

JAN 2013

For office use only

Application No

320130110P

Date received

Fee paid £

Receipt No:

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

**Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.**

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	James	Surname:	Warburton
Company name:	Emporia Leisure Ltd				
Street address:	The Emporium			Country Code	National Number
	Moor Lane			Telephone number:	Extension Number
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:				Email address:	
Country:					
Postcode:	BB7 1DS				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mike	Surname:	Gee
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancs			Email address:	
Country:					
Postcode:	BB7 1AW				

mike@jdixontownplanners.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Proposed conversion of outbuildings to provide residential accommodation (stables conversion to three units and motor house conversion to two units), with associated provision of car parking and hard and soft landscaping to courtyard areas

Has the development or work(s) already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Eaves Hall		
Street address:	Moor Lane		
	West Bradford		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 3JG		

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

Easting:	373829
Northing:	444816

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

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

See all application plans / drawings and supporting statements

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:

See all application plans / drawings and supporting statements

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

☒ Yes ☐ No

If Yes, please provide details:

See all application plans / drawings and supporting statements

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

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

Please describe the building or part of the building you are proposing to demolish:

Removal of the 1960s first floor link between the Hall and the stables buildings

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

See all application plans / drawings and supporting statements

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

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

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

See all application plans /drawings and supporting statements

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11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

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

☐ Yes ☒ No

13. 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	6	8	2
Light goods vehicles/public carrier vehicles	6	0	-6
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			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

Natural stone

Roof covering- add description

Description of *existing* materials and finishes:

Natural slate

Description of *proposed* materials and finishes:

Natural slate

Windows - add description

Description of *existing* materials and finishes:

UPVC and metal

Description of *proposed* materials and finishes:

Painted metal

External doors - add description

Description of *existing* materials and finishes:

UPVC and wood

Description of *proposed* materials and finishes:

Painted wood

14. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

See application plans / drawings and supporting statements

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

As existing

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

General storage to ground floors of motor house and stables building. Hotel rooms to first floor of stables building. Residential accommodation (one unit) to first floor of motor house building)

Is the site currently vacant?

☐ Yes ☒ No

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

19. Trees and Hedges

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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'.

20. Trade Effluent

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

☐ Yes ☒ No

21. Residential Units

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

☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total

5

Market Housing - Existing

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

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	1

22. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	260.0	260.0	0.0	-260.0
C1	Hotels and halls of residence	150.0	150.0	0.0	-150.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		410.0	410.0	0.0	-410.0

22. All Types of Development: Non-residential Floorspace (continued)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	4	0	-4

23. 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

24. 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	

25. Site Area

What is the site area?

00.25

hectares

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Title: Mr

First name: Mike

Surname: Gee

Person role: Agent

Declaration date: 18/01/2013



Declaration made

29. 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: Mr

First Name: Mike

Surname: Gee

Person role: Agent

Declaration date: 18/01/2013



Declaration Made

30. Declaration

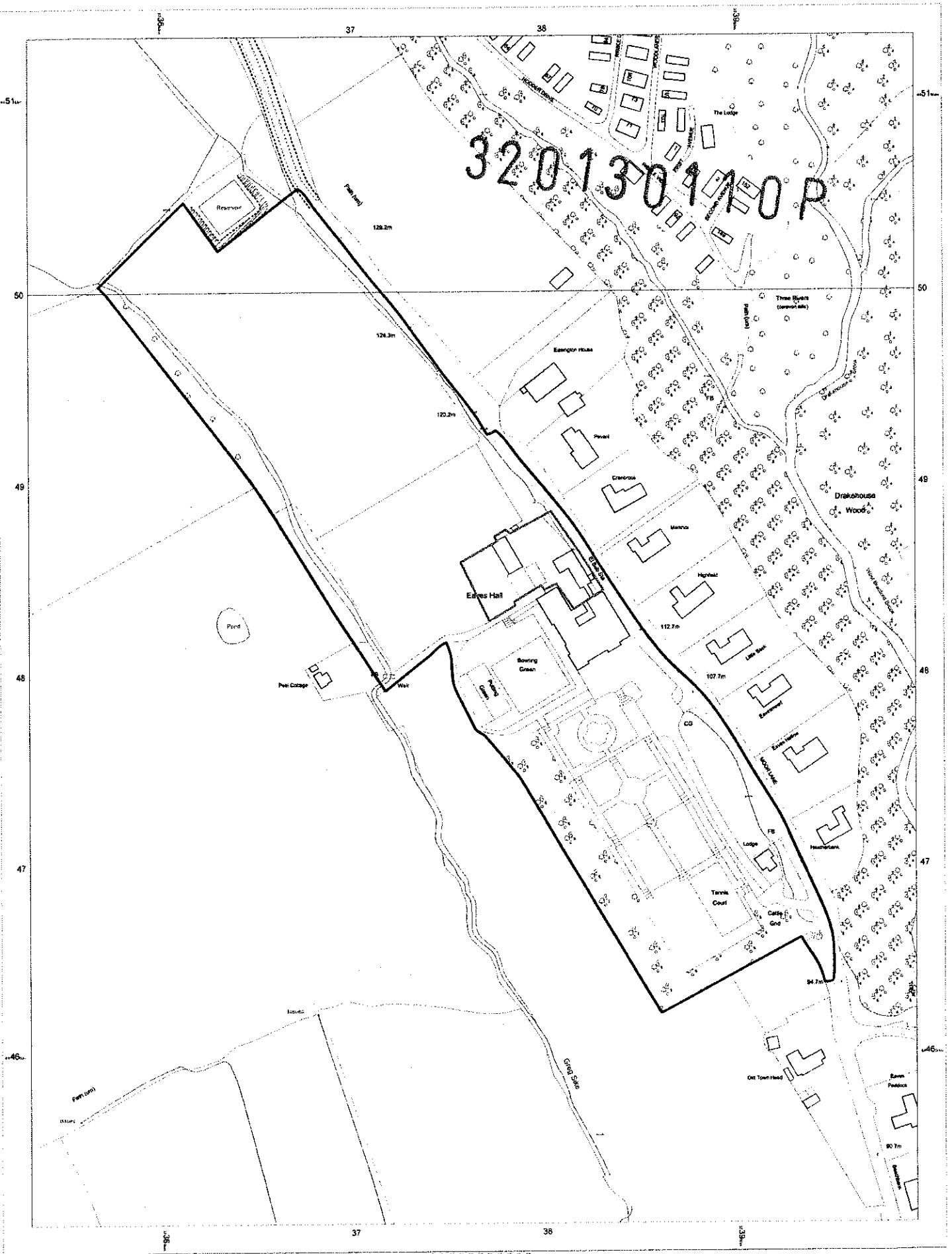
320130110P

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

18/01/2013



Edves Hall
Edves Hall Lane
Clitheroe
Lancashire
BB7 3JG

OS MasterMap
28 November 2012 ID: M00-00102907
www.mapdataportal.co.uk
1:1250 scale print at A2 Centre 373762 E 444023 N
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Conversion of stables and motor
house into five dwellings at
Eaves Hall

EAVES HALL
EXCLUSIVE HOSPITALITY

december 2012



photo courtesy of loftie designs

320130110P

stanton andrews architects
december 2012

EAVES HALL EXCLUSIVE HOSPITALITY

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introduction

This planning and listed building application is for the conversion of the stables into three residential properties and the conversion of the motor house into two residential properties at Eaves Hall, West Bradford, near Clitheroe.

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted.

assessment

Physical

The hall is listed grade 2 joining the register in 16 November 1954. English Heritage Building ID: 183314 OS Grid Reference: SD7382744812.

A heritage statement has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS of JWRC Chartered Building Surveyors & Historic Building Consultants and will accompany the listed building application.

Eaves Hall is part of the James' Places portfolio of successful country hotels. It is a dedicated wedding and conference venue; in that organisers/hosts book sole use of the whole hotel including all the reception rooms, bedrooms and grounds for 24 hours.

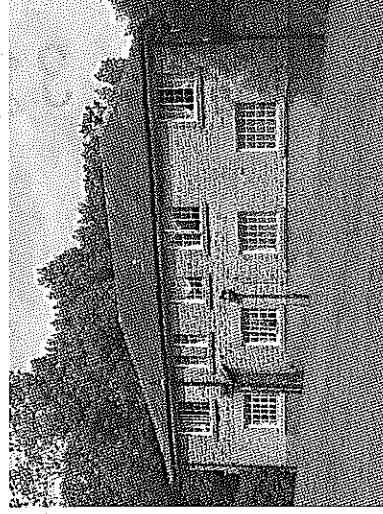
The proposed conversions are located to the rear of the Hall with their own access. The stables have been used as a workshop and store at ground floor for many years with hotel bedrooms at first floor accessed via a 1960's tile clad link. These rooms are typically the last to be occupied and seen to be 'poor cousins' compared to the rest of the hotel bedrooms.

The motor house has redundant staff accommodation at first floor and is currently unoccupied at ground floor level.

Social

Eaves Hall has been a hotel since 2007 prior to that it was a private member's club run by the Civil Service Motoring Association who purchased the hall in 1961. The current hotel is a popular venue for weddings and is often used by local businesses for conferences and seminars. It is not open to casual visitors.

Apart from issues with overspill parking on Eaves Hall Lane the day to day operation of the hotel has little impact on local residents.



east and west elevation motor house

1.0 Introduction

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Economic

The conversion of the properties will ensure their long term future as there is currently no incentive on the hotel to undertake more than the minimum to ensure that the condition of the properties does not deteriorate further.

Planning Policy

A planning statement has been prepared by Janet Dixon Town Planners and will accompany the planning and listed building applications.

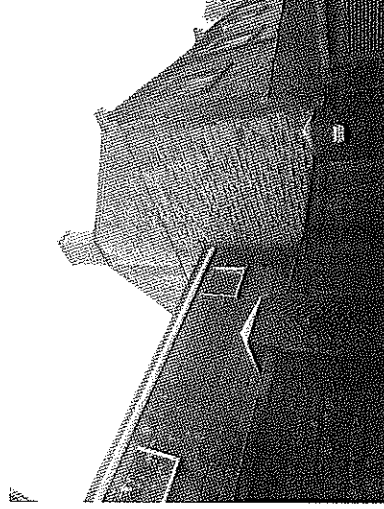
involvement

A public consultation was undertaken with the local residents, comments and feedback are summarised in the supporting planning statement.

evaluation

It is clear from the Heritage Statement and the public consultation that the character and value in the historic fabric is with the hall itself and its immediate gardens, to the south and west.

Works to the periphery of the site which had little or no impact on neighbours, during construction and operation, and retained the historic fabric and setting of the Hall are not considered to be contentious assuming that they comply with the planning policy at the time.



south elevation and
 connection to main hall

design - brief

The brief provided by the client sought to address the back of house feel to this part of the hotel and inevitable deterioration of the properties as they remained redundant and under utilised.

design - options

The current proposals are the result of a detailed design process in which various options were prepared for the stable and motor house.

For the stables the design focussed on the type of accommodation that could be provided, flats v houses, 1,2 or 3 bed, 2,3 or 4 dwellings. The preferred solution gives the widest range of accommodation choice.

For the motor house the design options focussed as much on the treatment of the facades as the requirement for 2 or 3 bedroom accommodation. The preferred design solution seeks to extend the properties in a contemporary style whilst still acknowledging its previous use as a motor house.

proposed - use

The stable and motor houses are to be converted in residential properties, three in the stables and two in the motor house. Alterations are primarily restricted to internal alterations though modest extensions are proposed for the front and rear of the motor house. Dedicated car parking will be identified for each of the properties.

proposed - amount

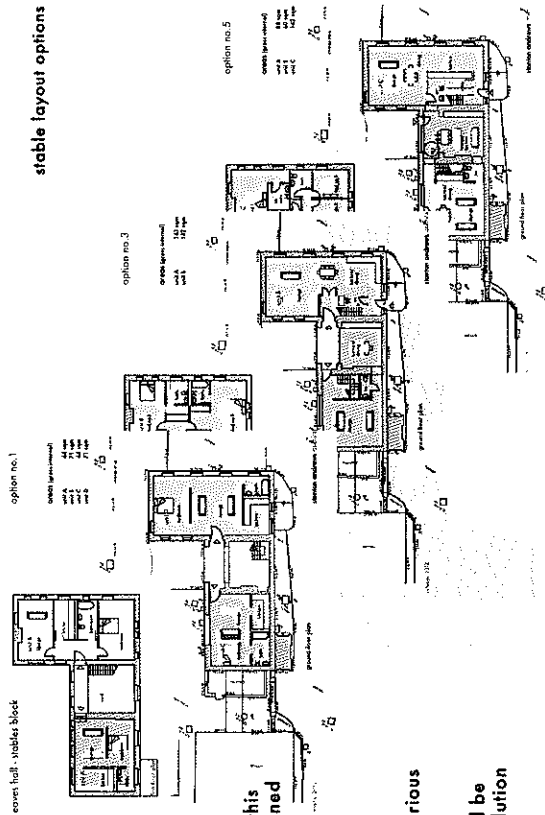
The stables have a gross internal floor area of approximately 294 sqm including the covered corridor to the front and this is not expected to change.

The motor house has a gross internal floor area of approximately 223 sqm including the covered corridor to the front and this is expected to be increased to 260 sqm. An increase of 17%.

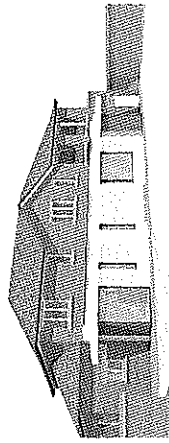
proposed - layout

The layouts for the dwellings has been developed so as to

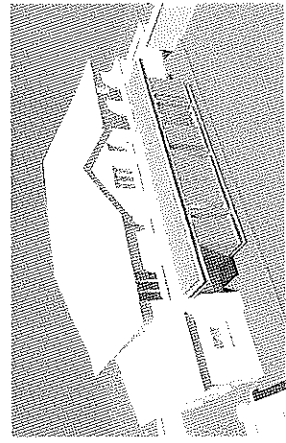
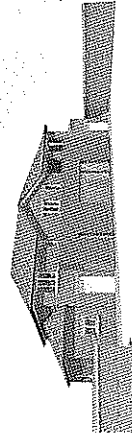
- require the minimum of external alterations.
- respect the character of the existing properties.
- create a wide range of dwelling sizes and accommodation.
- maximise the aspect, orientation and setting of the properties.



stable layout options



motor house options



introduction

development - application

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proposed - scale

The scale of the properties remains largely unchanged. The proposed modest extensions are all single storey.

proposed - landscaping

Around the stables and motor house the existing hardstanding/tarmac/concrete around the stables and motor house will be improved to define vehicle circulation and parking. The dwellings will have access to the hotel grounds.

It is assumed that the landscaping will be covered by planning condition.

proposed - appearance

The stables appearance will remain largely unchanged with the alterations limited to glazed infill to two large openings on the west elevation and the dropping of a cill to change a window into a doorway on the south elevation.

The motor house will require more significant alterations, on the east elevation the elevation will be altered to the ground floor storey as an extension is required to make good the damage caused by the removal of the original glazed bays. The first floor above will remain unchanged.

Two windows on the south elevation will have their cills dropped to create french doors to the courtyard garden.

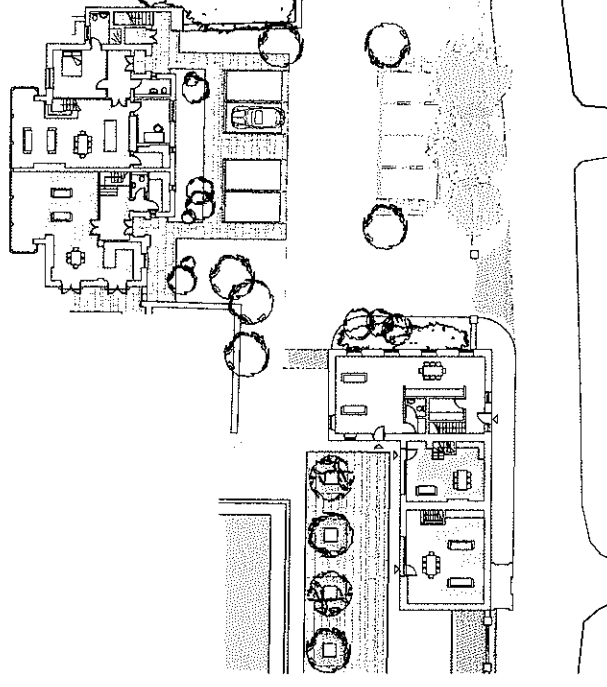
The west elevation to the motor house will be largely glazed to maximise views and connections with the west facing gardens.

access

The hotel already ensures that visitors to the hotel in particular have equal and convenient access to the car parking, hotel and back of house accommodation. The proposed alterations will maintain this approach.

Whilst the stables have been designed as conventional 2 storey dwellings the larger dwelling in the motor house accommodation does have a room that could be used as a ground floor bedroom.

stable and motor house ground floor plan



stanton andrews
architects

320130110P

**PLANNING AND LISTED BUILDING APPLICATIONS BY
EMPORIA LEISURE LTD**

TO RIBBLE VALLEY BOROUGH COUNCIL

**FOR CONVERSION OF STABLES AND MOTOR HOUSE
BUILDINGS TO RESIDENTIAL ACCOMMODATION**

AT EAVES HALL, MOOR LANE, WEST BRADFORD, BB7 3JG

PLANNING STATEMENT

January 2013

Janet Dixon
TOWN PLANNERS LTD

**Mike Gee BA(Hons) MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

01200 425051

1. INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement is in support of planning and listed building applications to convert two outbuildings (former motor house and stables) at Eaves Hall, Moor Lane, West Bradford to five dwellings. It should be read in conjunction with the plans, drawings and other statements (including Design and Access Statement, Heritage Statement and Bat Surveys) submitted with this application.

2. PLANNING HISTORY

- 2.1 Many applications have been made for various alterations to Eaves Hall. Those specifically relating to the application site are as follows:
- 96/282 – replacement of 45 windows with upvc (including windows within the stable block) – Listed Building Consent granted 01 July 1996; and
 - 99/888 – replacement of timber building with re-enforced concrete garage building (within yard immediately to the south of the motor house) – Planning Permission granted 18 January 2000.

3. SITE AND SURROUNDINGS

- 3.1 Eaves Hall is situated within a ribbon of development on the outskirts of West Bradford village and on the northern slope of the Ribble Valley. It is located some 3.5km to the north of Clitheroe, and set within undulating open countryside. The property is accessed off Moor Lane. It is a Grade II listed building, built of brick and stone and largely re-modelled in the 1920s.
- 3.2 To the rear (north) of the main Hall are a range of outbuildings and service areas. The application relates to these outbuildings, which comprise two elements:
- an attached (via a first floor link) two storey former stables; and
 - a detached two-storey former motor house.

Both buildings are stone built with a natural slate roof and date from the 1860s (in the case of the stables) and the 1920s (in the case of the motor house). Further details of the form and history of the two buildings are provided within the Heritage Statement submitted with this application. The stables building is used for general storage at ground floor, with four hotel bedrooms (the least used at the hotel) at first floor

accessed via the first floor link to the main Hall. The former motor house is used for general storage at ground floor with a single vacant residential flat at first floor. In their present use the buildings are under-utilised and redundant.

4. PROPOSAL

4.1 The proposal is to convert the two outbuildings, the motor house and stables, to five dwellings. The proposal comprises:

- the former motor house would be converted to two dwellings (one 2 bedroom and one 3 bedroom). The building would be remodelled and extended, principally to its east and west elevations;
- the former stables would be converted to three dwellings (one 1 bedroom, one 2 bedroom and one 3 bedroom). The building would remain largely unaltered in appearance, other than the replacement of upvc windows and infilling of the two larger openings to the yard;
- externally, the areas enclosed by the buildings and the Hall would be remodelled as soft and hard landscaped areas, providing amenity areas for residents, parking for eight cars, a recycling bin storage area and vehicle manoeuvring areas;
- access would continue to be from Moor Lane, although the detailed configuration of the access is altered; and
- the existing first floor link between the former stables and the Hall would be demolished and areas of exposed walls made good.

The proposal is described in more detail within the Design and Access Statement and an explanation of the design rationale provided.

5. BACKGROUND

5.1 Eaves Hall was purchased by the applicant in 2011 to form part of the James' Places portfolio of successful country house hotels. It is operated as a dedicated wedding and conference venue, in that organisers / hosts book sole use of the whole hotel including all the reception rooms, bedrooms and grounds for 24 hours. It is not open to casual visitors. Eaves Hall has been a hotel since 2007 prior to that it was a private member's club run by the Civil Service Motoring Association who purchased the hall in 1961. The

current hotel is a popular venue for weddings and is often used by local businesses for conferences and seminars.

6. PLANNING POLICY

- 6.1 The main components of the Development Plan (against which all planning applications have to be considered) are the Ribble Valley Local Plan adopted in June 1998 and the North West Regional Spatial Strategy published in September 2008.

Ribble Valley Local Plan

- 6.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:
- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the use of sympathetic materials, highway safety, car parking, nature conservation, and neighbourliness considerations;
 - Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
 - Policy ENV1: Area of Outstanding Natural Beauty – the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced;
 - Policy ENV7: Species Protection – development proposals having an adverse effect on wildlife species protected by law will not be granted planning permission;
 - Policy ENV19: Listed Buildings – development proposals on sites within the setting of listed buildings which cause visual harm to its setting of the listed building will be resisted. Factors to be taken into account are listed;
 - Policy ENV20: Listed Buildings – the demolition (or partial demolition) of listed buildings will be refused unless demolition is unavoidable. Factors to be taken into account are listed. 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;

- Policy H2: Dwellings in the Open Countryside – provides for the appropriate conversion of buildings to dwellings subject to various criteria;
- Policy H15: The Location of the Building to be Converted – planning permission will be granted for the conversion of buildings to dwellings subject to various criteria;
- Policy H16: The Building to be Converted – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy H17: Design Matters – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy T1: Development Proposals – details various transport matters to be considered in making planning decisions, including the provision for safe access; and
- Policy T7: Parking Provision – all development proposals will be required to provide adequate car parking and servicing space.

Regional Spatial Strategy

- 6.3 The RSS continues to form part of the Development Plan, although it is expected to be revoked in the near future. It sets out the strategic planning and development framework at a regional level. It is primarily directed at providing a framework for policy planning at the local level. As such, it does not provide site specific guidance.

6.4 Ribble Valley Core Strategy

The draft Core Strategy has been submitted to the Secretary of State. The document is sufficiently advanced for it to now be a material consideration in deciding planning applications. However, it should be noted that the Inspector has raised a number of issues and concerns relating to the submission document, in particular the need to update the evidence base (and the potential need for consequent modifications). By way of response, the Council has requested a suspension of the examination process until the end of June 2013 to allow the necessary further work to be carried out. The Core Strategy includes a range of Key Statements and Development Management policies, which generally re-state the Local Plan policies and criteria referred to above. In addition:

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- Key Statement EN5: Heritage Assets – recognises that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset; and
- Policy DMG2: Strategic Considerations - emphasises that, where possible, development outside of settlement areas should be accommodated through the re-use of existing buildings, being more appropriate than new build.

National Planning Policy Framework

- 6.5 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Three dimensions to sustainable development are highlighted: economic, social and environmental. In turn, the NPPF seeks to help achieve economic growth, deliver a wide choice of high-quality homes, require good design and conserve the natural and historic environment.
- 6.6 At paragraph 14, the NPPF states that for decision-taking the presumption in favour of sustainable development 'means:
- *approving development proposals that accord with the development plan without delay; and*
 - *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.'*
- 6.7 The main body of the NPPF addresses the components of sustainable development. Those most relevant to the appeal are:
- 'promoting sustainable transport' – decisions should take account of whether safe and suitable access to the site can be achieved for all people and

development should only be refused where the residual impacts of development are severe (paragraph 32);

- 'delivering a wide choice of high quality homes' – local planning authorities are expected to boost the supply of housing (paragraph 47). Paragraph 55 is of particular relevance to housing in rural areas. It states that new isolated homes in the countryside should be avoided unless there are special circumstances, such as '*where such development would represent the optimal viable use of a heritage asset*' or '*where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting*';
- 'requiring good design' – developments should add to the quality of the area, and reinforce local distinctiveness;
- 'conserving and enhancing the natural environment' – in deciding planning applications local planning authorities should aim to conserve and enhance biodiversity by applying various principles including resisting development resulting in the loss or deterioration of irreplaceable habitats (paragraph 118); and
- 'conserving and enhancing the historic environment' – the significance of any heritage asset that may be affected by a proposal should be identified and assessed. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset (paragraph 128). In turn, Councils are expected to take account of '*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*' (paragraph 131).

7. CONSULTATION

- 7.1 Occupiers of the 13 dwellings nearest to Eaves Hall (ie those on Moor Lane between Waddington Lane at its southern end and Easington House to the north of Eaves Hall) were invited to a late afternoon / early evening consultation event at Eaves Hall on 5 December 2012.

- 411108105
- 7.2 Two residents (from two houses immediately opposite the Hall) attended the event. Both were supportive of the proposals. One asked that consideration be given to including landscaping to the Moor Lane side of the car park serving the converted stables / motor house buildings.

8. PLANNING ASSESSMENT

- 8.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle of the development;
- the suitability of the building for conversion;
- the design of the conversion scheme;
- heritage;
- landscape impact;
- highways, access and car parking;
- neighbour amenity; and
- nature conservation.

- 8.2 Each of these issues is addressed in turn below.

Principle

- 8.3 The NPPF is founded on the presumption in favour of sustainable development, to which there are three pillars – economic, social and environmental. The proposals contribute positively to all three:

- economic – the proposal would assist in supporting economic growth;
- social – the proposal would assist in providing a supply of housing to meet the needs of present and future generations; and
- environmental – the proposal would contribute to safeguarding a heritage asset in a manner consistent with its character and appearance and protection of the landscape and biodiversity.

The manner of these contributions is detailed further in this assessment.

- 8.4 The Local Plan was adopted in 1998 and in many respects is now to be regarded as 'out-of-date'. As such, the provisions of NPPF paragraph 14 apply in relation to

deciding planning applications. The following sections of this assessment will demonstrate that there are no adverse impacts that would significantly or demonstrably outweigh the benefits of the development, when assessed against the wider policies of the NPPF. Nor, are the specific policies in the NPPF that indicate development should be restricted. Rather, NPPF policy is supportive of the proposal as demonstrated below.

8.5 With specific regard to NPPF paragraph 55:

- the proposal represents an optimal use for the buildings (which are heritage assets) given that the proposal allows for a sensitive treatment of the buildings and their whilst providing the buildings with a productive use;
- the proposal involves the re-use of under-utilised and redundant buildings, which would otherwise attract no investment, fall into disrepair and detract from the character and appearance of the area and the heritage asset (the listed Eaves Hall) with which they are associated .

8.6 For completeness, we have also reviewed the principle of the proposal against saved Local Plan policy. The buildings are located in a countryside area, as indicated by the Proposals Map. However, Local Plan policy does not indicate this to be a bar for the conversion of an existing building to provide permanent residential accommodation. Rather, Local Plan policy allows for such conversion, subject to consideration of various criteria. All of these criteria are examined in this Statement. 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 conversion of existing buildings. It does not introduce new built development into an area of open countryside and, as such, is considered appropriate to a rural area. In addition, the proposal makes a positive contribution to the social well-being of the area, by providing additional living accommodation of a range of sizes.

8.7 Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is closely grouped with the buildings at Eaves Hall. Also, there is a group of dwellings along the opposite (east) side of Moor Lane. Accordingly, problems of 'urbanisation' of the countryside, with which policy is primarily concerned, would not arise. In this regard, it should also be noted that as the proposal involves, minimal external alterations and extensions.

8.8 Other planning policies refer more specifically to detailed aspects of the proposal, rather than the principle. Compliance with these policies and criteria are examined in the following sections.

The Suitability of the Building for Conversion

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

- no expenditure by public authorities and utilities on the provision of infrastructure would be required;
- the buildings are evidently structurally sound and capable of conversion;
- the buildings are of sufficient size to provide suitable living accommodation without extensions which would harm the character or appearance of the buildings; and
- the former stables building is of a vernacular form with materials appropriate to its surroundings. The former motor house building is built of similar materials. Whilst the former motor house building is of a more modern form, it is representative of an era in the development of country homes, with the introduction of the motor car. The buildings are worthy of retention because of their heritage value. Heritage issues are more fully considered within the separate Heritage Statement submitted with this application.

Design of the Conversion Scheme

8.10 The buildings are built in stone with natural slate roofs. The buildings are worthy of retention as a heritage asset. No extensions are proposed to the stables building and minimal external alterations to the building, mainly restricted to the glazed infills to the

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large openings in the west (courtyard) elevation. The motor house requires more significant alterations. The main changes being at ground floor level to the east and west elevations. To the east, a single storey extension is proposed to make good the damage caused by earlier removal of covered bays. To the west, a single storey extension is proposed taking advantage of the westerly aspect and outward views. Both extensions would be in a contemporary style to distinguish the new from the core building. Thus, the buildings would retain their present form, character and appearance. The proposed design of conversion is of a high standard and complies with the various criteria set out within Local Plan policies including Policies G1, H16 and H17.

- 8.11 The interior works are similarly sympathetic with the layout of rooms informed by the structure of the buildings, existing door and window openings, to take best advantage of the building's form and features and to ensure that the character and appearance of the buildings are appropriately conserved.

Heritage

- 8.12 A Heritage Statement is submitted with this application. It details the history of Eaves Hall and assesses the significance of the application buildings and the impacts of the proposal. The Heritage Statement concludes in the following terms:

The former motor house and former stables are both outbuildings that were built (or in the case of the stables, substantially altered) at the time of the reconstruction of the Hall that began in 1920. Both buildings fall well below the standard required for statutory listing in their own right but they are within the curtilage of the Hall. Both buildings included accommodation on the first floor and can therefore be converted without the need for substantial alteration to most of their openings. Neither building has any interior features of architectural or historic interest. Eaves Hall itself is of special architectural interest because of the formal classical architectural compositions of its main south facade and garden elevation, for its interiors, and for the quality of its brick and Portland stone detailing. Neither outbuilding can be seen from the same viewpoints as the formal elevations and both are very different from and much plainer in character than those elevations. The proposed conversions will have no effect

901, 081, 058

of the character of the main part of the Hall itself, but will improve the setting of its rear elevation and improve the present rear entrance to the site. The works proposed to both buildings will reverse some of the less sympathetic late 20th century alterations (notably the insertion of upvc windows and addition of a first floor link) and will improve their settings.

- 8.13 Accordingly, the proposal complies with policy relating to heritage, including the NPPF, Local Plan policies ENV19 and ENV 20 and Core Strategy Policy EN5. In particular, the proposal would allow for a sensitive form of conversion and an appropriate and viable re-use of these currently under-utilised and redundant heritage assets associated with the Grade II listed Eaves Hall.

Landscape Impact

- 8.14 The stables building is adjacent to and readily apparent to public view from Moor Lane. However, as the proposal involves no physical extensions or significant external alterations to the building, there would be no outward landscape impact. The motor house is less open to outward public view, only seen from a position at the site entrance on Moor Lane. The alterations proposed would make no material difference to the building's prominence. As such, the scheme would 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 Local Plan Policies ENV1, H15 and H17. In particular, there would be no damaging impact on the natural beauty of the Forest of Bowland Area of Outstanding Natural Beauty, as the re-used buildings would continue to be viewed in the context of the adjoining and much larger Eaves Hall and its grounds.

Highways, Access and Car Parking

- 8.15 The application property would be served via the existing access off Moor Lane. The proposal would result in most service vehicles, which currently use the access, switching to use the main Eaves Hall access and egress, which have geometry more suited to larger vehicles. The traffic volumes associated with the use would be low and have no adverse impacts for the highway network. Adequate space is provided within

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the site for the parking and turning of vehicles. As such, the proposal complies with the relevant criteria of Policies, T1 and H17 and the NPPF.

Neighbour Amenity

- 8.16 The nearest neighbours live at the dwellings on the opposite (east) side of Moor Lane. The nearest part of the development to the closest dwelling is some 30 metres, with intervening tree screening within the front gardens to the neighbouring dwellings. Additional planting is proposed within the application site. There would be no direct or harmful impact on their amenities by reason of privacy, noise and disturbance from the proposed residential use given the distance separation. The proposed use is entirely consistent with the use of the neighbouring dwellings. Indeed, the proposed use would be more compatible with the neighbouring dwellings than the previous uses. Traffic to the application property would pass along Moor Lane. However, as described above, traffic volumes associated with the use would be low and be indiscernible from the existing traffic movements to and from Eaves Hall. Thus, no harm would be caused to residential amenity and the proposal complies with Local Plan Policy G1.

Nature Conservation

- 8.17 Bat Surveys and Reports are submitted with this application, the key points of which are (in relation to the former motor house):
- the proposed building alterations are unlikely to cause disturbance to bats or result in the loss of a bat roost or cause injury or death of a European Protected Species (EPS), ie bats, or result in any significant impact on a local bat population; and
 - the scale of impact of the development at site level on local bat populations is likely to be minimal / low.
- and (in relation to the former stables):
- although there are signs of recent bat roosting activity in one part of the roof; there is no clear evidence of a nursery site, significant day roost or place of hibernation at the property;
 - the proposed roofing works should be timed to avoid risk of disturbing roosting bats;

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- mitigation measures must be considered before and during the development to remove or significantly reduce any risk of disturbance to bats; the proposed works should proceed with reasonable caution and vigilance for the potential presence of roosting bats; and
- an EPS development licence is not required.

8.18 As such, the development complies with policy relating to maintaining biodiversity and the protection of wildlife species, in particular the NPPF and Local Plan Policies H15 and ENV7.

Other Matters

8.19 As the net increase in dwelling numbers is four (five proposed, one existing), there is no requirement to provide for affordable housing. To confirm the presence of an existing dwelling unit a copy of the Council Tax bill records for all buildings at Eaves Hall is submitted (Appendix A).

9. CONCLUSION

9.1 The principle of conversion of the buildings to five dwellings, as proposed, has been shown to be in compliance with the policies of the NPPF and to contribute positively to the achievement of sustainable development. The proposal is also shown to be in accord with the general aims and purposes of the Local Plan and in full compliance with detailed criteria set out in Local Plan (and the equivalent submitted Core Strategy) policies relating to the conversion of rural buildings to dwellings. More generally, the proposal would allow for the sensitive treatment and an appropriate re-use of redundant and under-utilised buildings, resulting in no harm to heritage interests, landscape, biodiversity, neighbours' amenity and highway safety. Local residents have expressed support for the proposal.

9.2 For the reasons set out in this statement, the Council is respectfully invited to grant planning permission and listed building consent for the conversion of the motor house and stables building to five dwellings.

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10. APPENDIX

Appendix A: Council Tax bill records for Eaves Hall 2012 / 2013.

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**Appendix A: RVBC Council Tax bill records for all buildings at
Eaves Hall, 2012 / 2013**

NATIONAL NON DOMESTIC RATE**2012/2013****RIBBLE VALLEY BOROUGH COUNCIL**

Business Rates Section
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Tel Eng: National Non Domestic Rates (01200) 414451, General (01200) 425111

EMPORIA LEISURE LTD
THE EMPORIUM
MOOR LANE
CLITHEROE
LANCS
BB7 1DS

Main Bill

19 MAR 2012

EAVES HALL
EAVES HALL LANE
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JG

GROUP NNDR
DESCRIPTION HOTEL AND PREMISES
RATEABLE VALUE 67000
PROP REF 0380900098000

BILL DATE 16-MAR-2012
ACCOUNT REFERENCE 6118523
REASON FOR BILL Annual

2843

R.V.	Poundage	Gross
67000	0.4500	30150.00
	0.4580	30686.00

Charge For Period

R V 67000 01-APR-2012 31-MAR-2013

30686.00

Total Amount Due 30686.00

PLEASE NOTE: THIS BILL REFLECTS YOUR ACCOUNT AS AT 06-MARCH-2012

FIRST INSTALMENT DUE ON 28-APR-2012
9 OTHER INSTALMENTS DUE ON 28-MAY-2012 TO 28-JAN-2013
INSTALMENTS TO BE PAID BY: DIRECT DEBIT MONTHLY

1 X 3065.00
9 X 3069.00

FOR INFORMATION ONLY. PAYMENTS TO BE MADE BY DIRECT DEBIT.



COUNCIL TAX BILL 2012/2013

RIBBLE VALLEY BOROUGH COUNCIL

Council Tax Section
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Tel Enq: Council Tax (01200) 414450, Benefits (01200) 414453, General (01200) 425111

BILL DATE 16/03/2012

ACCOUNT REFERENCE 11011263

REASON FOR BILL Annual

2844
2523

006390
EMPORIA LEISURE LTD
THE EMPORIUM
MOOR LANE
CLITHEROE
LANCS
BB7 1DS

Staff Block

19 MAR 2012

25232109

EAVES HALL
EAVES HALL LANE
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JG

PARISH 038
VALUATION BAND C
DISABLED BAND
PROP REF 00038090009807

HOW THE TAX IS ARRIVED AT FOR BAND C %Inc

Lancashire County Council	985.16	0.0
Ribble Valley Borough Council	125.06	0.0
West Bradford P C	14.52	4.3
Lancashire Combined Fire Authority	56.58	0.0
Lancashire Police Authority	133.27	2.5

TOTAL FOR BAND 1314.59 0.3

Charge For Period

Band C

01-APR-2012 31-MAR-2013

1314.59

TOTAL AMOUNT DUE 1314.59

FIRST INSTALMENT DUE ON 30-APR-2012

1 X 135.59

9 OTHER INSTALMENTS DUE ON 31-MAY-2012 TO 31-JAN-2013

9 X 131.00

INSTALMENTS TO BE PAID BY: DIRECT DEBIT MONTHLY

FOR INFORMATION ONLY. PAYMENTS TO BE MADE BY DIRECT DEBIT.
PLEASE NOTE: THIS BILL REFLECTS YOUR ACCOUNT AS AT 06-MARCH-2012



COUNCIL TAX BILL 2012/2013

RIBBLE VALLEY BOROUGH COUNCIL

Council Tax Section
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Tel Enq: Council Tax (01200) 414450, Benefits (01200) 414453, General (01200) 425111

BILL DATE 16/03/2012

ACCOUNT REFERENCE 11011272

REASON FOR BILL Annual

2845

006391
EMPORIA LEISURE LTD
THE EMPORIUM
MOOR LANE
CLITHEROE
LANCS
BB7 1DS

19 MAR 2012

25232109

EAVES HALL LODGE * ←
EAVES HALL LANE
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JG

PARISH 038
VALUATION BAND G
DISABLED BAND
PROP REF 0003809000990B

HOW THE TAX IS ARRIVED AT FOR BAND G		%Inc
Lancashire County Council	1847.17	0.0
Ribble Valley Borough Council	234.48	0.0
West Bradford P C	27.23	4.3
Lancashire Combined Fire Authority	106.08	0.0
Lancashire Police Authority	249.88	2.5

TOTAL FOR BAND	2464.84	0.3
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Charge For Period

Band G

01-APR-2012 31-MAR-2013

2464.84

TOTAL AMOUNT DUE	2464.84
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FIRST INSTALMENT DUE ON 30-APR-2012	1 X 250.84
9 OTHER INSTALMENTS DUE ON 31-MAY-2012 TO 31-JAN-2013	9 X 246.00
INSTALMENTS TO BE PAID BY: DIRECT DEBIT MONTHLY	

FOR INFORMATION ONLY. PAYMENTS TO BE MADE BY DIRECT DEBIT.
PLEASE NOTE: THIS BILL REFLECTS YOUR ACCOUNT AS AT 06-MARCH-2012



**COUNCIL TAX BILL
2012/2013**

RIBBLE VALLEY BOROUGH COUNCIL

Council Tax Section
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Tel Enq: Council Tax (01200) 414450, Benefits (01200) 414453, General (01200) 425111

BILL DATE 16/03/2012

ACCOUNT REFERENCE **11011254**

REASON FOR BILL Annual

006389
EMPORIA LEISURE LTD
THE EMPORIUM
MOOR LANE
CLITHEROE
LANCS
BB7 1DS

19 MAR 2012

25232109

PEELS COTTAGE EAVES HALL X ←
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JG

PARISH 038
VALUATION BAND E
DISABLED BAND
PROP REF 00038090009703

HOW THE TAX IS ARRIVED AT FOR BAND E

		%Inc
Lancashire County Council	1354.59	0.0
Ribble Valley Borough Council	171.95	0.0
West Bradford P C	19.97	4.3
Lancashire Combined Fire Authority	77.79	0.0
Lancashire Police Authority	183.25	2.5

TOTAL FOR BAND 1807.55 0.3

Charge For Period

Band E

01-APR-2012 31-MAR-2013

1807.55

TOTAL AMOUNT DUE 1807.55

FIRST INSTALMENT DUE ON 30-APR-2012

1 X 178.55

9 OTHER INSTALMENTS DUE ON 31-MAY-2012 TO 31-JAN-2013

9 X 181.00

INSTALMENTS TO BE PAID BY: DIRECT DEBIT MONTHLY

FOR INFORMATION ONLY. PAYMENTS TO BE MADE BY DIRECT DEBIT.
PLEASE NOTE: THIS BILL REFLECTS YOUR ACCOUNT AS AT 06-MARCH-2012

320130110P

Eaves Hall, West Bradford, near Clitheroe, Lancashire

Proposed Conversion of the former Motor House
and the former Stables



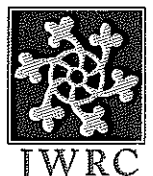
Heritage Statement

January 2013

JWRC
Chartered Building Surveyors & Historic Building Consultants
23 West Street
Morecambe
Lancashire LA3 1RB

01524 833371

enquiries@jwrc.co.uk



1.0 Introduction

1.1 The Report

This Heritage Statement has been commissioned by Stanton Andrews Architects on behalf of Emporia Leisure Ltd. It has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS following site visits in November 2011 and November and December 2012. Much of the background information on the history of the Hall is based on 'A History of Eaves Hall and Those Who Lived There' by Donald Heseltine, privately published for the Civil Service Motoring Association circa 2000.

1.2 Statutory Protection

Eaves Hall was first listed Grade II in 1954. This is surprising, because at that time post-1914 buildings were not considered for listing and the Hall had been largely rebuilt in 1920-22, with little remaining of the previous Hall, which only dated from 1867-71. By the time of the Accelerated Re-Survey in the 1980s some inter-war buildings of high quality were being listed, and the house retained its protection. None of the curtilage buildings, walls or other structures are separately itemised, as they would be if they were considered to be of listable quality in their own right. The gardens are not included in the Register of Historic Parks and Gardens of Special Historic Interest in England.

2.0 Historical Background

2.1 John Burton and the first Eaves Hall

In 1866 John Burton was given a farm and land at Town Head near West Bradford by his father, James, who had been born in 1784 and became a partner in a successful calico printing business in Clitheroe. In 1827 James had moved to Tyldesley near Manchester, where by the middle of the 19th century the firm of James Burton and Sons was operating several cotton spinning mills. Shortly after being given Town Head, John bought the adjacent Eaves House and Drake House lands and created the Eaves Hall estate of several farms and 275 acres of land. The name was taken from an earlier house that lay nearly half a mile to the north-west. The shortage of suitable established landed properties in Lancashire in the 19th century meant that it was common for men who had made their money in industry to establish a country estate by buying farms as they became available to buy.

Between 1867 and 1871 a new Eaves Hall was built on the site of the house at Town Head. Photographs (Figures 1 and 2) and the 1908 edition of the twenty-five inch Ordnance Survey map (Figure 3) show that it was a substantial sandstone house of two and a half storeys with some Tudorbeathan details. The symmetrical main front faced south and had gables to each side with bay windows, and a recessed centre with dormers. A garden front faced west.

John Burton died in 1879. After the estate failed to sell at auction it was bought by his younger brother Edward, who lived at Eaves Hall until his death in 1898. Comparison of the 1886 and 1912 Ordnance Survey maps suggests that he was responsible for extending the west wing, adding a pheasantry to the south of the house, and for some changes to the kitchen garden and outbuildings to the rear. After Edward's death in 1898 the estate remained in the Burton family, although

it was let to tenants for periods.

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2.2 Arthur Burton and the Rebuilt Eaves Hall

In 1918 Arthur Burton moved in as a tenant, then in 1920 bought the freehold from the trustees of Edward Burton's estate and began transforming the house into the red brick mansion that exists today. He spent over £200,000 on the work, a vast sum of money at a time when a three-bedroomed house could be bought for less than a thousand pounds. In September 1922 he moved into the house with his wife Evelyn, but within two weeks she died unexpectedly aged 40. In 1924 he re-married Millie Edgecombe from Beckenham in Kent. At first they lived at Eaves Hall, but the recession in the cotton industry and Millie's family connections in the south made them decide in 1928 to put Eaves Hall up for sale. It proved difficult to sell and was eventually bought in 1931 for £4,000 by a speculator, and then by the Kay family, who put it up for sale again in 1938.

2.3 Use as Offices and Conversion to an Hotel

The house remained empty, but in 1941 was bought by Brooke Bond Limited for use as their northern offices, safe from the London bombing. After the War Brooke Bond retained ownership and opened the Eaves Hall Hotel, which they ran until 1961. It was then bought by the Civil Service Motoring Association for use as a private member's club and was operated by them until 2007, when it was bought by Richardson Hotels Ltd. In 2011 it was bought by the present owners and now operates as part of the James's Places group.

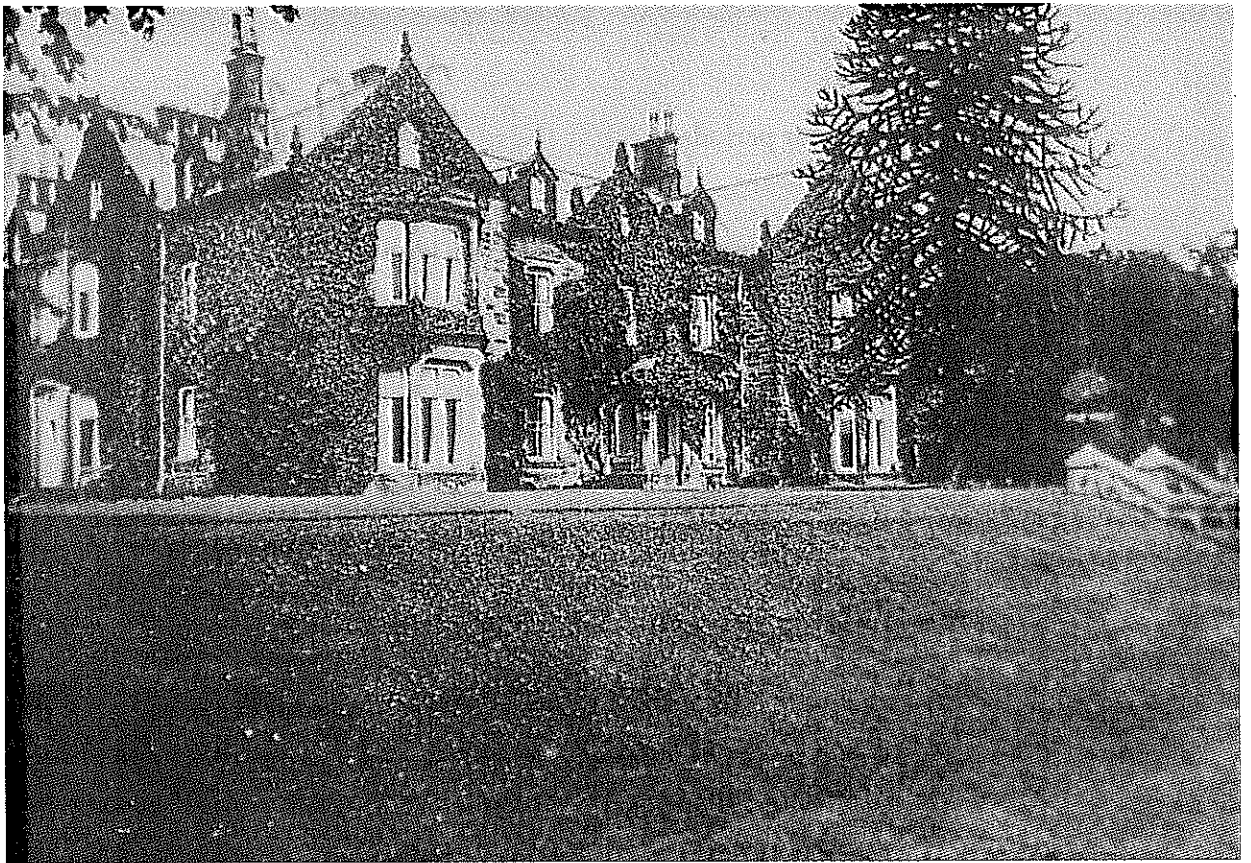


Figure 1. An undated photograph of the previous Eaves Hall, showing the front (south) elevation.



Figure 2. An undated photograph of the previous Eaves Hall, showing the garden (west) elevation.

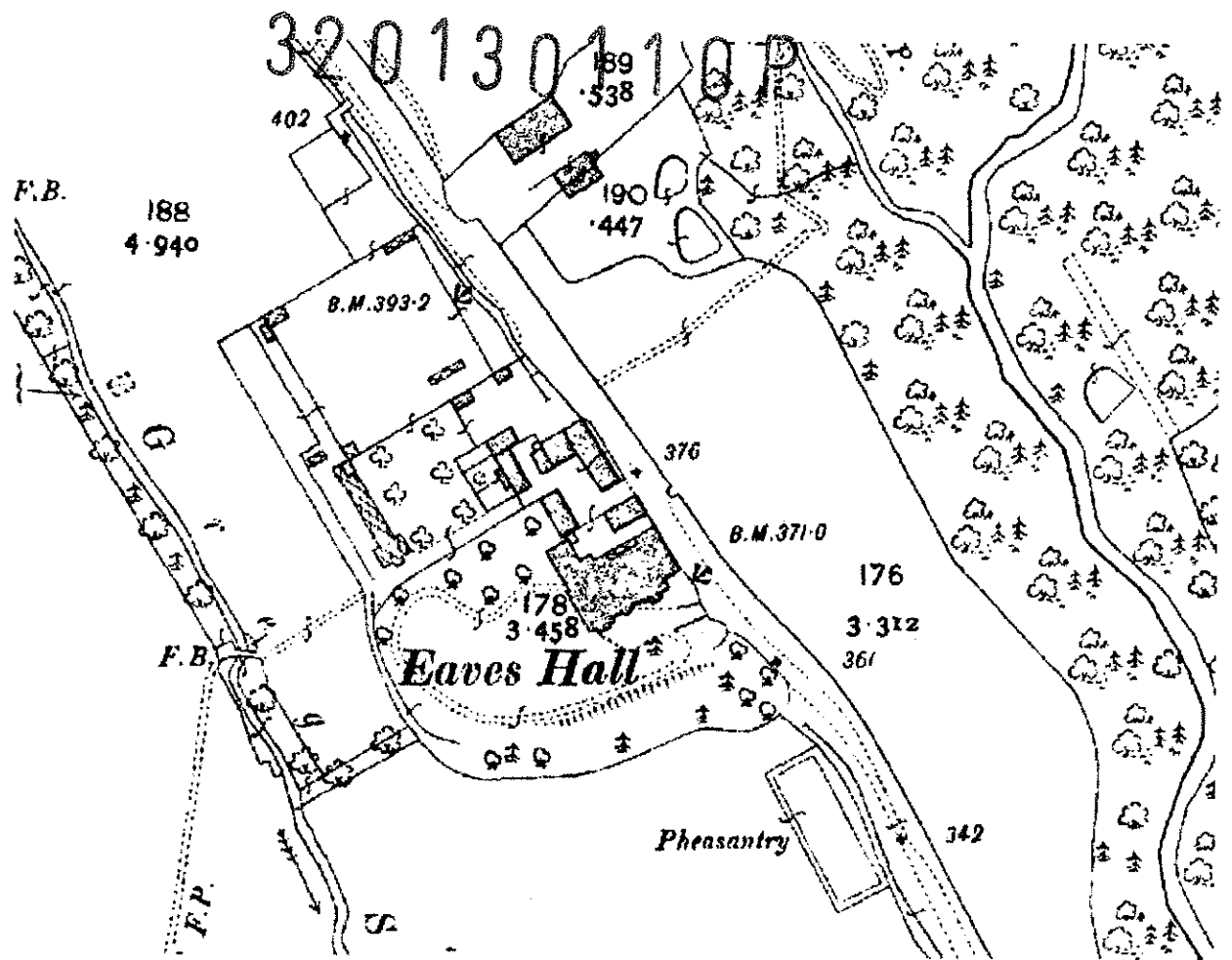


Figure 3. The 1908 edition of the twenty-five inch Ordnance Survey map.

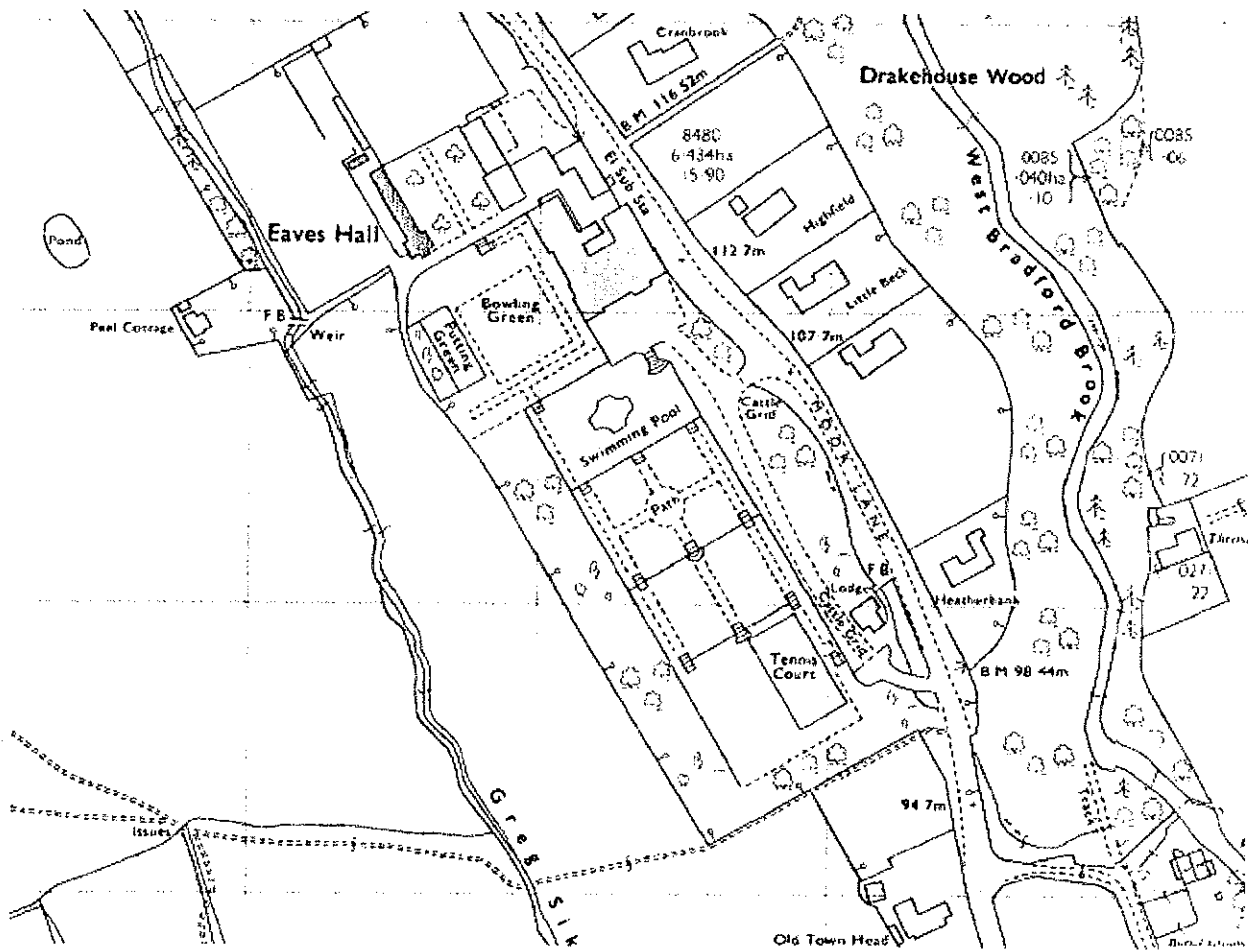


Figure 4. The 1969-71 edition of the twenty-five inch Ordnance Survey map.

3.0 The Buildings Today

3.1 The Remains of the 1867-71 Eaves Hall and its Setting

When approaching the house or entering the principal ground-floor rooms, Eaves Hall appears to date entirely from the early 1920s. It is only at the rear (Photograph 3) that parts of the Victorian sandstone house can be seen, looking incongruous in contrast with the red brick formality of the principal elevations. Here it is obvious that the old house was not demolished but was partly rebuilt and encased in brick. At the front only a pair of gatepiers at the entrance to the lane date from the 1870s, and comparison of the 1908 and 1969 Ordnance Survey maps (Figures 3 & 4) shows that the gardens and driveway to the south of the house were completely re-landscaped, removing almost all traces of the previous layout.

To the west and north of the house more of the Victorian garden layout seems to have remained after the house was rebuilt, but the creation of a golf course and bowling green by the Civil Service Motoring Association in the late 20th century removed some of the walls and garden structures. Apart from the former stables, discussed below, the only Victorian structures now remaining seem to be two sides of the wall to the walled garden and parts of some walls to the south of the former motor house.

3.2 The 1920-22 House

The rebuilt house is very different from its predecessor. The architects were Hitchon and Pickup from Burnley, and the materials and workmanship are of a high quality. The red bricks were brought from Cheltenham and the carved details are in Portland stone. The style is classical, borrowing particularly from the period of Sir Christopher Wren. In the early 20th century it was used for some public and commercial buildings and a few country houses. The south front is symmetrical and imposing, and little-altered apart from by the addition of some dormers. The west front, facing the garden, is of a similar quality but is a balanced composition with four distinct symmetrical sections. The east side of the house borders Moor Lane, an unusual arrangement for a house of this size, and it has a much simpler 2-storey facade. The principal rooms were also remodelled in a rich classical style, with a new main staircase and panelled inner hallway, ballroom and dining room.

The sloping site gives views over the Ribble Valley to the south, and the terraced gardens take advantage of the location. Within the site there is a change in level between lawns to west of garden front and service buildings behind that helps to conceal them from view. The closeness of the house to Moor Lane would be of less concern when the surrounding land belonged to the Eaves Hall estate, but after some of it was sold off in the later 20th century the opposite side of the lane has been developed with detached houses and it now gives access to a large caravan park.

3.3 The Former Stables

The former stables to the north of the house survive from the 1867-71 Eaves Hall and are built of sandstone rubble with slate roofs. They appear to have been significantly altered in the early 1920s, and the interiors were again altered for hotel use. They have an L-shaped plan and originally included stables, loose boxes, a saddle room and a coach house. It is now difficult to be sure of their original layout. It would be normal to have a hay loft over stables, and there is evidence for blocked first-floor pitching doorways in both the north and east walls. Two chimneys suggest that parts of the upper floor were heated.

The long arm of the 'L' borders Moor Lane, steps down at its southern end and is linked to the rear of the Hall at first-floor level by a 'bridge' installed in the 1960s, spanning above a disused gateway. On its west side it faces a small service yard and has two wide entrances with stone lintels, the southern one giving access to what was presumably the coach house. The northern entrance gives access to the stable in the wing at the northern end through an internal doorway, and presumably also gave access to the loose boxes.

Several of the first-floor windows on the east and west sides are set within stonework that appears to have been rebuilt, and all the first-floor windows that have stone surrounds, as well as the door surrounds to Moor Lane, have jambs lintels and sills of sawn sandstone. It is therefore probable that they all date from the 1920s and that the first floor was converted for use as staff accommodation at that time. On the ground floor little that obviously dates from either the 1870s or 1920s is visible internally, apart from some wall tiles in the former stables. On the first floor nothing dating from earlier than the 1960s is visible.

3.4 The Former Motor House

The motor house was built by Arthur Burton as part of the 1920-22 works. It included a garage for six cars, an inspection pit, an open area under a large glazed canopy, a petrol pump and tank, and a mess room. On the first floor there was a staff flat. It was located at the rear of the house, where it was not visible from the gardens or public rooms because of the difference in levels, and it had separate access from Moor Lane. Comparison of the 1912 and 1969 Ordnance Survey maps shows that it was built on the south side of the earlier walled garden, on the eastern side of an existing orchard that had a glasshouse at its opposite side. On its south side it appears that some walls from the earlier outbuildings and boundaries were retained and they are probably incorporated into the boundary walls that survive today.

It is built of sandstone rubble with a hipped slate roof, in a style which contrasts with the classical formality of the main house. The roof has oversailing eaves and a bellcast, but is covered by uniform Welsh 'tally' slates rather than more expensive slates in diminishing courses. It has now been significantly altered by the removal of the glazed canopy on the east side and by the conversion of the ground floor to general accommodation.

The west elevation (Photograph 19) is plain and domestic in character: it does not reveal the function of the building. Removal of two sides of the walled garden, the glass house and other boundaries for the creation of a golf course by the CSMA has significantly altered its setting and it now looks out over an open grassed area. It is almost symmetrical, with some variation in the size and spacing of the first floor windows. All the windows have plain stone lintels and sills, rubble reveals and small-paned steel casements. The single storey wing to the south, with a hipped

roof, is almost hidden from view, and on the north side the steps to the first floor flat link to the remaining part of the garden wall.

The east elevation has been altered by the removal of the canopy, which was of a considerable size. A steel beam is now exposed to view, spanning the full width of the building to support the first-floor wall, with three intermediate steel columns. In the centre the first-floor wall rises as a gablet, and at the right-hand side are balcony openings, but there is no attempt to use the window spacing to create an architectural composition.

The ground-floor conversion appears to have been carried out in the later 20th century. It is plain and utilitarian, with a concrete floor, blockwork partition walls and off-the-peg timber casement windows with small panes and top-opening lights.

3.5 The Grounds and Other Buildings

The area to the south and west of the house was completely transformed between 1919 and 1922, with new formal gardens on a series of terraces. A new entrance drive was created, with a new lodge, bridge and gates in red brick and Portland stone matching the style of the main house. This new setting for the front of the house is separated from the working areas surrounding the motor house and stables by a change in level and wall, so that there is little visual connection between them. At the rear some of the Victorian outbuildings and garden layout were retained and adapted. Map evidence suggests that the walled garden remained intact until the later 20th century and that a glass house and other boundaries also remained, but that these were removed when a golf course was created by the CSMA.

4.0 The Character and Significance of Eaves Hall

4.1 The House and its Setting

Photographs (Figures 1 & 2) suggest that the previous Eaves Hall was architecturally undistinguished and would not have been Listed had it survived today. In the later 20th century the rebuilt Eaves Hall would have been architecturally unfashionable, as it was built by provincial architects in the 'Neo Geo' style rather than a modernist style. The stylistic variety of inter-war architecture is now better appreciated, and the money that was spent on rebuilding the Hall is reflected in its materials and workmanship. Architecturally, the most important features are its symmetrical south facade, some of the ground-floor interior spaces, and the west facade. Historically it is important for illustrating the wealth and decline of one of the Lancashire cotton families.

4.2 The Former Motor House

The motor house is of some interest, but a recent English Heritage publication on the motor car and the country house confirms that it is not a particularly early or distinguished example. Unlike the main house, its materials (rubble stone and Welsh slate) and workmanship are simple and utilitarian. It now lacks its canopy, pit and petrol pump, and if it ever had any interior tiling or fittings these have now gone. Architecturally, it seems deliberately low-key.

4.3 The Former Stables

The former stables are of some interest as a remaining part of the Victorian house, but architecturally they are plain, they lack most of their original fittings, and conversion of the upper floor in the 1920s followed by alterations for hotel use has removed any interest that they had as country house stables.

4.4 Negative Factors

Several elements currently detract from the historic character of the fabric and setting of the former stables and motor house. The rear of the Hall must always have appeared incongruous in contrast to the formality of the public areas, with parts of the old sandstone structure exposed to view. It is now a clutter of fire escapes, delivery vehicles and bins (Photographs 3 & 7). The bridge linking the stables to the rear of the house (Photographs 8 & 15) and the storage area beneath it is a major negative element that is also visible from the public road. uPVC windows installed in the stables also significantly detract from their appearance.

The unsurfaced parking area to the north of the stables (Photograph 5), occupying part of what was the covered yard to the motor house, detracts from the setting of both buildings. The exposed steel beam on the east side of the motor house (Photograph 18) and the late 20th century windows behind detract significantly from its appearance. On the south side the area enclosed by stone walls now contains a prefabricated concrete garage (Photograph 23). The west side (Photograph 19) is less altered, but its lower wall is now cement rendered, and the open setting of the golf course is different from its original setting within the Victorian garden walls.

5.0 The Impact of the Proposals

5.1 Residential Conversion of the Former Motor House

On the east side an extension would replace the missing canopy and the poor-quality elevation of the existing ground-floor conversion. All the existing masonry structure, including the window openings, would remain unchanged. The extension would be a simple modern structure that does not mimic the historic style of the remaining building or the missing canopy, but which respects the existing structure by not overlapping the masonry where it joins the main building and by reflecting the existing column spacing. It would improve the appearance of the only elevation that can be seen from a public road.

On the west side there would also be a simple modern glass extension, visually separated from the masonry structure. This would involve some alterations to the existing window openings but would open up the building to its landscape setting and replace an area of wall now covered by an unattractive cement render below sill level.

On the south side the windows that are to be converted into French windows are screened by stone walls. Removal of the prefabricated concrete garage would considerably improve the setting of the building.

On the east side there is at the moment a large unsurfaced area with the remains of the concrete surface that was once below the glazed canopy. It is used for haphazard parking and turning and detracts from the setting of both the former motor house and the former stables and is an unattractive rear entrance to the Eaves Hall site. The proposed landscaping and the rationalisation of parking, deliveries and bin storage would be a considerable improvement.

5.2 Residential Conversion of the Former Stables

The three units proposed correspond to the three existing internal divisions and will therefore involve no disturbance of the masonry walls. All the existing window openings will be retained and re-used: this is made easier by the insertion of additional first-floor windows in the 1920s. One window opening will be converted to a door because the present access to the northern unit is through an internal doorway. The eastern and northern elevations, visible from Moor Lane, will be unaltered. On the west side the two wide opening facing the private courtyard will be glazed. Internally little of significance remains and the alterations will not have any effect on the historic character of the building.

Externally, the creation of a private courtyard will improve the setting of both the former stables and the rear of the Hall. The removal of the bridge linking the building to the Hall, and the repair of the gates, will be a major improvement. Landscaping and rationalisation of the parking area to the north, discussed above, will considerably improve the setting of the former stables.

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6.0 Conclusions

The former motor house and former stables are both outbuildings that were built (or in the case of the stables, substantially altered) at the time of the reconstruction of the Hall that began in 1920. Both buildings fall well below the standard required for statutory listing in their own right but they are within the curtilage of the Hall. Both buildings included staff accommodation on the first floor and can therefore be converted without the need for substantial alteration to most of their openings. Neither building has any interior features of architectural or historic interest.

Eaves Hall itself is of special architectural interest because of the formal classical architectural compositions of its main south facade and garden elevation, for its interiors, and for the quality of its brick and Portland stone detailing. Neither outbuilding can be seen from the same viewpoints as the formal elevations and both are very different from and much plainer in character than those elevations. The proposed conversions will have no effect of the character of the main part of the Hall itself, but will improve the setting of its rear elevation and improve the present rear entrance to the site. The works proposed to both buildings will reverse some of the less sympathetic late 20th century alterations and will improve their settings.

Appendix 1

Photographs

320130110P

Photograph 1

Eaves Hall viewed from the garden to the west.



Photograph 2

The west elevation of the Hall viewed from near the former motor house. A change in level, wall and planting separate the formal grounds from the service areas at the rear.



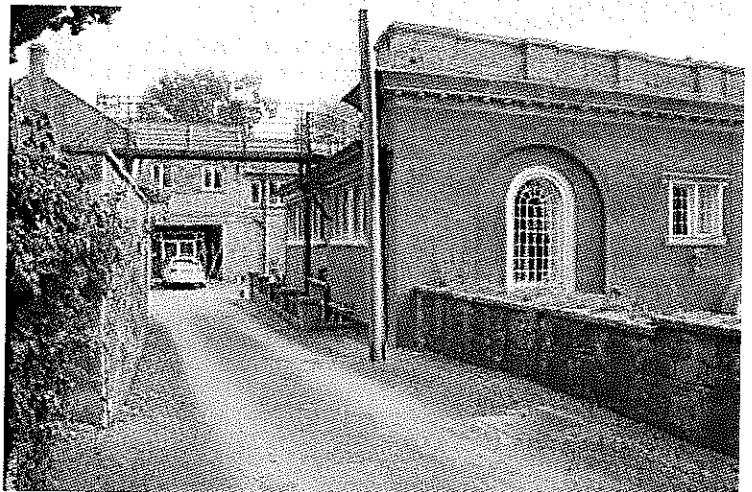
Photograph 3

The rear of the Hall, viewed from the first floor of the former stable block. The Victorian sandstone house at the core of the building can be seen clearly, together with the clutter of the rear service yard.



Photograph 4

Looking towards the former stable block, with part of the west facade of the Hall to the right.



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Photograph 5

The former stable block, viewed from the yard in front of the former motor house.



Photograph 6

The former stable block.



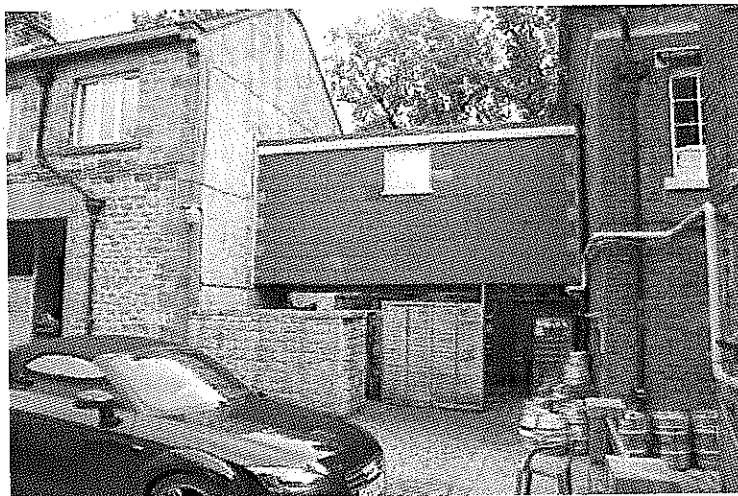
Photograph 7

The west side of the former stable block.



Photograph 8

The first-floor link, built in the 1960s, between the former stable block and the main Hall.



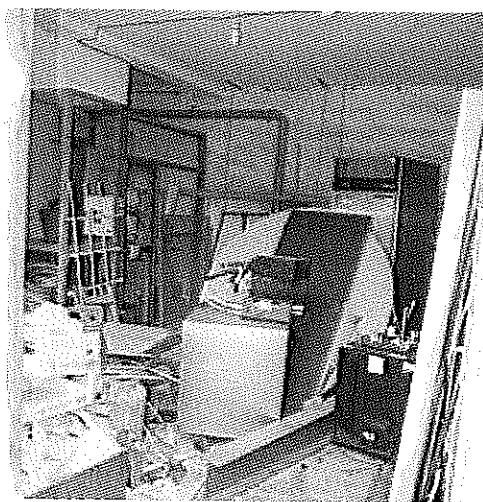
Photograph 9

One of the two wide openings in the west side of the former stable building. The inner doors are uPVC



Photograph 10

The former coach house, now used as a boiler room and store.



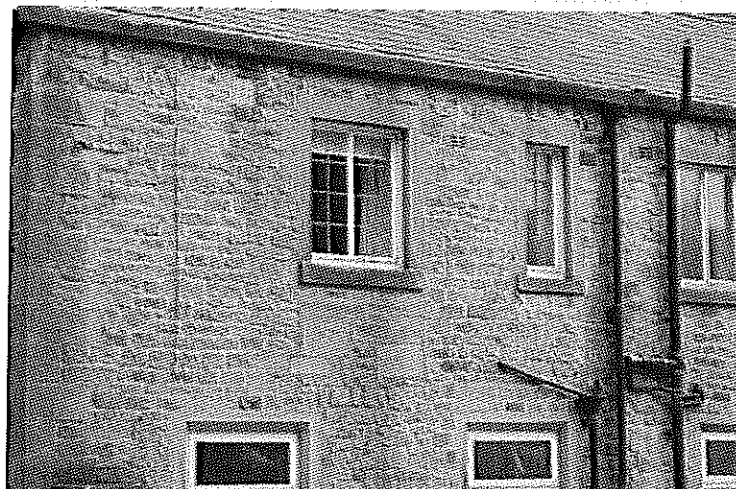
Photograph 11

The first-floor window surrounds to the north wall of the former stable block are sawn sandstone and appear to have been inserted into the wall in the 1920s.



Photograph 12

The left-hand first floor window in the north wall appears to be inserted into a blocked doorway that was probably a pitching door for a hayloft.



Photographs 13

The east side of the former stable block faces Moor Lane. All the openings have sandstone surrounds and seem to date from the 1920s.



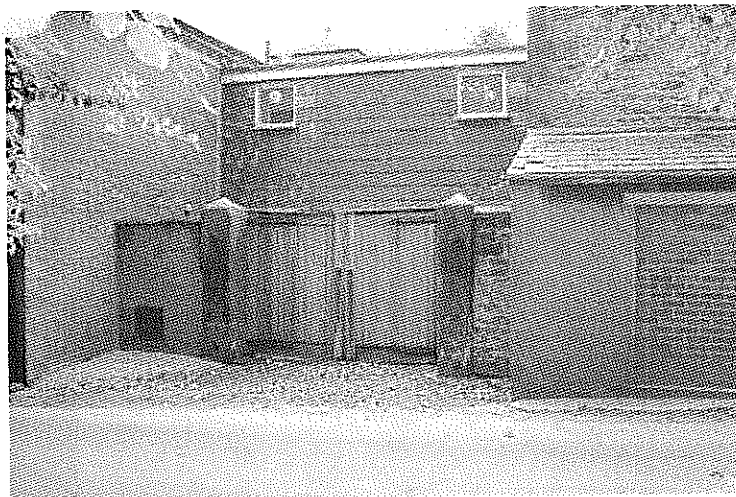
Photograph 14

The east side of the former stable block. Like the corresponding windows on the west side, the stonework around the first floor windows shows evidence of rebuilding, probably in the 1920s.



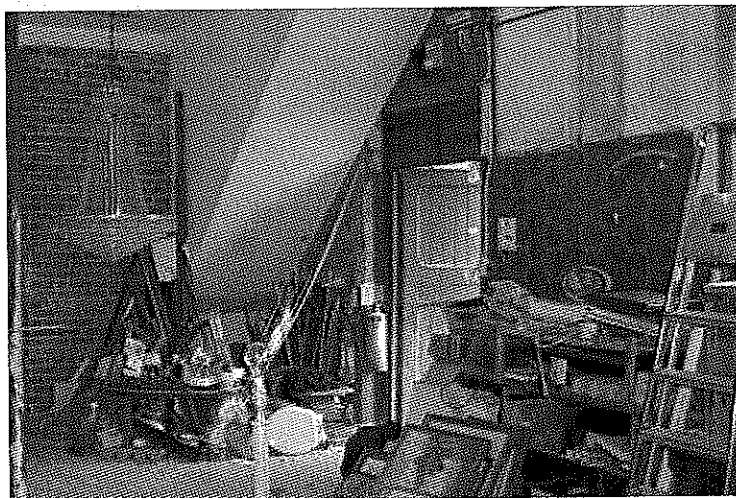
Photograph 15

The first-floor link between the former stable block and the house, viewed from the lane.



Photograph 16

The ground-floor interior of the former stables.



Photograph 17

The former motor house, viewed from the service yard at the rear of the Hall.



Photographs 18

The east side of the former motor house.



Photograph 19

The west side of the former motor house.



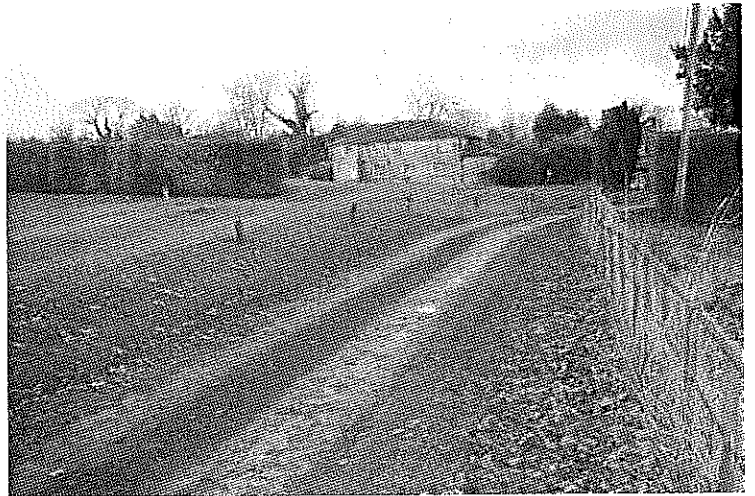
Photograph 20

The west side of the former motor house, with the site of the former walled garden at the left and the west side of the Hall in the distance at the right.



Photograph 21

The former motor house, viewed from the driveway leading to Peel Cottage.



Photograph 22

The south side of the former motor house. Some of the rubble boundary walls probably date from the 1870s



Photograph 23

The area enclosed by rubble walls to the south of the former motor house includes a prefabricated concrete garage.



Photograph 24

One of the two surviving sides of the former walled garden.



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Appendix 2

List Description

SD 738 448
74 SW
10/142
16.11.1954

WEST BRADFORD

Eaves Hall

House, 1922 by Hitchon and Pickup (Pevsner). Red brick and Portland stone, with slate roof. 2 storeys with attics, the main part of the south facade being a symmetrical composition in a Free Renaissance style, with stone quoins and cornice, and with 2 projecting wings. These are linked by a balcony, in front of the recessed central section, carried on paired Tuscan columns. In the centre of the 1st floor is a large open pediment on paired Ionic columns, framing a tripartite window with Ionic columns as mullions and with a Diocletian window above. The windows have casements with glazing bars, those to the wings having architraves, with pediments in the centre on the 1st floor. The west facade is in 3 sections, each almost symmetrical. Towards the right is a doorway with a large segmental open pediment on console brackets. Towards the centre is a long window of 7 lights with square mullions, with 4 Tuscan columns set forward, resting on the sill and supporting an entablature. Over the central 3 lights is a semi-circular moulded head with scallop decoration. On the 1st floor is a Venetian window with balcony, under an open pediment. The left-hand section of the facade has a ground-floor window similar to that of the central section, of it lights with 6 columns. Interior planned around an informal central lobby panelled in stained wood with Ionic columns and pilasters.

901081 US.

320130110P

FAO: Charles Stanton

Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

20 November 2012

Job ref: B 1231

Dear Mr Stanton

Re: Protected species survey: Staff accommodation building, Eaves Hall, Eaves Hall Lane, West Bradford

Introduction

You have requested a protected species survey on behalf of your clients, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building conversion requiring modifications to the existing roof and roof void; the property is shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A daylight scoping survey was undertaken on Tuesday 13 November 2012 between 13.30 and 14.30.

The weather at the time of the inspection was mild, dry and overcast (max. temperature: 12.5°C; cloud cover: 75%; wind: light south-westerly; rain: nil) providing satisfactory survey conditions.

Survey methodology

The survey includes internal and external inspections of the building.

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*).

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 and other protected species have been active within any part of the property that will be affected by the proposed development.

A local data search includes: (a) local bat records and other protected species, (b) on-line search of local and regionally significant landscape features and (c) designated wildlife and conservation sites.

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, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Constraints

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 likely to be overlooked in situations where solitary bats are concealed within wall cavities, beneath wall claddings and between roofing materials.

Bats are highly mobile mammals; pipistrelle, long-eared and myotis species frequently change roost sites.

The timing of the survey is outwith the optimal period for undertaking activity surveys. Evening emergence and dawn swarming surveys have not been carried out at this property.

Bat species in the UK normally hibernate for prolonged periods during the winter months; however, some species / individuals can remain active throughout the year particularly 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 is therefore evaluated with caution.

The presence of droppings, whilst indicative of bat activity, requires DNA confirmation to identify a species.

National Biodiversity Network (NBN) and NLBG database records, whilst indicative of the bat species 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.

Desktop study (10km square: SD 74)

A local data search was carried to identify any relevant records of bat activity within 2.5 km of the site. The following bat species are known to be present within the wider 10km district:

Myotis

Natterer's bat	(<i>Myotis nattereri</i>)
Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)*
Whiskered bat	(<i>M. mystacinus</i>)
Daubenton's bat	(<i>M. daubentonii</i>)*

Plecotus

Brown long-eared bat	(<i>Plecotus auritus</i>)*
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Pipistrellus sp.

Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)*
Soprano pipistrelle	(<i>P. pygmaeus</i>)*

Nyctalus

Noctule bat	(<i>Nyctalus noctula</i>)
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*NBN records

Bat records within 1000 metres of the property are appended.

Pre-existing information

There are no previous surveys reports / records available for this site.

There is evidence of roosting pipistrelle bats within the adjacent Eaves Hall property.

Description of the property

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The property is a two storey stone detached building with duo-pitched / hipped slate roof; there is a single storey lean-to structure on the side elevation (Figure 3); this building also has a hipped slate roof. The rafter-with-purlin roof is un-lined and the slates are back-pointed with mortar; the void is dry and well-ventilated and a glass fibre insulation material present between first floor ceiling joists (figures 5 and 6).

The void contains significant accumulations of dust and mortar debris and cluster flies are present throughout the roof area. There is no access to a roof void above the lean-to building.

Externally, the stonework walls are well-pointed and all roof soffits appear secure. A small area of damaged roof slates is visible on the NW pitch on the north hipped roof, otherwise all ridge tiles and verge tiles appear to be in-tact and relatively well-sealed.

The first floor level is currently used as staff accommodation, the ground floor remains empty and some building work has recently been carried out (figure 4). The ground floor area is sealed and secure; all rooms have single-glazed windows providing good natural light and the structure is well-maintained and secure.

Location of the property (NGR: SD 737 448: elevation: approximately 120 metres).

The building is within the Eaves Hall complex of buildings at the rear of the hall; there is a gravelled forecourt and parking area to front and a grass-turf green to the rear of the building. The Eaves Hall property is approximately 500 meters north of the village of West Bradford, in a semi-rural location close to open countryside.

Although the property is not adjacent to woodland or plantation edge, there is a deeply wooded moorland clough (semi-natural broadleaved woodland) along the Drakehouse Brook 200 metres east of the site adjacent to Eaves Hall Lane. The building is not adjacent to any water channel or area of open water.

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Images: 13 November 2012



Figure 1: Front elevation



Figure 2: Rear elevation



Figure 3: Side elevation

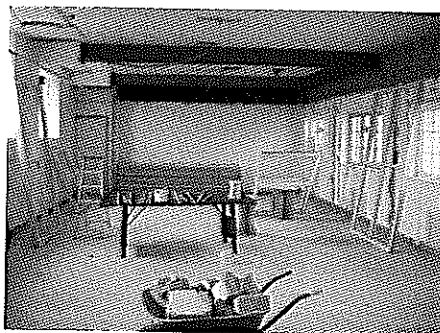


Figure 4: garage ground floor



Figure 5: roof void



Figure 6: roof void

Survey results

All parts of the property were carefully searched for evidence of bat droppings and other indicative signs of roosting bats. A small number of bat droppings (4 no.) were found widely scattered within the roof void.

There are no accumulations of bat droppings or signs of feeding and perching by bats within any part of the building; externally there is no evidence that bats have been active.

Although the roof void is accessible to bats, there are no signs of regular day / night roosting, breeding or hibernation and there is no evidence that bats regularly enter this area.

Evaluation of results (interpretation)

Although solitary bats have gained access into the roof void, there is no evidence that bats are regularly active within the roof or any other part of the building. Although four bat droppings were found inside the roof void, there is unlikely to be regular or significant roosting in the building.

It is very unlikely that breeding or hibernating bats have been present within the building.

There is currently a low / minimal risk of disturbing roosting bats during the proposed works.

The scale of impact of the development on local bat populations is likely to be negligible / low¹.

The conservation significance of the property is minimal / low².

Further survey work (emergence and activity surveys) at this location is not recommended.³

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

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

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Recommendations

- It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to mitigation guidance notes, Appendix A).
- Further survey work at the site (ie. evening emergence or pre-dawn surveys) is not recommended.
- An EPS development licence is not required at this property.

Conclusion

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

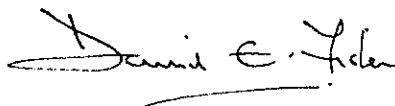
The **scale of impact** of the development at site level on local bat populations is likely to be **minimal / low**.

Mitigation guidance notes are attached (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor immediately (David Fisher - EED) or call the Bat Conservation Trust for further advice.

The onus lies with the applicant to satisfy herself / himself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

320130110P

APPENDIX A

Mitigation considerations (general guidance)

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. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Method statement	Not required
5. Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the proposed works, all site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roof slates, ridge tiles, roofing felts and lead work flashings.
6. 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 by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed.
7. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
8. General advice on bats Emergency advice:	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge. Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)
9. Post-development monitoring	Not required

APPENDIX B

Wildlife legislation – 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.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process¹

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) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Natural England, Crewe office: Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

Kendal office: Juniper House, Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL, Tel: 0300 060 2922

Manchester office: 3rd floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT, Tel: 0300 060 1842

APPENDIX C

WEST BRADFORD / GRINDLETON

320130110P

Local bat records*:

Species:	Site:	Grid reference:	Date	Comment/recorder
Pipistrellus sp.	West Bradford	SD 744444	21.01.11	Maternity roost
Pipistrellus sp.	West Bradford	SD 739447	29.04.06	roost
Pipistrelle sp.	Grindleton	SD759457	21.06.06	Maternity roost
Pipistrelle sp.	West Bradford	SD745445	12.10.99	Grounded bat
Pipistrellus sp.	Waddington	SD735441	01.07.07	Maternity roost
Common pipistrelle	Throstle Bank	SD774447	23.05.11	Maternity roost
Common pipistrelle	Grindleton School / church	SD763456	July 2011	Maternity roost
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Common pipistrelle	Whittakers Lane off Bowland Gate Lane West Bradford	SD747454	07.07.12	Feeding and foraging
Noctule bat	Whittakers Lane off Bowland Gate Lane West Bradford	SD747454	07.07.12	Commuting flight
Myotis sp.	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Daubenton's bat	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Brown long-eared bat	Moor Lane, West Bradford	SD739447	2006	Feeding signs
Brown long-eared bat	Whittakers Lane off Bowland Gate Lane West Bradford	SD747454	07.07.12	Roosting bats

Source*: EED/ ELBG updated 20 November 2012

APPENDIX D

References

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. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2012)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)

Natural England - Nature on the map (www.natureonthemap.org.uk)

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

320130110P

FAO: Charles Stanton

Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

25 November 2012

Job ref: B 1232

Dear Mr Stanton

Re: Protected species survey: Old stable block adjoining Eaves Hall, Eaves Hall Lane, West Bradford

You have requested a protected species survey on behalf of your clients (Emporia Leisure Limited), as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations; the existing property is shown in figures 1 to 8 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation and enhancement proposals that may be required.

A daylight scoping survey, including an internal / external inspection of the property was undertaken on Tuesday 13 November 2012. The aim of the survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats or other protected species have ever been active within any part of the building that is likely to be affected by the proposed development.

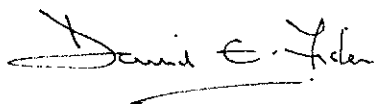
From the developer's perspective, the primary objective of a protected species survey is to ensure that any development can proceed without breaking the law.

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

1. Although there are signs of recent bat roosting activity in one part of the roof; there is no clear evidence a nursery site, significant day roost or place of hibernation at the property.
2. The proposed roofing works should be timed to avoid risk of disturbing roosting bats.
3. Mitigation measures must be considered before and during the development to remove or significantly reduce any risk of disturbance to bats; the proposed works should proceed with reasonable caution and vigilance for the potential presence of roosting bats.
4. 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 Ribble Valley Borough Council in support of the planning application

Yours sincerely



David Fisher

PROTECTED SPECIES SURVEY REPORT (25 November 2012)

Status: Final report (amended)

Old stables at Eaves Hall, Eaves Hall Lane, West Bradford, BB7 3JG

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

Timing of the survey / weather conditions

The timing of the survey is outwith the optimal period for undertaking dusk and dawn activity surveys. A daylight scoping survey was carried out on Tuesday 13 November 2012 between 14.30 and 15.30.

The weather at the time of the inspection was mild, dry and largely overcast (max. temperature: 11.3°C; cloud cover: 100%; wind: light south-westerly; rain: nil) providing satisfactory survey conditions.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Survey methodology

The survey includes internal and external inspections of the building.

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*).

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 and other protected species have been active within any part of the property that will be affected by the proposed development.

A local data search includes: (a) local bat records and other protected species, (b) on-line search of local and regionally significant landscape features and (c) designated wildlife and conservation sites.

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, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Constraints

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 likely to be overlooked in situations where solitary bats are concealed within wall cavities, beneath wall claddings and between roofing materials.

The timing of the survey is outwith the optimal period for undertaking activity surveys. Evening emergence and dawn swarming surveys have not been carried out at this property.

Bat species in the UK normally hibernate for prolonged periods during the winter months; however, some species / individuals can remain active throughout the year particularly 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; lack of evidence of roosting bats is evaluated with caution.

National Biodiversity Network (NBN) and NLBG database records, whilst indicative of the bat species 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.

Desktop study (10km square: SD 74)

A local data search was carried to identify any relevant records of bat activity within 2.5 km of the site. The following bat species are known to be present within the wider 10km district:

Myotis sp.

Natterer's bat

(*Myotis nattereri*)

Whiskered bat / Brandt's bat

(*M. mystacinus* / *M. brandtii*)*

Whiskered bat

(*M. mystacinus*)

Daubenton's bat

(*M. daubentonii*)*

Plecotus sp.

Brown long-eared bat

(*Plecotus auritus*)*

Pipistrellus sp.

Common pipistrelle

(*Pipistrellus pipistrellus*)*

Soprano pipistrelle

(*P. pygmaeus*)*

Nyctalus sp.

Noctule bat

(*Nyctalus noctula*)

*NBN records

Pre-existing information

Previous surveys (protected species) have not been undertaken.

Local bat records within 2.5km of the site are appended.

Location of the property (NGR: SD 737 448: elevation: approximately 120 metres).

The property is situated at the rear of Eaves Hall; the building is adjacent to the highway at Eaves Hall Lane (figures 3 and 4) and within the stable yard (figure 2).

Although the property is not adjacent to extensive woodland or plantation edge although there is a deeply wooded moorland clough (semi-natural broadleaved woodland) along the Drakehouse Brook, approximately 100 metres east of the site beyond Eaves Hall Lane.

The building is not adjacent to an area of open water or river channel although Drakehouse Brook is located within 100 metres of the site.

There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Description of the property

The property is a two storey building (formerly a stables on the ground floor) with solid stone wall construction and duo-pitch slate roofs; the building has an L-shaped floor plan (*Drawing no. 12/45 PL 01*) with workshop and storage on the ground floor and bedroom accommodation with corridor on the first floor.

There are three enclosed roof voids shown as voids A, B and C - figures 1 and 2.

Two of the voids are connected (A and B), while void C forms a separate roof space. The roofs have a timber A - frame construction. The rafter-with-purlin roofs are clad with back-pointed Welsh slates. The upper part of roof 'A' close to the ridge, is lined with bitumastic felt, all other roof areas remain un-lined.

The voids have previously been insulated with a glass fibre material laid between the ceiling joists.

Void A has a glazed roof light providing some natural light into areas A and B; void C has no natural light. All roof areas are cool, dry and relatively well-ventilated; there are significant accumulations of dust and mortar debris and cluster flies are present in voids 'A' and 'B'.

Externally the building is well-maintained, all roof areas appear to be secure, windows and doors are well-sealed and the stonework is mostly well-pointed and very secure.

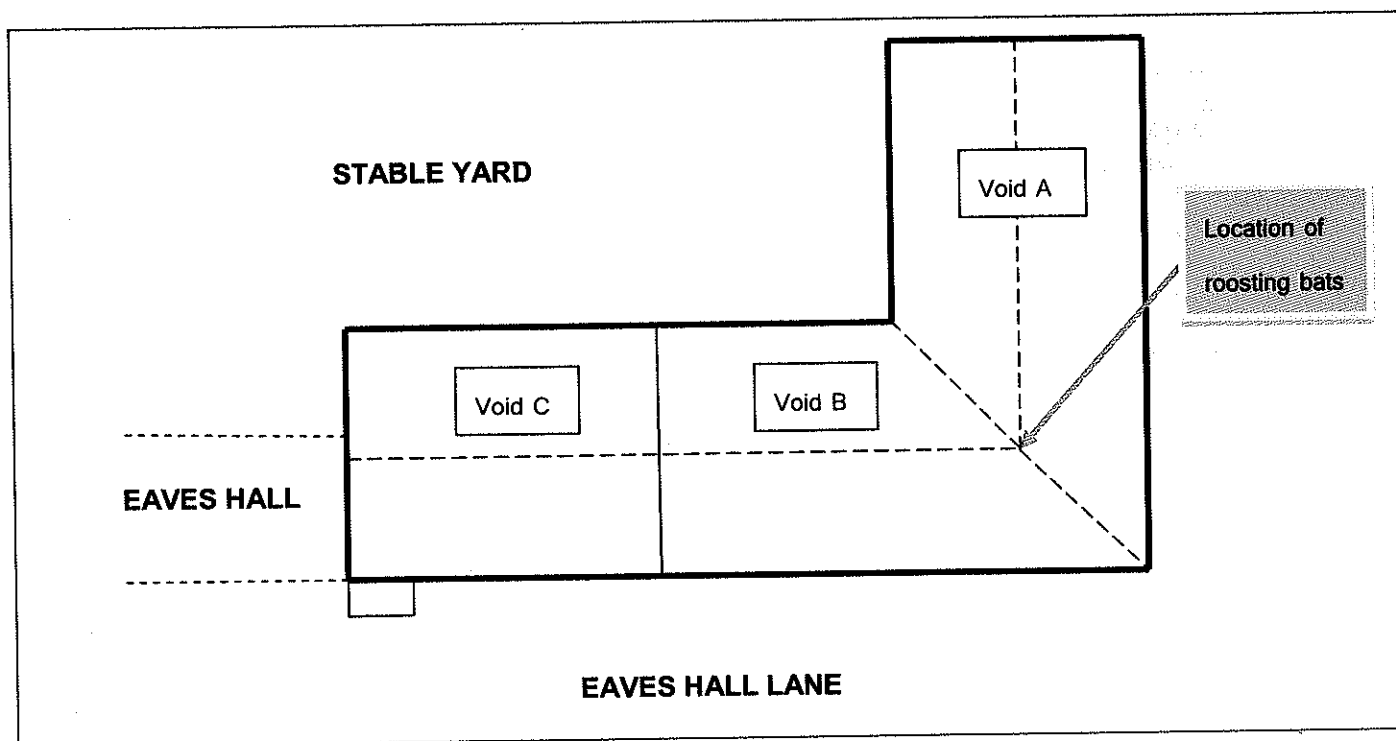


Figure 1: Diagrammatic plan (not to scale) showing the location of roof voids A, B and C.

Survey results

All parts of the property were inspected for evidence of bat droppings and other indicative signs of roosting, perching and feeding bats. A small quantity of bat droppings (20 no.) was found below the ridge board and roof slates in the area of roof located in figure 1- (Plan of building).

The droppings were relatively fresh, indicating recent activity during the previous summer / autumn period. Additionally there were several droppings scattered widely throughout voids A and B in addition to signs of perching and access into the roof void at a point between ridge board and rafters as located in figure 7.

There is no evidence of bat droppings or signs of feeding and perching within void 'C'.

Externally, there are no signs that bats have been active in this building.

Evaluation of results (interpretation)

Roosting bats are likely to be present during the summer and autumn period; the presence of bat droppings beneath the ridge board / slates suggests a small colony of pipistrelle bats has been present. (5 - 10 bats).

Fresh bat droppings indicate recent activity in the roof area as shown in figures 1 (plan) and 7 (image).

Pipistrelle bats frequently roost beneath roof slates, between roof battens and under ridge tiles. Summer roosts tend to be occupied between May and August. Although nursery roosts can occasionally attract significant numbers of bats at suitable locations, there is currently no evidence to indicate either a maternity site or significant day roost, nor is there evidence that bats are using this building as a place of hibernation.

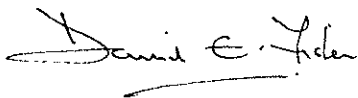
The presence of bats however, requires that appropriate mitigation measures must be in place before works are carried out, to remove or significantly reduce potential disturbance of roosting bats. Timing constraints are an effective ways of ensuring that works are carried out at an appropriate time of year.

Natural England recommends that roofing works are carried out during the autumn (September / October /early November) and spring (March / April). Roofing operations should avoid the critical months of May, June, July and August when pregnant bats and their young are most vulnerable to disturbance.

Conclusion

- It is recommended the proposed works are carried out at an appropriate time of year when roosting bats are least likely to be present or at risk of disturbance, injury or death.
- Roofing works should **avoid the critical period 1 May to 31 August** when bats and their young are most vulnerable to disturbance.
- The optimal times for undertaking roof works are during the autumn (September / October) and spring (March and April).
- Although an EPS development licence is not recommended at this property, the developer must proceed with reasonable caution and vigilance for the presence of roosting bats.
- **Mitigation measures are required**; these are shown in Appendix A.
- The onus lies with the applicant to satisfy himself / herself that no offence will be committed if the development goes ahead, regardless of whether planning permission is granted.

Yours sincerely



David Fisher

Appendix A

Mitigation considerations (general guidance)

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. The Bat Mitigation Guidelines (Natural England, 2004) 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(in the area as shown in figure 1) should be carefully lifted to ensure that solitary roosting bats are injured when slates are seek emergency advice. All site contractors and project managers should be aware that solitary roosting bats are occasionally 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. Stop work immediately if bats are exposed or likely to be disturbed.
4. Emergency advice	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Post-development monitoring	Not required
7. Further survey effort	No required
8. EPS Licence requirement	Not required (based on current evidence)

Appendix B

Wildlife legislation – 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.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process¹

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) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).

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.¹

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

¹page 17 - Bat Surveys, Good Practice Guidelines, 2nd Edition, BCT, (2012)

Appendix C:

References:

- Altringham, JD., (2011) Bats, From Evolution to Conservation. OUP.
- Dietz, C., Helversen, O., Nill, D., (2009) Bats of Britain, Europe and Northwest Africa. A&C Black.
- Hundt, L., (2012) BCT Bat Surveys, Good Practice Guidelines – 2nd Edition.
- JNCC, (2010), Handbook for Phase 1 Habitat Survey – a Technique for Environmental Survey.
- JNCC / BCT., The State of the UK's bats. NBMP Population Trends 2012.
- Mitchell-Jones, AJ., McLeish, AP., (2004), JNCC Bat Workers Manual 3rd Edition.
- Mitchell-Jones, AJ., (2004), English Nature Bat Mitigation Guidelines, version January 2004
- Morris, C., (2009), The 'Morris' Batslate, Vincent Wildlife Trust.
- Russ, J., (2012), British Bat Calls, A Guide to Species Identification. Pelagic Publishing.
- Swift, S.M., (1998), Long-eared Bats. Poyser Natural History,

Addresses:

Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Natural England, Crewe office: Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

Kendal office: Juniper House, Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL, Tel: 0300 060 2922

Information sources:

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11. Biological Heritage Sites Partnership (LCC, NE and LWT)
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13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)

Natural England - Nature on the map (www.natureonthemap.org.uk)

Appendix D:

WEST BRADFORD / GRINDLETON (RAW DATA)

320130110P

Local bat records*:

Species:	Site:	Grid reference:	Date	Comment/recorder
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Pipistrelle sp.	Grindleton	SD759457	21.06.06	Maternity roost
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Brown long-eared bat	Moor Lane, West Bradford	SD739447	2006	Feeding signs
Brown long-eared bat	Whittakers Lane off Bowland Gate Lane West Bradford	SD747454	07.07.12	Roosting bats

Source*: EED/ ELBG updated 20 November 2012

Appendix E

Images: Stable block at Eaves Hall: 13 November 2012

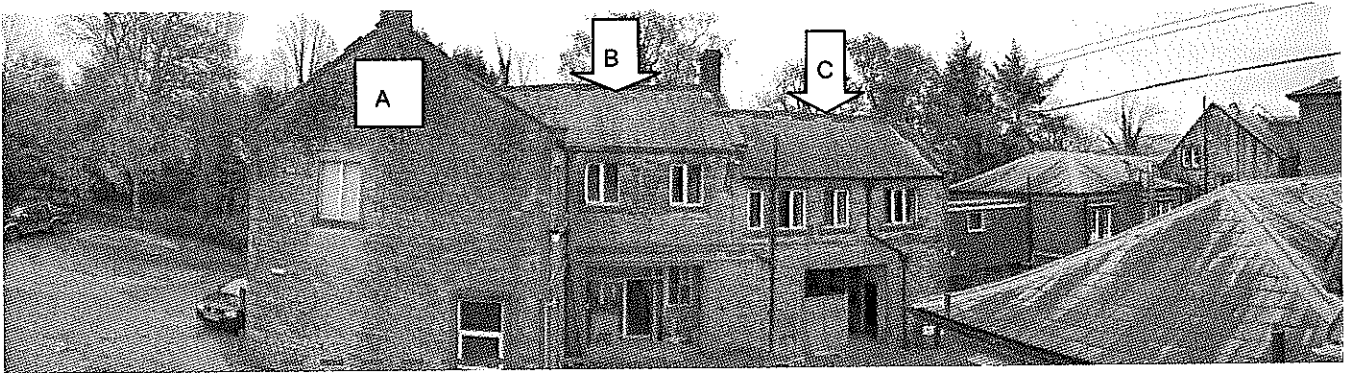


Figure 2: Old stables building showing roof voids A, B and C



Figure 3: stable yard



Figure 4: View from Eaves Hall Lane



Figure 5: View from Eaves Hall Lane



Figure 6: Void 'A'



Figure 7: Void 'B'

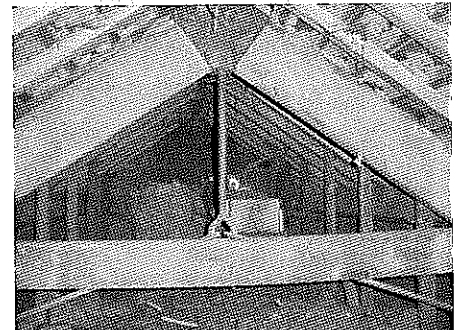


Figure 8: Void 'C'