



RIBBLE VALLEY
BOROUGH COUNCIL

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

02 JAN 2013

21/12/12

For office use only

Application No:

320130023P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: MRS First name: MRS
Last name: KNOWLES
Company (optional): EDISFORD BRIDGE FARM
Unit: House number: House suffix:
House name: EDISFORD BRIDGE FARM HOUSE
Address 1: EDISFORD BRIDGE
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 3LJ

2. Agent Name and Address

Title: MR First name: ANDREW
Last name: MITCHELL
Company (optional): GARY HOERTY ASSOCIATES
Unit: House number: 6-8 House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2DG

3. Description of Proposed Work

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

THE PROPOSAL (PART RETROSPECTIVE) WILL SEE THE REINSTATEMENT OF A DOOR OPENING TO THE FRONT ELEVATION OF THE LISTED FARMHOUSE, WHICH HAS BEEN PART BLOCKED UP TO FORM A WINDOW.

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):

12/10/2012

(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)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: EDISFORD BRIDGE FARM

Address 1: EDISFORD BRIDGE

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 3LJ

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

Easting: Northing:

Description:

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
SINGLE STOREY EXTENSIONS TO THE SIDE & REAR	3/2009/0493
CONVERSION OF A BARN TO 2 NO. HOLIDAY UNITS & INC. HOUSE WHICH IS ATTACHED TO THE MAIN LISTED FARMHOUSE	3/2000/0704
THE ALTERATION OF AN EXISTING PROPERTY TO FORM 2 NO. DWELLINGS (LISTED BUILDING)	3/1992/0596 APPLKAT(10)

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?

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

- (a) a member of staff ☐ Yes ☒ No
(b) an elected member ☐ Yes ☒ No
(c) related to a member of staff ☐ Yes ☒ No
(d) related to an elected member ☐ Yes ☒ No

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

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	Not applicable	Don't Know
External walls	NATURAL STONE	NATURAL STONE	☐	☐
Roof covering	NATURAL BLUE SLATE	NATURAL BLUE SLATE	☐	☐
Chimney	COURSED NATURAL STONE	COURSED NATURAL STONE	☐	☐
Windows	TIMBER SASHED WITHIN STONE SURROUNDS	TIMBER SASHED WITHIN STONE SURROUNDS	☐	☐
External doors	SOLID TIMBER WITHIN STONE SURROUNDS	SOLID TIMBER WITHIN STONE SURROUNDS, WITH GLAZED TOP PANEL	☐	☐
Ceilings			☒	☐
Internal walls			☒	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods			☒	☐
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:

HERITAGE ASSET STATEMENT - X3
KNO/321/1527/01-05 - X3 (PLANS 03-05 PART OF HERITAGE ASSET
STATEMENT)

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:

--

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

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

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):

KNO /321 /1527/01

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:

--

14. Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

06/12/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	Address	Date Notice Served

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

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

--

--

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

14. Certificates (continued)

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

The original and 3 copies of a completed and dated application form:



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



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):



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



16. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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):

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):

19. Site Visit

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



Yes



No

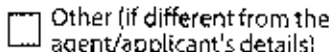
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

The site plan shows the proposed development area, which includes the existing farm house and Edisford Bridge Cottage. The development is located on Clitheroe Road, adjacent to the B6243 road. The site is bounded by a red line. The distance from the development to the B6243 road is 60.7m. The site is also adjacent to a GP (General Practice) building. The site is identified by the number 0020449.

320

Edisford Bridge Farm

Edisford Bridge Inn

Edisford Bridge Cottage

Edisford Farm house

Clitheroe Road

Edisford Road

GP

60.7m

licence number 100020449

320130023P



Do not scale off the drawings, if in doubt ask.



Amendments:

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Gary Hoerty Associates

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320130023P

HERITAGE ASSET STATEMENT

**IN RESPECT OF A PLANNING APPLICATION
(part retrospective) FOR LISTED BUILDING
CONSENT, TO REINSTATE A DOOR OPENING
INTO THE FRONT ELEVATION OF THE LISTED
FARMHOUSE**

AT

**EDISFORD BRIDGE FARM, EDISFORD BRIDGE,
CLITHEROE, BB7 3LJ**

ON BEHALF OF:

MR & MRS A KNOWLES

**Prepared by:
Our Ref:
Date:**

**A J Mitchell (for and on behalf of Gary Hoerty Associates)
Kno/321/1547/AJM
December 2012**



Chartered Surveyors: ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



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Appendices

Appendix A – Proposed Site Plan

Appendix B – Existing detailed elevation

Appendix C – Proposed detailed elevation

1. Introduction and background information

- 1.1 Gary Hoerty Associates has been instructed to submit a listed building planning application (part retrospective) for the works being carried out to Edisford Bridge Farmhouse. The works entail the reinstatement of a personnel door opening to the main front elevation of the listed farmhouse, which has been part blocked up to form a window opening. No other alteration or extension is put forward by this proposal.
- 1.2 This Heritage Asset statement has been produced in support of a planning application for the above mentioned works and will consider the impact of the development on the existing farmhouse which is a, grade II listed building, first listed 16 November 1954.

2. Planning Policy Context

2.1 National Planning Policy Framework (NPPF)

- 2.1.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and its stated within Annex 3, of the NPPF, that the national guidance replaces a substantial number of documents, including 'PPS5: Planning for the Historic Environment'. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so.
- 2.1.2 Paragraph 126 of the NPPF states that when drafting local plans, local planning authorities should set a "*strategy for the conservation and enjoyment of the historic environment*", which should include any assets or buildings at risk through, neglect or decay. The NPPF goes on to say that local planning authorities should recognise the importance of heritage assets as they "*are an irreplaceable resource*" and should be conserved. The paragraph goes on to suggest criteria that local planning authorities should consider when developing local plans. In summary, the Government suggests in the NPPF that the preservation of and putting to a viable use, heritage assets can provide "*social, cultural, economic and environmental benefits*".
- 2.1.3 Paragraph 128 of the NPPF states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any Heritage Assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
- 2.1.4 The Government suggests that in assessing planning applications, local planning authorities need to consider the impact of the proposal, balancing the

general principle of the development to its impact that the wider proposal will have on the heritage asset.

2.1.5 In paragraph 131 of the NPPF it states that Local Planning Authorities should take account of the following:

- *The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation,*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and finally,*
- *The desirability of the new development making a positive contribution to local character and distinctiveness.*

2.2 Local Planning Context

2.2.1 The proposed development will be considered against the saved policies of the Ribble Valley District Wide Local Plan (Adopted 1998). The proposal will also be considered against the Core Strategy 2008 – 2028 “A local plan for the Ribble Valley” Regulation 22 Submission Draft, which although has not been formally adopted, is a material planning consideration and the relevant parts of the Core Strategy are considered below.

Ribble Valley District Council District Wide Local Plan (Adopted 1998)

Policy ENV 19

2.2.2 Policy ENV 19 of the local plan deals with proposals and sites within the setting of listed buildings. The policy states that any proposals which cause visual harm to a listed building or its setting will be restricted. To assess the harm caused by a proposal a number of factors will be taken into consideration by the local council:

- i) *The desirability of preserving the setting of the building,*
- ii) *The effect of the proposed development on the character of the listed building,*
- iii) *Any effect on the economic ability of the listed building,*
- iv) *The contribution which the listed building makes to the townscape or countryside, and,*
- v) *The extent to which the proposed works would bring substantial benefits to the community, including economic benefits and the enhancement of the environment.*

Policy ENV 20

2.2.3 Policy ENV 20 deals with the demolition, alteration and repair of listed buildings. Our clients’ proposal proposes no demolition and as such these sections of the policy are not relevant. In setting out the Council’s stance and position on repairs and alterations, the policy states:

- *“Proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance. The most important features of any listed building will be preserved.”*

Core Strategy 2008 – 2028 “A local plan for Ribble Valley”

Key Statement ENV5: Heritage Assets

2.2.4 Key Statement ENV5 seeks to ensure that the historic environment and its heritage assets and their settings are enhanced, and conserved in an appropriate manner, and that their important contribution to local character, distinctiveness and sense of place, are retained and enhanced through development proposals. The policy goes on to state and sets out a number of different ways in which this will be achieved, and of this criteria, our clients’ proposal conforms to the following:

- *“Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place”.*

Policy DMG1 – General Considerations

2.2.5 Policy DMG1 is a general development policy and with particular relevance to our clients’ proposal stipulates that:

- *All developments must protect and enhance heritage assets and their settings.*

Policy DME4 – Protecting Heritage Assets

2.2.6 Policy DME 4 is concerned with the protection of heritage assets and the Core Strategy states that in considering proposals, Councils will make a presumption in favour of the protection and enhancements of heritage assets and their settings. The policy goes on to state that proposals which cause harm to listed buildings or their setting will be restricted. Any proposals involving the demolition and / or loss of important historic fabric from a listed building will be refused, unless it can be demonstrated that this is unavoidable.

3. Assessment of the Heritage Asset

3.1 There are a number of previous planning applications listed on the Ribble Valley Borough Council website, which concern Edisford Bridge Farm as a whole. We make reference to applications which specifically concern the main farmhouse:

- Application Reference No 3/2009/0493 – Approved with conditions on 03 September 2009. The application saw the construction of single storey extensions to the side and rear of the main listed farmhouse.
- Application Reference No 3/2000/0794 – Approved with conditions on 07 March 2002. The application saw the conversion of a barn to 2 No. holiday units and 1 No. house which is attached to the main listed farmhouse.

- Application Reference No 3/1992/0686 -- Approved with conditions on 02 March 1993. The application saw the alteration of an existing property to form 2 No. dwellings (listed building application).

- 3.2 We have included the details of the listing of the main farmhouse as entered on the English Heritage Website under list entry no 1072181:

"Houses, early C19th. Sandstone rubble with slate roof. 2 storeys. The south front has a single-storey modern stone porch to the right. To its left are two bays having sashed windows with glazing bars which intersect at the top and with plain stone surrounds with ogee heads. A door between the bays, no blocked to form a window, has a plain stone surround with semi-circular head with projecting keystone and moulded imposts. Chimneys to the left and right of these two bays. To the left is an addition of c.1900 of little architectural interest. The right hand (east) gable has a projecting central section which has three windows similar to those of the south front, as are the ground and first floor windows of the bay to the left and the first floor window to the right. The first floor of the central section is a Venetian window with plain stone surround. The door, in the right-hand bay but formerly in the centre of the wall, has a stone surround with a moulded semi-circular head with in-post blocks and projecting key stone."

Description

- 3.3 The description, has only considered the principle southerly facing elevation, given the comments raised by the Council prior to the submission of this application.
- 3.4 The main farmhouse is formed with a dual pitched gabled roof, of equal pitches to the front and rear, with exposed rafters at eaves. The verge is formed with exposed purlins, the ends of which are clad with timber barge boards. The roof is clad in 'Welsh' slate, smooth in section, with uniform width and even courses and the ridge is formed with stone ridge tiles. The property features two stone built chimney stacks, both of which are panelled and on a base, which is dressed with a lead flashing detail. The chimneys are located and positioned in the westerly gable wall and within the house passing through the ridge and are fitted with common tiled pots.
- 3.5 The front wall of the farmhouse reveals that the property has clearly been extended during its past, as noted by the line of natural stone quoins, and differing types of stone used in the construction of the original and newer parts. The original part is constructed with a natural, quarry faced millstone detailing, typical of the Yorkshire Pennines, and features four window openings, formed with 'Venetian' heads and plain stone surrounds; two at ground floor level and two at first floor level. The windows are of a double hung timber sliding sash form and the stone sill is stooled. At ground floor level, the original part of the farmhouse features a personnel door opening which has been partly blocked up to form a window, and is the subject of this planning application. The opening is formed with a semi-circular arch with keystone and imposts. The lower section of the opening is in-filled with

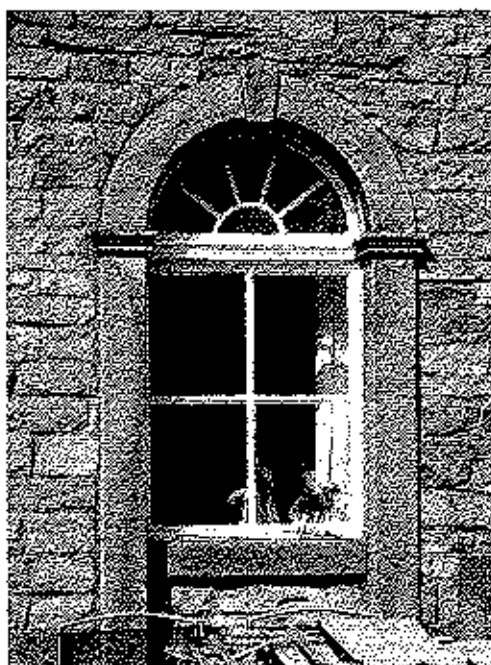
natural stone to match the surrounding wall and a natural stone sill has been inserted. The window is formed with a glazed 'Palladian' style fan light, above a fixed light window opening, which is of a timber form with timber mullion and horizontal saddlebar.

- 3.6 The newer and extended part is formed with coursed natural stone with every horizontal joint being continuous. The extended part is built level to the main frontage of the farmhouse. The wall features a solid timber personnel door formed within plain square stone surrounds, with a glazed fan light over the door. The wall also features two double light window openings with one at ground floor and one at first floor level, and the windows are formed with plain square stone surrounds.

- 3.7 **Fig 1.** Main (southerly facing) elevation.



- 3.8 **Fig 2.** Opening to which proposal relates.



4. Impact on the Heritage Asset

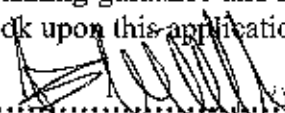
- 4.1 The proposal will see the reinstatement of a door, into an opening which has been partly blocked up to form a window, within the main front wall of the listed farmhouse. The proposal will see the removal of the lower in-fill panel of stone and the existing stone sill is to be removed and set aside for re-use in the proposed scheme. The existing window and 'Palladian' fan light are to be removed, with the fan light set aside for re-use in the proposed scheme. The proposal will see no alteration or work carried out to the existing stone surrounds. The proposal will see a new hardwood door inserted with the glazed fan light re-inserted over. The door will be arranged with a solid timber lower panel and a glazed top section. The door glazing will be arranged in a similar style to the existing windows and will comprise nine glazed lights. The door and fan light are to be stained and painted white to match the existing windows, and will be set back into the opening by at least 75mm. Our client proposes no other changes. The works will be carried out in a sympathetic manner, with considerable consideration being given to how the works are to be carried out and the choice of materials used as part of the proposal.

5. Similar development approved within the Borough

- 5.1 Application Reference No 3/2002/0635 ~ Approved with conditions 24 September 2002. "*Alterations to existing windows in front elevation (listed building consent)*". The above mentioned proposal concerned the property Edisford Hall, Edisford Bridge, Clitheroe. The referenced application has clear similarities to our clients' proposal and is located close to our clients' property, therefore setting precedence for this type of proposal within the area.

6. Conclusion

- 6.1 The proposal will see the reinstatement of part of the original listed building, and therefore presents the Council with an opportunity, to approve a proposal which will restore and enhance a listed building, thereby retaining the character and distinctiveness of the property. The scheme has been well considered and sympathetically planned and designed, and follows known precedence within the Borough.
- 6.2 It is our firm opinion that the proposed works will preserve the character and distinctiveness of the listed building and its setting and will therefore make a positive contribution to the townscape and local environment. Our clients' proposal seeks to preserve and restore an original feature of the farmhouse and in this regard, the proposal will see no loss of any important historic fabric.
- 6.3 Having considered the impact of the proposal onto the heritage asset, we are firmly of the opinion that the proposal conforms to the national and local planning guidance and it is our firm opinion therefore that the Council should look upon this application favourably.

Signed..........Date.....21/12/12.....
A J Mitchell BSc (HONS) (For and on behalf of Gary Hoerty Associates)

320130023P

APPENDIX A

Proposed Site Plan

Proposed reinstatement of door to Edisford Bridge Farm House, Edisford Bridge, Clitheroe, BB7 3LJ~

Edisford Bridge Farm

Existing farm house

Edisford Bridge Cottage

Clitheroe Road

GP.

B6243

60.7m

32013002

Proposed Site Plan 1:500



T: 01200 442301
F: 01200 442976
Email: Info@ghaonline.co.uk

Project:
Proposed reinstatement of door to
Edsford Bridge Farm House
Edsford Bridge
Clitheroe
BB7 3LJ

Notes:

All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres (except where explicitly shown otherwise). The contractor should check and verify all dimensions as work proceeds and notify the architect of any discrepancies. Do not scale off the drawings, if in doubt ask.

Drawn: AJM

Scale: 1:500

Amendments:

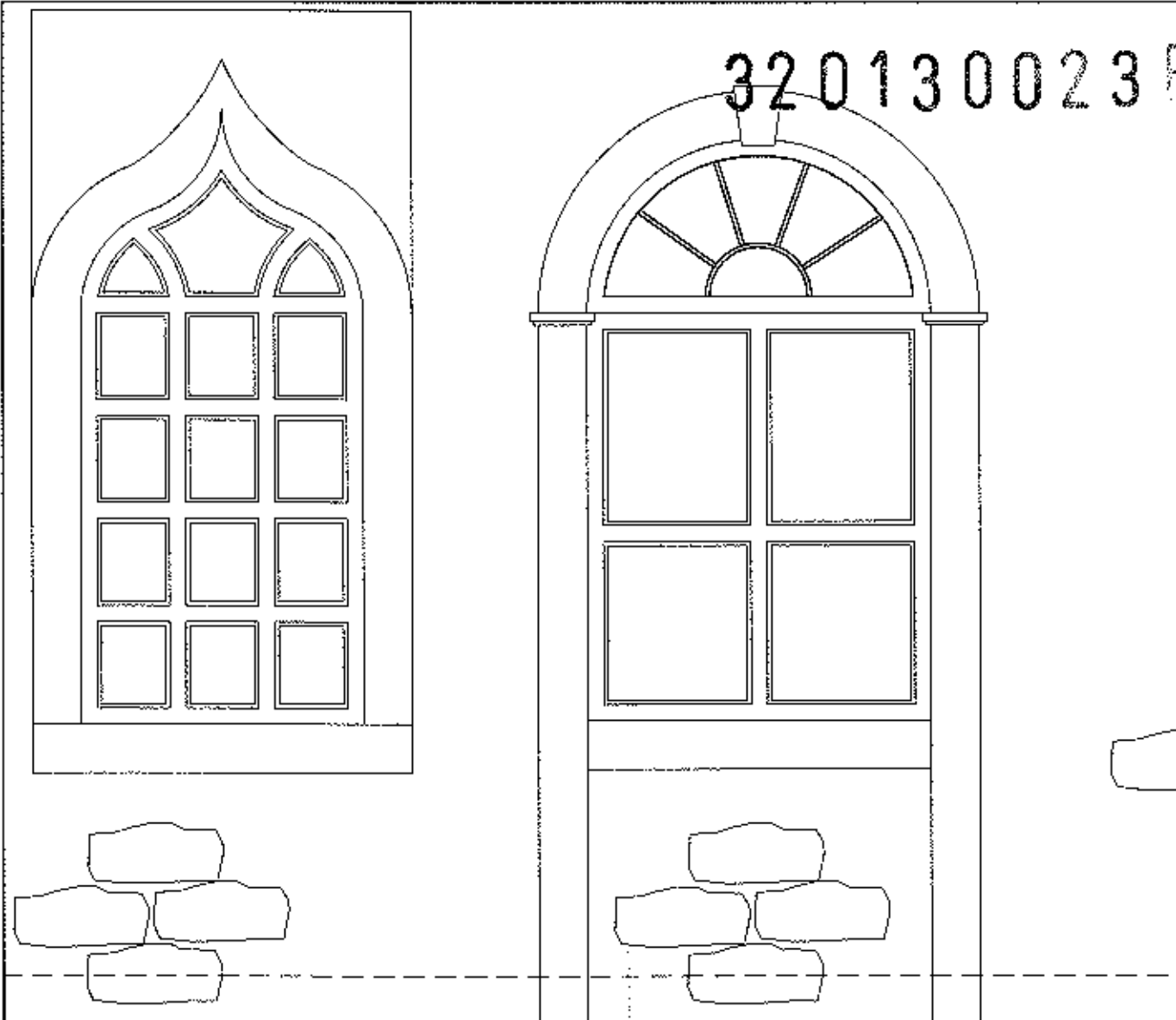
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APPENDIX B

320130023P

Existing detailed elevation

320130023P



For notes on existing
arrangement, see notes section

Existing Detail A 1:20

Notes:

- Opening formed with semi-circular head with keystone & moulded imposts
- Opening formed with fixed timber window light, with vertical mullion bar & horizontal saddle bar
- Glazed Palladian fan light inserted over
- Existing window to be removed
- Existing stone surrounds to be unaltered
- Fan light set aside & retained for re-use in proposed scheme
- Stone sill to be removed & set aside for re-use in proposed scheme



Gary Hoerty Associates

Chartered Surveyors
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Lancashire BB7 2DG

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Drawing No: Kno/321/1527/04

Project:

Proposed reinstatement of door to
Edisford Bridge Farm House
Edisford Bridge
Clitheroe
BB7 3LJ

Title: Existing detail A

Notes:

All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies. Do not scale off the drawings, if in doubt ask.

Client: Mr & Mrs Knowles

Drawn: AJM

Date: 06.12.12

Scale: 1:20

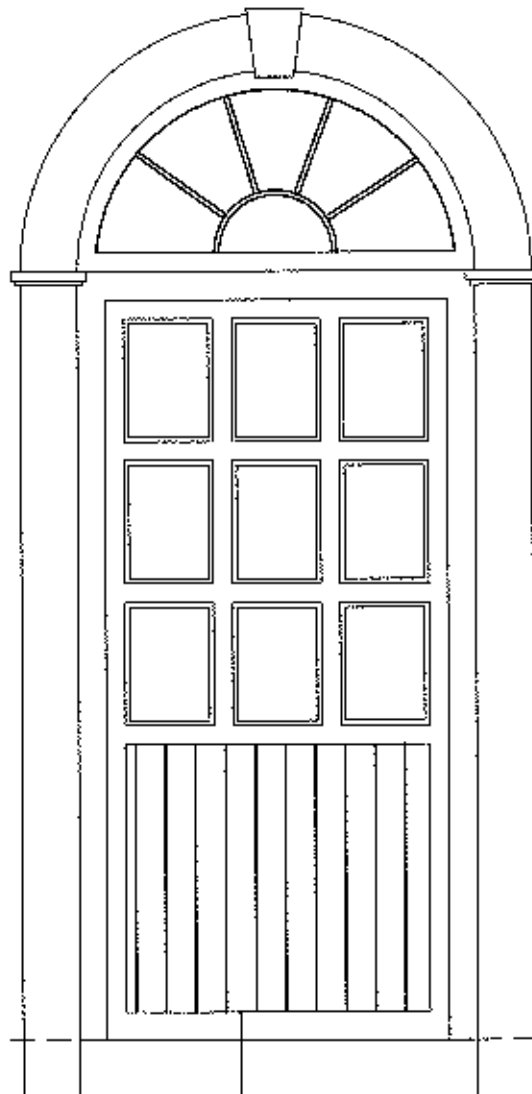
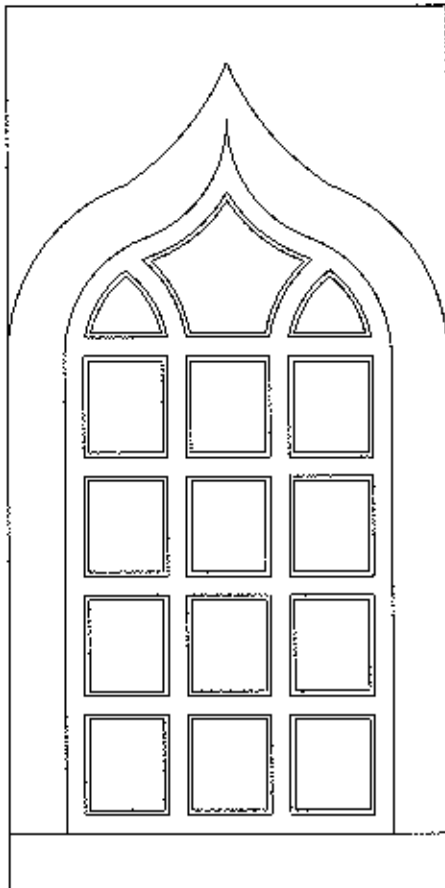
Amendments:

APPENDIX C

320130023P

Proposed detailed elevation

320130023P



For notes on proposed
arrangement, see notes section

Proposed Detail A 1:20

Notes:

- Semi-circular head with keystone & moulded imposts to be retained & will be unaltered
- Palladian fan light to be re-inserted over new door
- New door to be solid hardwood, panelled door with top glazed section
- Door glazing to be similar in style to glazing details of existing windows, i.e. nine glazed lights
- Stone sill set aside, to be inserted to form door sill
- Hardwood timber panel & frame of door to be stained & painted white to match existing windows
- New door to be set back into opening min' 75mm



Gary Hoerly Associates

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Drawing No: Kno/321/1527/05

Project:
Proposed reinstatement of door to
Edisford Bridge Farm House
Edisford Bridge
Clltheroe
BB7 3LW

Title: Proposed detail A

Notes:

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Client: Mr & Mrs Knowles

Drawn: AJM

Date: 06.12.12

Scale: 1:20

Amendments: