASBESTOS NOTES

- | | | |
|-----|---|--|
| 2.2 | <ul style="list-style-type: none"> The Client will be responsible for confirming whether there is any asbestos on site that the contractor is likely to come into contact with, and if deemed necessary commission a specialist asbestos survey report of the site prior if there is any reason to suspect the existence of any asbestos. This report will be made available for consideration prior attestation of any building contract. | |
|-----|---|--|

EXTERNAL ROTTEN TIMBER DOORS / WINDOWS

- | | | |
|-----|--|--|
| 2.3 | <ul style="list-style-type: none"> Remove existing rotten door and frames to North East elevation to be stripped out and removed from site. Existing natural stone surrounds to be retained. | |
| 2.4 | <ul style="list-style-type: none"> Remove existing 2no. rotten window and frames to South West elevation to be stripped out and removed from site. Existing natural stone surrounds to be retained. | |

2.5 ROOF

- | | | |
|-------|---|--|
| 2.5.1 | <ul style="list-style-type: none"> Strip roof back, carefully remove all slate and stone roof coverings, sort and stack on site. Good unbroken slate to be reused during re-roofing works (Section 8.0). | |
|-------|---|--|

PAGE TOTAL	£
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DEMOLITIONS AND ALTERATIONS TO EXISTING STRUCTURE (cont'd)

REF	ITEM DESCRIPTION	£
2.5.2	Take off all remaining timber slate battens, rafters and structural members removing off site.	
2.6	DEMOLITIONS	
2.6.1	Where sections of walls are to be taken down:- method and sequence of the works are to be carried out to maintain structural stability of remaining retained structure at all times . Contractor to prepare method statement for approval.	
2.6.2	Structural scaffolding to be designed and erected to structural engineer's details to support 3no sections of existing walls to be retained in place while demolition and subsequent re-building works take place to section of North East elevation as illustrated by hatching on Sunderland Peacock dwg ref: 4273 – 02.	
2.6.3	Take down dilapidated section of North East facing external wall (between left hand personnel door opening and corner of rear gable as illustrated by hatching on Sunderland Peacock dwg ref: 4273 – 02. Grub up existing foundation / stones. Set aside good / undamaged stone for reuse when re-building. Retain existing window and door stone surrounds (Jambs, cills/steps and heads) for re-use/construction when building up new wall construction (specification item Specification item 5.2).	

PAGE TOTAL £

320130012P

3.0 GROUNDWORKS AND FOUNDATIONS

REF	ITEM DESCRIPTION	£
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3.1 The Principal Contractor will be responsible and include for carrying out the following:

- a) Stripping the site to required formation levels and for carting away all materials from site to a licensed tip.

3.2 • Existing overgrown ground level to be reduced around outbuilding to reduce damp rising up external walls and potential bridging internally.

3.3 • Foundations to new sections of external walls to Part North East Elevation:- ground excavated to formation levels and concrete poured to support new external wall construction.

Concrete strip foundations to be constructed at a minimum formation level 750mm below ground level to project 200mm either side of supported wall. Foundation thickness 225mm deep. Foundations to be cast onto natural soils capable of supporting an allowable bearing pressure of 100kN/m². Where differing ground conditions are encountered advice of Structural Engineer to be obtained immediately.

PAGE TOTAL £

4.0 UNDERGROUND DRAINAGE AND SERVICES

REF	ITEM DESCRIPTION	£
4.1	The Principal Contractor will be responsible and include for carrying out the following: a) Carry out all necessary preliminary investigative work to ascertain the existence and position of existing services running above or below the site area, prior to commencing any works. b) Mark the positions of known and identified underground and above ground services, prior to commencing. c) Promptly inform the Client of any unknown live services found. <u>See drawing ref: 4273 – 03 for PROVISIONAL drainage layout</u>	
4.2	• Principal Contractor to supply and fix French drain to North East elevation allow percolation to escape so as not to cause damp bridging of the stonework. S/w to discharge through existing wall into existing water course.	

PAGE TOTAL £

5.0 EXTERNAL WALLS AND FINISHES

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£

REF

ITEM DESCRIPTION

- 5.1
- Existing external walls taken down (in sections as before ref. 2.6) and rebuilt off new foundations (ref. 3.3).
- 5.2.
- 600mm wide dressed natural random stone to match existing built up to wall plate / eaves level. Any existing stone from demolition works to be re-used where appropriate/in good order.
NOTE: Existing window and door features present as recorded on drawing ref. 4273 – 02, where external walls have had to be re-built for safety / stability to be reinstated to ensure the external appearance / character of the outbuilding is not altered. Include for re-using where suitable existing stone surrounds – heads, jambs and cill/step.
- 5.3
- External gable walls and eaves to North West and North East to be made good and built up to underside of roof formation level as required.

5.4 POINTING

- New and existing external stone walls to all elevations to be re-pointed on completion using a matching 1:1:6 lime, cement, sand mix lime mortar, using a finger trowel.
- Wet all stonework after raking out joints.
- Provide sample panel with brush finish when the mortar has stiffened up sufficiently.
- Allow for providing protective covers to protect the wall from the weather i.e. sun and rain to ensure a natural gradual drying process without excessive shrinkage say 2 to 3 days using damp hessian and visqueen.

6.0 INTERNAL WALLS AND FINISHES

- 6.1 • Vertical cracking to walls caused by previous structural movement to be stitched together and re-pointed with lime mortar (ref. 5.3). Likewise existing internal wall to be made good and built up to support new timber structural ridge.

PAGE TOTAL

7.0 GROUND FLOOR CONSTRUCTION AND FINISHES

REF	ITEM DESCRIPTION	£
7.1	Existing earth floor construction to be retained. Any existing traditional part stone flags remaining to be retained and left as present (in-situ).	

8.0 ROOF CONSTRUCTION / CLADDING AND FINISHES

8.1 ROOF STRUCTURE

Existing stripped roof (ref. 2.5) to be fully repaired and reinstated to match that of the existing.

- **WALLPLATES:-** 100 x 75mm treated softwood wallplates tied down to walls at max 1800mm crs with 30 x 5mm galvanised m/s ties.
Wallplates at corners tied together with angle ties.
- **RIDGE:-** Timber structural ridge built into existing walls *to Structural Engineer's details.*
- **RAFTERS:-** Supply and fix 150 x 50mm treated softwood replacement rafters at 400mm crs fixed to ridge and wallplate.

8.2 ROOF FINISH

Principal Contractor to provide sample of existing roof slate to ensure replacement slates size, gauge and colour match.

Allow to completely re-roof both roof pitches entirely in reclaimed Welsh blue natural slate in diminishing courses.

Slated fixed to treated softwood 50 x 38mm battens using copper nails to *BS 1202: Part 2, 1974* (20 – 25mm longer than two thickness of slat).

320130012P

PAGE TOTAL £

9.0 RAINWATER GOODS / ABOVE GROUND SURFACE WATER DRAINAGE

REF	ITEM DESCRIPTION	£
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9.1 RAINWATER GOODS

Supply and fix 2no cast iron round rainwater pipes and cast iron half round 133mm wide guttering to all eaves lengths fixed to build in / drive brackets. Rainwater goods finish to be painted black on site. 100mm dia. rainwater pipes to discharge directly into existing s/w water course to the rear of the outbuilding.

10.0 EXTERNAL WINDOWS AND DOORS

10.1 Supply and fix 3no external doors (to replace existing rotten door and missing doors). 1no to existing North West opening and 2no to re-built openings to North East Elevation. Treated solid traditional hardwood English Oak rebated door frames complete with double vac solid hardwood English Oak stout framed doors vertically boarded.

Ironmongery:- supply and fix 1.5no pair of traditional iron strap hinges and traditional cast iron hoop style handle / latch. 5no lever security (insurance approved) mortice deadlock / latch so building can be secured from vandalism given its isolated location.

- 10.2** Supply and fix 5no no. treated solid traditional hardwood oak window frames. Windows to be side hung opening lights except for cellar window to South West elevation which is to be fixed complete with neoprene weather seals and locking traditional cast iron ironmongery. Double glazed sealed units with 16mm cavities and Pilkington® Low E Glass internally. All glazing within 800mm of floor / external ground levels to be toughened safety glass to BS 6206.

PAGE TOTAL £

11.0 INTERNAL AND EXTERNAL DECORATIONS

REF	ITEM DESCRIPTION	£
11.1	All external hardwood English Oak - replacement timber frames, boarding's to be finished in Dulux Naked Wood or similar applied as per manufacturer's written instructions.	
11.2	Rain water pipes, gutters:- Degrease and paint black with 2no cts Hammerite smooth metal paint.	

12.0 PROVISIONAL AND CONTINGENCY SUMS

REF	ITEM DESCRIPTION	£
12.1	Contingency Sum	2000
12.2	Unforeseen ground works and additional foundation works.	1000
12.3	Input from Structural Engineer	1000
12.4	Removal of unforeseen asbestos	1000
12.5	Making good after work completed	750

320130012P

PAGE TOTAL £

COLLECTION PAGE (TO BE RETURNED WITH TENDER)

RESTORATION OF HISTORIC FIELD BARN, LOWER LAITHE, GISBURN

PAGE	DESCRIPTION	PAGE TOTAL £ (exc. VAT)
3 - 6	1.0 Preliminaries	
7 - 8	2.0 Demolitions and alterations to existing structure	
9	3.0 Ground works and foundations	
10	4.0 Underground drainage and services	
11	5.0 External walls and Finishes	
11	6.0 Internal walls and finishes	
12	7.0 Ground floor construction and finishes	
12	8.0 Roof construction / cladding and finishes	
13	9.0 Rainwater goods / above ground surface water drainage	
13	10.0 External windows and doors	

14	11.0 Internal and external decorations	
14	12.0 Provisional and Contingency Sums	£5750
	CONTRACT SUM £	£ ex VAT

PRINCIPAL CONTRACTOR TO STATE EARLIEST START DATE:

PRINCIPAL CONTRACTOR TO STATE PRACTICAL COMPLETION DATE:

13.0 DESIGNERS RISK ASSESSMENTS

Risk Assessment No. 1

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

Client:	The Slaiburn Estate		
Project:	Restoration of outbuilding to Rockhouse, Town End, Slaiburn	Date:	11.10.2012
Job no:	4273	Name:	P Cottier

Activity or Element of Design	Hazard Identified
Demolition of external walls and forming new foundations adjacent to existing structure.	Weakening of adjoining existing wall and roof structure – falling objects and collapse of structure.

320130012P

SEVERITY	LIKELIHOOD
☒ H Fatality, major injury or illness causing long term disability	☐ H Certain or near Certain to occur
☐ M Injury or illness causing short term disability	☐ M Reasonably likely to occur
☐ L Other injury or illness	☒ Very seldom or never occurs

TICK ASSESSMENT OF SEVERITY AND LIKELIHOOD
 H/H AVOID WHENEVER POSSIBLE L/L MAY BE IGNORED
 ALL OTHER VALUES: CONTROL OR MINIMISE RISK

PRINCIPLES OF PROTECTION: Suggest methods/procedures required to avoid/ Minimise hazard
Principal Contractor to carry out work and provide all necessary temporary shoring and propping to ensure that existing building structural integrity is maintained. Work is to be planned to avoid temporary propped work being left incomplete over long periods and to ensure that the site is fully fenced off with 2.0m high Herras fencing and all signage.

Risk Assessment No. 2

Sunderland Peacock & Associates Ltd
 Hazelmere
 Pimlico Road
 Clitheroe
 BB7 2AG

Client:	The Slaidburn Estate		
Project:	Restoration of outbuilding to Rockhouse, Town End, Slaidburn	Date:	11.10.2012
Job no:	4273	Name:	P Cottier

Activity or Element of Design	Hazard Identified
- Working with cement and lime - Removal of asbestos (possibly in existing rainwater goods). Principal Contractor to study Asbestos Survey Report prior to works commencing on site.	Contractors and public coming in contact with hazardous substances

SEVERITY	LIKELIHOOD
☐ H Fatality, major injury or illness causing long term disability	☒ H Certain or near Certain to occur
☐ M Injury or illness causing short term disability	☐ M Reasonably likely to occur
☒ L Other injury or illness	☐ L Very seldom or never occurs

TICK ASSESSMENT OF SEVERITY AND LIKELIHOOD
H/H AVOID WHENEVER POSSIBLE L/L MAY BE IGNORED
ALL OTHER VALUES: CONTROL OR MINIMISE RISK

PRINCIPLES OF PROTECTION: Suggest methods/procedures required to avoid/
Minimise hazard

- Contractor made aware of hazardous materials and remove asbestos by specialist contractor in strict compliance with current regulations at start of project.
- Contractor to ensure adequate safety equipment is used such as goggles, gloves when dealing with lime and cement to avoid coming directly in contact with eyes and skin.
- Contractor to ensure that material is locked away each night, or removed from site.

Risk Assessment No. 3

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

Client:	The Slaidburn Estate		
Project:	Restoration of outbuilding to Rockhouse, Town End, Slaidburn	Date:	11.10.2012
Job no:	4273	Name:	P Cottier

SEVERITY	LIKELIHOOD
☒ H Fatality, major injury or illness causing long term disability	☐ H Certain or near Certain to occur
☐ M Injury or illness causing short term disability	☒ M Reasonably likely to occur
☐ L Other injury or illness	☐ L Very seldom or never occurs

TICK ASSESSMENT OF SEVERITY AND LIKELIHOOD
H/H AVOID WHENEVER POSSIBLE L/L MAY BE IGNORED
ALL OTHER VALUES: CONTROL OR MINIMISE RISK

PRINCIPLES OF PROTECTION: Suggest methods/procedures required to avoid/
Minimise hazard

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- Contractor to carefully plan movement of materials and vehicles into and around site to avoid coming into contact with others, to liaise with Client regarding preferred delivery times.
- Clear site boundaries and working conditions are to be set out at outset and monitored.

Risk Assessment No. 4

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

Client:	The Slaidburn Estate		
Project:	Restoration of outbuilding to Rockhouse, Town End, Slaidburn	Date:	11.10.2012
Job no:	4273	Name:	P Cottier

Activity or Element of Design	Hazard Identified
• Working at height (over 2m) internally and externally, generally.	• Injury to persons falling. • Tools and materials falling onto others below

SEVERITY	LIKELIHOOD
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☒ H Fatality, major injury or illness causing long term disability	☐ H Certain or near Certain to occur
☐ M Injury or illness causing short term disability	☒ M Reasonably likely to occur
☐ L Other injury or illness	☐ L Very seldom or never occurs

TICK ASSESSMENT OF SEVERITY AND LIKELIHOOD
H/H AVOID WHENEVER POSSIBLE L/L MAY BE IGNORED
ALL OTHER VALUES: CONTROL OR MINIMISE RISK

PRINCIPLES OF PROTECTION: Suggest methods/procedures required to avoid/
Minimise hazard

- Principal Contractor to carefully plan and include details of scaffolding arrangements to enable people to work at height. To plan work to avoid people working on top of each other.
- Principal Contractor to ensure that adequate toe boards and safety barriers to prevent tools etc from slipping off scaffold. To provide protective netting to prevent materials and tools from falling on to others below.

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SUNDERLAND PEACOCK

ARCHITECTS
SURVEYORS

HERITAGE STATEMENT

IN RELATION TO THE RESTORATION WORKS PROPOSED
TO EXISTING DILAPIDATED OUTBUILDING AT ROCKHOUSE
TOWN END, SLAIDBURN, LANCASHIRE



JOB REFERENCE: 4273

DATE: 13 DECEMBER 2012

VERSION: 1.01

1. OVERVIEW

We have been appointed as agents by the Slaidburn Estate to obtain Listed Building Planning Consent for the restoration of the outbuilding situated at the back of Rockhouse.

Rock House's current use is that of a residential dwelling with the outbuilding currently redundant and not structurally safe to enter or use.

Remedial works are required to ensure the outbuilding is sustained and not lost.

2. HERITAGE STATEMENT

A brief site history into Rockhouse and its surroundings has been provided with the application under the listing description for review.

Restoration works will be sensitively carried out using traditional materials stated within the specification of works, Version 1.01, dated 11 October 2012. This includes reinstating the missing timber roof structure, sourcing reclaimed Welsh blue slate (diminishing courses), re-building the North East wall which is structurally compromised in dressed natural random stone to match that of the existing in-situ and re-pointing with a lime based binder.

This works will not affect Rockhouse or its surroundings in any way as we are purely restoring and putting back what was once there

Ultimately, the restoration works are aimed at conserving and retaining the existing outbuilding for future generations (Policy 5, HE 9.4i).

Rockhouse and its outbuilding lie within the Slaidburn Conservation Area and its importance to the area's character has been identified in RVBC's Slaidburn Conservation Appraisal 2006. Therefore, the outbuilding should be fully restored while recoverable avoiding any delay which could lead to the loss of further fabric or complete loss through structural collapse.