



RIBBLE VALLEY
BOROUGH COUNCIL

01 FEB 2013

For office use only

Application No.

320130184P

Date received

Fee paid £

Receipt No:

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

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

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	Jennie	Surname:	Vickers
Company name:					
Street address:	Westdene		Telephone number:	Country Code	National Number
	Tibberton				
Town/City:	Newport		Mobile number:		
County:	Shropshire		Fax number:		
Country:			Email address:		
Postcode:	TF10 8NY				
Are you an agent acting on behalf of the applicant?			☒ Yes ☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Clews
Company name:	Jubb & Jubb Ltd.				
Street address:	24 Church Street		Telephone number:	Country Code	National Number
	Ribchester				01254 820842
Town/City:	Preston		Mobile number:		
County:	Lancashire		Fax number:		
Country:	UK		Email address:		
Postcode:	PR3 3XP		richard@jubbandjubb.co.uk		

3. Description of Proposed Works

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

Replace UPVC window with painted timber double hung sliding sash
Replace UPVC sliding doors with painted timber French doors
Replace UPVC rain water hopper with cast iron

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House: 28 Suffix:
House name:
Street address: Church Street
Ribchester
Town/City: Preston
County:
Postcode: PR3 3YE

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

Easting: 364979
Northing: 435279

Description:

5. Related Proposals

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

☒ Yes ☐ No

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

3/2012/0479
3/2012/0478

6. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title: Mr First name: Adrian Surname: Dowd

Reference: 28 Church Street Ribchester

Date (DD/MM/YYYY): 19/12/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Mr Dowd was invited to comment on the application 19 December 2013, Mr Dowd replied on the 21 January 2013 and stated that he would comment on the application by 25 January 2013 but as of today (1 Feb 2013) the LPA has not offered any advice. No objections have been raised.

7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Pre-application enquiries to LPA. Note - Parish Council, Neighbours and County Archaeologists all consulted previous applications which are with Planning Inspector having been appealed for non-determination.

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick

9. Materials (continued)

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Roof covering- add description

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

Chimney - add description

Description of *existing* materials and finishes:

Brick stack

Description of *proposed* materials and finishes:

Brick stack

Windows - add description

Description of *existing* materials and finishes:

Some UPVC

Description of *proposed* materials and finishes:

Replace some with painted timber double hung sliding sash, double glazed.

External doors - add description

Description of *existing* materials and finishes:

Some uPVC

Description of *proposed* materials and finishes:

Timber

Ceilings - add description

Description of *existing* materials and finishes:

Painted plaster

Description of *proposed* materials and finishes:

Painted plaster

Internal walls - add description

Description of *existing* materials and finishes:

Paper / paint on plaster

Description of *proposed* materials and finishes:

Paper / paint on plaster

Floors - add description

Description of *existing* materials and finishes:

Fitted carpets

Description of *proposed* materials and finishes:

Fitted carpets

Internal doors - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Rainwater goods - add description

Description of *existing* materials and finishes:

Lead / cast iron and UPVC

Description of *proposed* materials and finishes:

Lead and cast iron

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

CS-LP - Location Plan, CS-BP Block Plan, CS2-01A Elevations as Existing, CS2-02A Floor Plans as Existing, CS2-03A Roof Plan as Existing and As Proposed, CS2-04A Elevations as Proposed

10. Demolition

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

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

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

☐ Yes ☒ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

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

12. Listed Building Grading

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

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

Is it an ecclesiastical building? ☐ Don't know ☐ Yes

☒ No

13. Immunity from Listing

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

☐ Yes ☒ No

14. Site Visit

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

☐ Yes ☒ No

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

☒ The agent ☐ The applicant ☐ Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

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

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

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

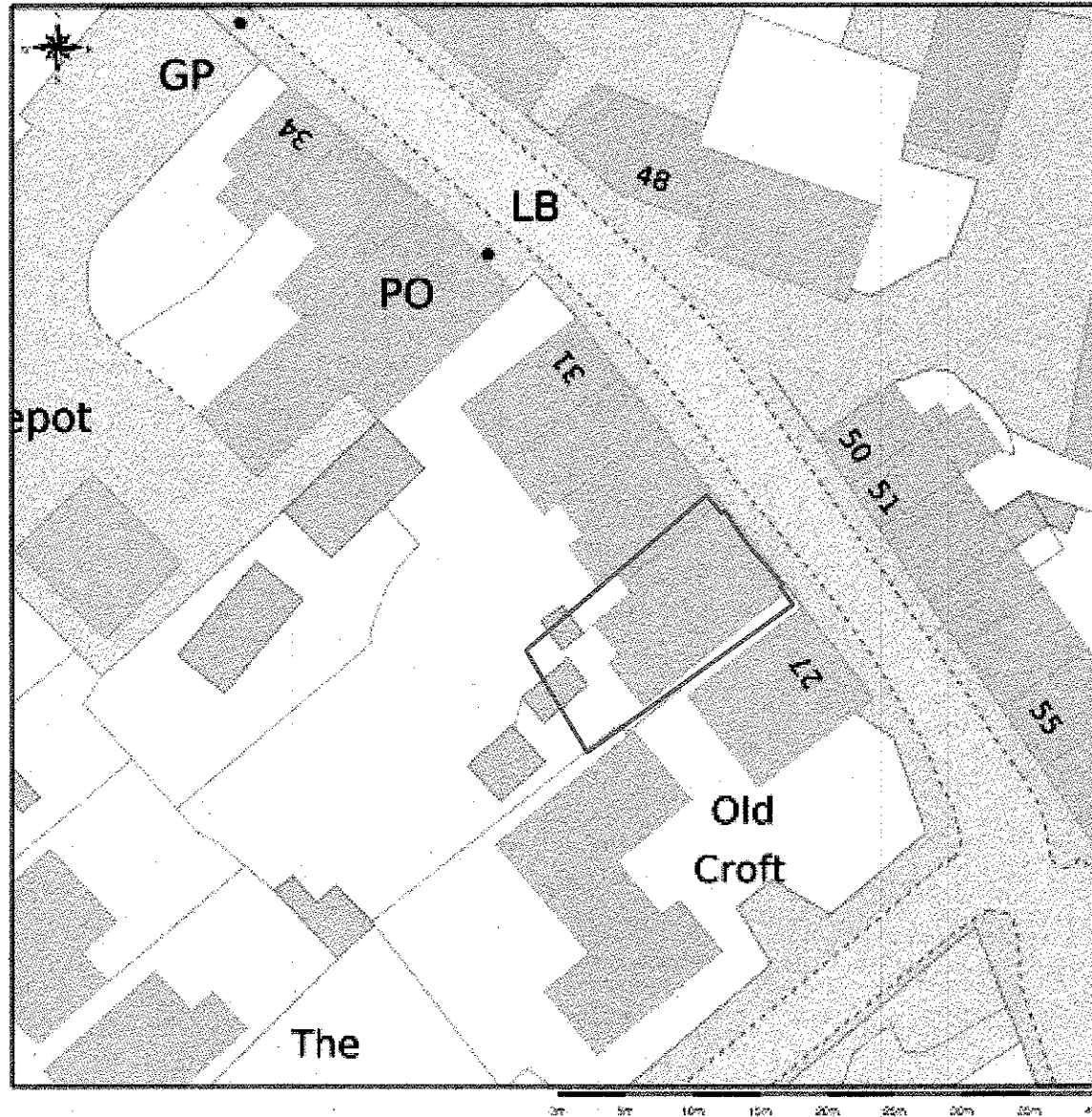
16. Declaration

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

☒ Date

28 Church Street

jubb&jubb
CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS



CS - BP

28 Church Street Rochester PR3 3YE

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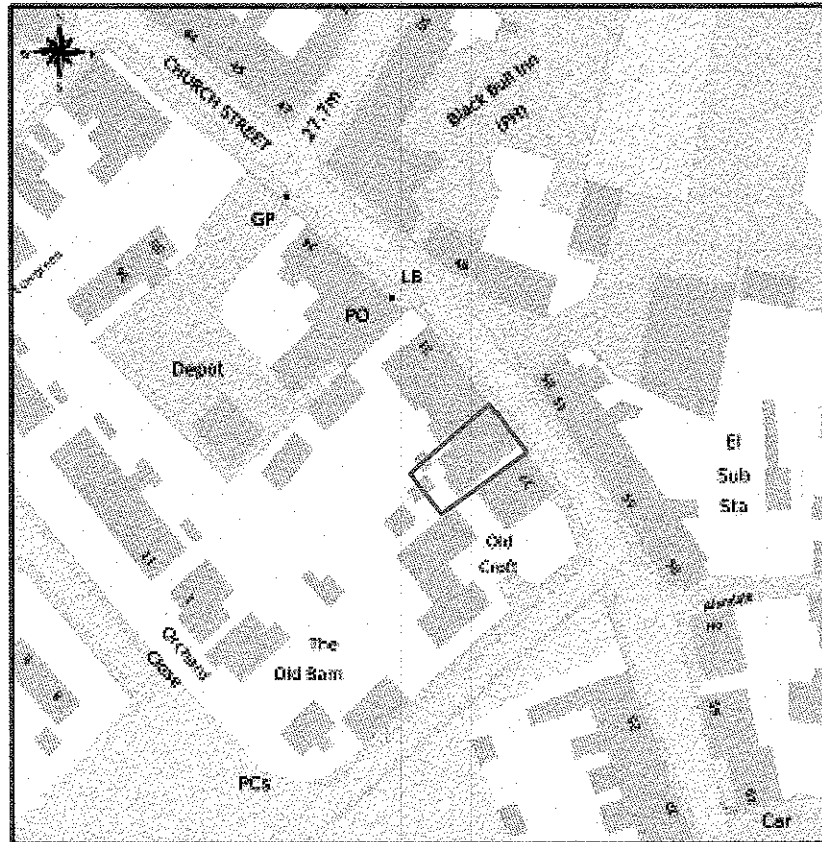
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plans ahead by **emapsite™**

Prepared by: Carl Jubb, 12-04-2012

28 Church Street

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CS - LP

28 Church Street Ribchester PR3 3YE

320130184P

**DESIGN AND ACCESS STATEMENT
28 Church Street, Ribchester, PR3 3YE**

For

The Executors of the Estate of the late Mr R N Greenall
Westdene
Tibberton
Newport
Shropshire
TF10 8NY

Design and Access Statement CS2 D&A February 2013

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APPENDICES

Statement of Significance
Bat Survey Report

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I. BACKGROUND

I.1 Introduction

- I.1.1 The property is owned by the applicant (the executors of the estate of the late R N Greenall) who proposes to replace 1 No. uPVC window, 1 No. uPVC door and 1 No. uPVC hopper to the front elevation in traditional work, regularising any previous planning and listed building consent issues.
- I.1.2 This design and access statement has been prepared by Jubb and Jubb Ltd on behalf of the applicant. This document aims to show how the design principles have been applied in accordance with the saved RBVC Local Plan policies (27th September 2007) as follows:

POLICIES ENV 7 and 9 Species Protection / Important Wildlife Sites

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species.

POLICY ENV19

Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

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

- I.1.3 The important national policy the design responds to is NPPF Chapter 12 Conserving and Enhancing the Historic Environment (27th March 2012). Paragraph 134 states **Where the development will cause less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.**

1.2 Site and surroundings

- 1.2.1 The site is located on Church Street, in the parish of Ribchester, in the Ribble Valley area of Lancashire. The Local Planning Authority is Ribble Valley Borough Council. Location plan CS – LP.
- 1.2.2 The site comprises a teraced house and a small garden located within the Ribchester Conservation Area. It adjoins 29 Church Street to the north (Right as viewed from the front - Church Street), and has a private pedestrian access way to the south (left). Block Plan CS - BP.
- 1.2.3 The Ribchester Conservation Area was designated 17th of July 1973. The area is defined by its rows of weavers' cottages densely clustered amongst high quality landscape. The village contains many good examples of historic buildings and architecture, some of national significance, including the Grade I listed Church of St Wilfrid.

1.3 Natural and Local Impact

- 1.3.1 The site does not support any significant trees or protected flora, and there are no proposals to undertake work likely to adversely affect plant life on the site.
- 1.3.2 Investigations have been undertaken at 27 Church Street and 29 Church Street suggesting there is little potential within the proposals for harm to protected species or other important fauna. The protected species consultations report is appended. The applicant requests that any requirement for the investigation and protection of protected habitats is dealt with by way of planning condition.

1.4 Consultation

Pre-application consultation has been undertaken with neighbouring property users, the parish council and the local planning authority's conservation officer was invited for consultation on the 19 December 2012. On 21 January 2013 the conservation officer replied saying that he would comment within 5 days, no reply has been received at 1 February 2013 when this application has been lodged.

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2.0 DESIGN CONSIDERATIONS

2.1 Design philosophy

- 2.1.1 To protect and enhance the historic environment in accordance with **ENV 19** by
- That historic and architecturally-significant elements are identified and conserved as appropriate
 - That the design of new work is in keeping with the architectural style of the existing building and any new work improves architectural interpretation.

2.2 Works requiring listed building consent

2.2.1 Replacement of UPVC windows

Replace UPVC window to bathroom with a painted timber 6/6 double hung sliding sash, double glazed. There is no evidence of the original form of these windows but approved designs for alterations to 29 Church Street suggest this design is appropriate and will improve interpretation.

2.2.2 Replace UPVC hopper

Remove existing UPVC hopper and adjust disposal to use existing lead hopper; repair existing to make good. All to traditional pattern.

2.3 Justification for interventions into historic fabric

- 2.3.1 The current fenestration is not in keeping with the architectural style of the property.
- 2.3.2 The UPVC hopper is not in-keeping with the architectural style of the property.

3. ACCESS CONSIDERATIONS

3.1 Site Access

No alterations to the existing site access are proposed.

3.2 Building Access

None of the proposals has an adverse effect on access within the building.

4. SUMMARY

4.1 The proposals to repair and improve the building have been developed in accordance with planning policy.

4.2 The proposals offer wider public benefits

- protecting and enhancing the character of the area

33/03/18

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STATEMENT OF SIGNIFICANCE
28 Church Street, Ribchester, PR3 3YE

For

The Executors of the Estate of the late Mr R N Greenall
Westdene
Tibberton
Newport
Shropshire
TF10 8NY

jubb&jubb

CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

Appendix to Design and Access Statement – Listed Building Consent

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Appendix A – Photo book

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PREAMBLES

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a) Purpose of document

The executors of the estate of the late Mr R N Greenall have commissioned Jubb and Jubb Ltd., Chartered Building Surveyors, Accredited by the RICS in Historic Building Conservation, to prepare a statement of significance in accordance with PPS5 HE6.1, and English Heritage Guidance (Understanding Historic Buildings, A Guide to Good Recording Practice – Part 1 Para 4.5.1 – Level 2 Recording) in contemplation of alterations which may require listed building consent. PPS5 has been superseded by NPPF and new guidance is pending on recording and assessing significance.

b) Client

This report is confidential to the client for use only for the purposes for which it has been commissioned.

I.0 Generally

- I.1 Number 28 located on Church Street, Ribchester, Lancashire, OS Grid Reference: SD6497935279.
- I.2 The property is a two-storey semi-detached dwelling. It forms part of a terrace to the north west side of Church Street containing four properties.
- I.3 The building is historic and has recognised statutory protection. It was listed Grade II in November 1966.
- I.4 The building is located within the Ribchester Conservation area which was designated 17th of July 1973.

28 and 29, Ribchester
Description: 28 and 29
Grade: II Date Listed: 11 November 1966
English Heritage Building ID: 183026
OS Grid Reference: SD6497935279
OS Grid Coordinates: 364979, 435279
Latitude/Longitude: 53.8126, -2.5333
Location: Church Street, Ribchester, Lancashire PR3 3YE
Locality: Ribchester
Local Authority: Ribble Valley
County: Lancashire
Country: England
Postcode: PR3 3YE

SD 63 NW RIBCHESTER CHURCH STREET
7/140 Nos. 28 & 29
11.11.66
GV II
Pair of houses, 1745. Brick with sandstone dressings and slate roof. 2 storeys. Plinth, string course, chamfered quoins and moulded cornice gutter all of stone. No. 29, to the right, of 3 bays with central door. No. 28, to the left, of one bay with the door to the right. The windows have architraves, those on the ground floor having raised and fielded panels carved on aprons. The windows to No. 29 are sashed with glazing bars. Those to No. 28 are modern. Both doorways have architraves and cornices, that to No. 29 having a raised and fielded panel carved on its frieze. The right-hand gable has a stone chimney cap, the left-hand gable a modern cap. Between the houses is a brick cap, set forward of the ridge. At each end of the facade is a lead downspout with 'EE 1745' cast on each hopper.

2.0 Historic Significance and Setting

- 2.1 28 Church Street is dated 1745 by the rain-water hopper situated on the front of the property and this has been relied-on for dating information contained in the list description. Through local research it has been discovered that the property has been used as a public house known as the King's Arms.
- 2.2 The property in question derives its historic significance from the group value of the terrace, and its prominent position in the historic village of Ribchester.
- 2.3 The two properties, 28 and 29 Church Street, were constructed as a pair, with the addition of 30 and 31 Church Street in the late 18th or early 19th Century. The row is thought to have consisted of combined domestic and commercial accommodation and until recently 28 Church Street remained a subsidiary part of the principal dwelling (29 Church Street).
- 2.4 28 Church Street has changed overtime. It has to date been:
- a) a public house
 - b) a dwelling
 - c) vacant
- 2.5 Ribchester lies on the north bank of the River Ribble, at c 27m above sea level among low hills which form foothills to the peat-covered uplands of the central Pennines. The Ribble flows between the Forest of Bowland in the north and the hill country of Pendle in the south

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- 2.6 To the north and south of Ribchester the land rises markedly, with Longridge Fell (5km to the north), an isolated Pennine outlier, rising to over 350m, and Anglezarke Moor, less than 16km to the south. To the west, the land drops gradually to the flat, former mosslands, of the Lancashire Fylde. Adjacent to the village, the Ribble is between 15m and 25m wide in summer, but in flood can overflow to as much as 250m at the meander opposite the end of Church Street. The landscape contributes fine views out of the Conservation Area.

3.0 Architectural Significance

- 3.1 The key features of the pair (28 and 29) Church Street are the architectural stone details, comprising aprons and architrave to windows; stone surrounds to the doors, cornice and string courses. This, combined with a stone quoins, plinth, and wall-seated gutter give the property a polite front elevation, although the rear and internal arrangements are either modern or vernacular.
- 3.2 Significant Features - Some of the significant features identified in the list description are; chamfered quoins, moulded cornice gutter, hoppers, raised and fielded panels to window aprons and moulded architraves to doors and windows. The interior contains very few historically or architectural significant elements as it has been fully modernised. (See elemental analysis).

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4.0 Elemental Analysis

Photo catalogue ref:	Significant Elements	Reasons for Significance	Code A-D	Vulnerability Risks to significant elements	Code 1-4	Response/ Recommendations
CODE KEY: A - VERY SIGNIFICANT, B - SIGNIFICANT, C - MARGINAL INTEREST, D - LITTLE INTEREST. 1 - EXTREME RISK, 2 - GRAVE RISK, 3 - MARGINAL RISK, 4 - NO RISK.						
N/A	Generally	28 Church Street is listed Grade II. Listing occurred Nov 1966.	A	It is not included on the local or National 'At Risk' Register.	3	Special care must be taken not to damage or deface the building in any way. Any changes required must be demonstrated to enhance the building and its significance.
Externals	Architectural style	A terrace containing mainly Georgian style.	A	Risk from inappropriate alterations & attrition which may result in loss of significant elements.	3	Care to be taken to respect the architectural styling and vulnerable elements during any interventions.
N/A	Group value	One of 4 properties within the terrace and Ribchester conservation area designated 17 th of July 1973.	A	Group altered, prime value in the North East Elevation. South and south West elevations adapted for domestic use.	3	Conserve integrity of North East Elevation.
N/A	Use	Domestic private residence - current	B	Currently vacant.	4	Occupy the property to ensure maintenance and minor inspection.
N/A	Previous Use	Used as a Public House, The Kings Arms.	B	Evidence of original and interim forms obscured by later interventions.	3	Care to be taken to respect the existing historic fabric through identification of 'significant elements' which are to be retained in any alteration works.
N/A	Building Orientation	Principal elevation faces North East onto Church Street	B	Risk from inappropriate alterations & attrition which may result in loss of character to surrounding area and status of principal elevation.	3	Conserve contribution of principal façade as landmark, to character of locality.
Externals	Structure - walls	External walls loadbearing	C	Good condition some cement pointing	4	Ideally - cement pointing should be removed to ensure salt and frost damage to stone detailing is not accelerated.
Externals	North East Elevation	Masonry (brick and stone), slate roof, cast iron and lead rainwater drainage.	C	Good condition some cement pointing	4	Ideally - cement pointing should be removed to ensure salt and frost damage to stone detailing is not accelerated.
Externals	South West elevation	Rendered walls - mix of roughcast and smooth cement renders. Mixture of asphalt flat roof and slate catslide roof. Mixture of UPVC and cast iron rainwater goods.	B	Wear and tear, minor alterations (cement render) and attrition.	3	Regular inspection and maintenance. Remove render or improve appearance with porous mineral paint.

Photo catalogue ref:	Significant Elements	Reasons for Significance	Code A-D	Vulnerability Risks to significant elements	Code 1-4	Response/ Recommendations
CODE KEY: A - VERY SIGNIFICANT. B - SIGNIFICANT. C - MARGINAL INTEREST. D - LITTLE INTEREST. 1 - EXTREME RISK. 2 - GRAVE RISK. 3 - MARGINAL RISK. 4 - NO RISK.						
Externals	Gable wall	Rebuilt using masonry cavity construction, rendered in cement.	C	Bearing for purlins altered due to the change in wall thickness.	3	Regular inspection. Mitigate appearance of cement render. Improve bearings to purlins.
Externals	Roof	Welsh slate, terracotta ridge.	C	Good condition modernised with BS474 felt underlay.	4	Maintain.
Externals	Gutters and Downpipes	A mixture of cast iron and UPVC gutters, hoppers and downpipes.	C	Partial replacement in uPVC - poor resilience	4	Reinstate traditional materials.
Externals	Rooflight	One roof light to South West facing rear pitch	D	Not at risk. Poor thermal performance.	4	Maintain, consider improving thermal performance.
Externals	Windows - Front	Painted softwood subframe with aluminium casement windows with double glazing and lead banding, not in-keeping with historic detail.	B	Wear and tear, deterioration of timber finishes	2	Replace with timber sash windows to enhance the principal elevation.
Externals	Windows - Side	Painted softwood side hung casement windows, not in-keeping with historic detail.	D	Wear and tear, deterioration of timber finishes	3	Maintain. Consider reinstating traditional designs for windows.
Externals	Windows - Rear	Mixture of UPVC and painted softwood frames, not in-keeping with historic detail.	D	Wear and tear, deterioration of timber finishes	3	Maintain or consider replacement in traditional style.
Externals	Door - Front	Stained hardwood, part glazed	D	Wear and tear, deterioration of timber finishes	3	Consider replacement in traditional style.
Externals	Shed	Masonry construction with single pitched roof.	D	Poor condition - beyond use. Vacant.	1	Renovate into an alternative use, make good for storage or demolish to improve setting.
Internals	All	Modernised throughout	D	No staircases, fireplaces or other features survive.	4	Ensure new work does not further detract / diminish historic interest.

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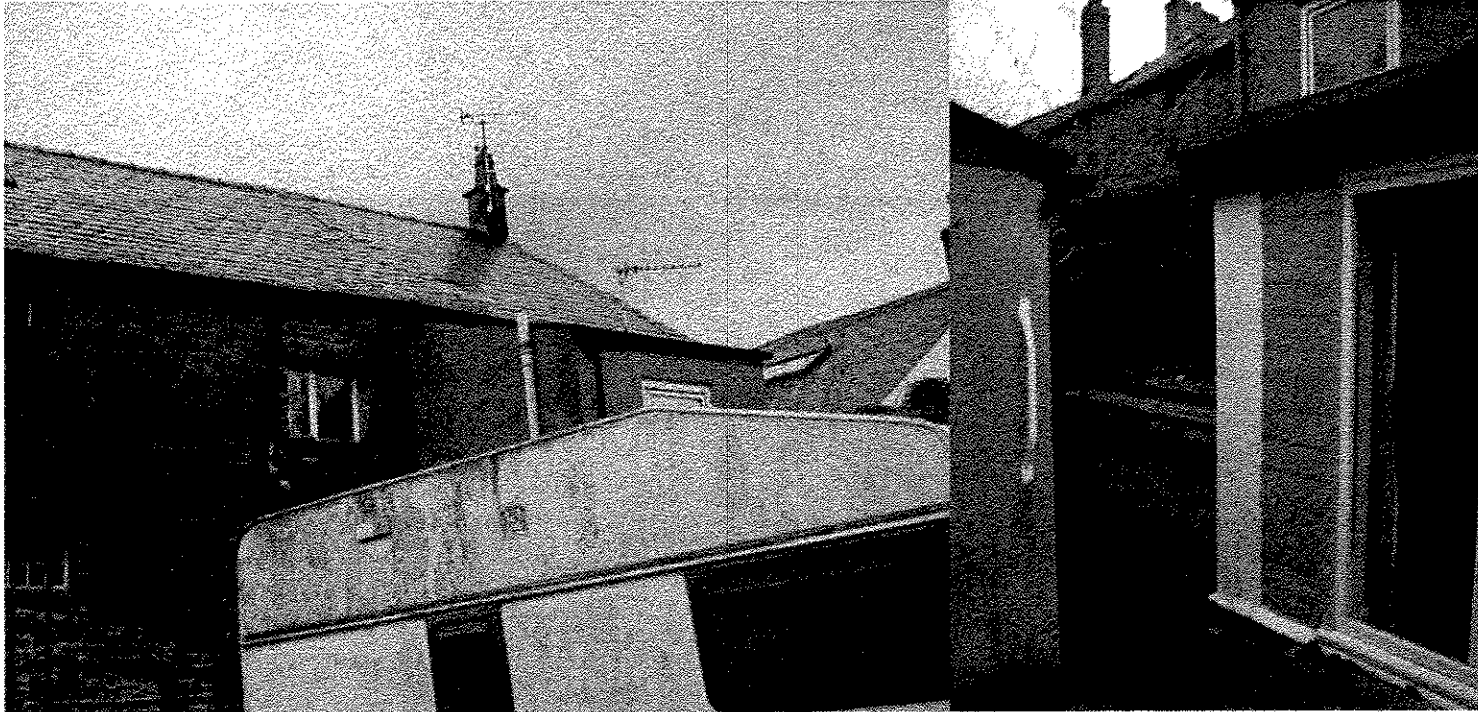
Appendix A



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Front elevation

Upper rear elevation



Upper rear elevations

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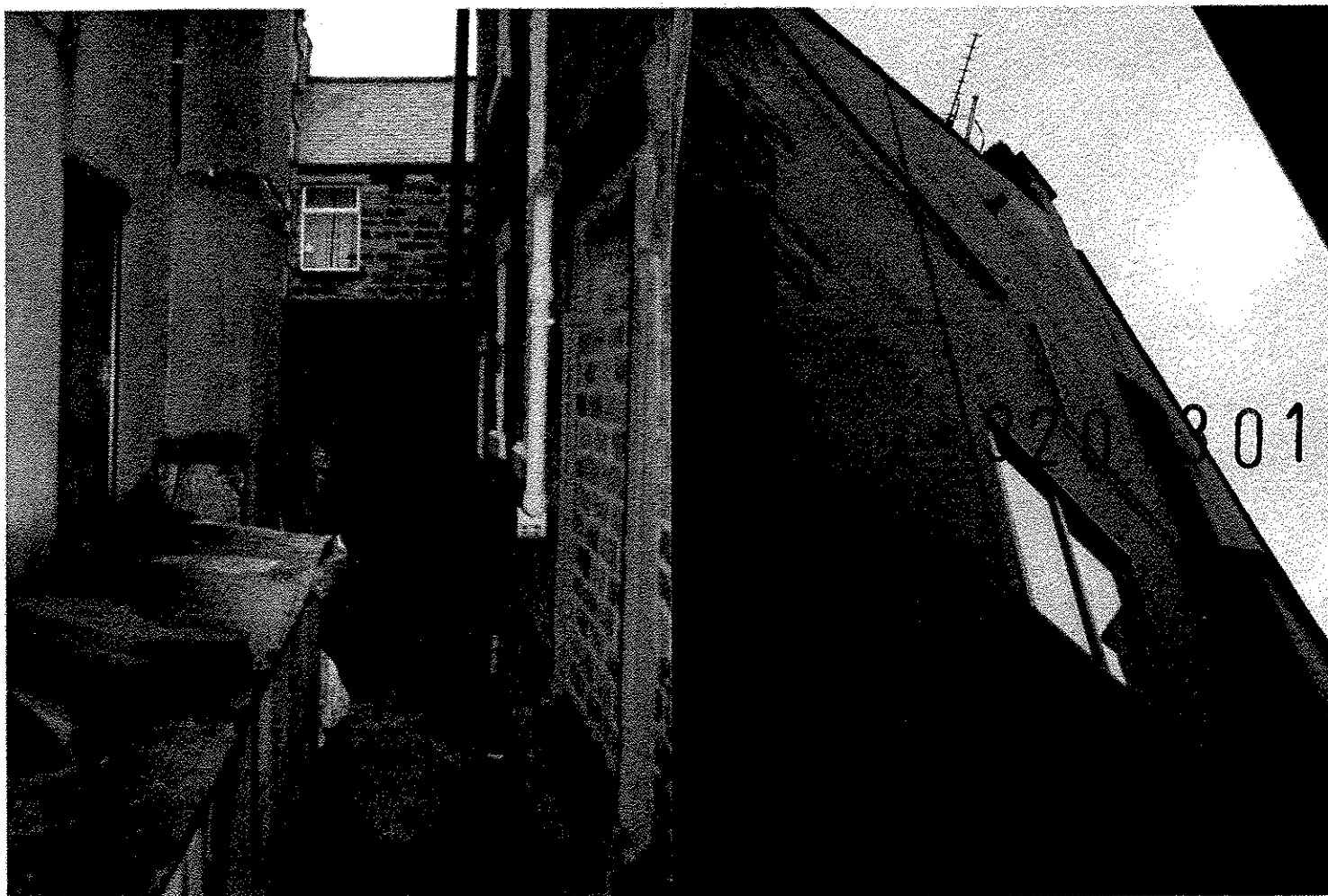
Lower rear elevation (North)



Sliding doors



Passage to South



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Bin store

Gable wall

Shed and rear flat roof



Inspection chamber





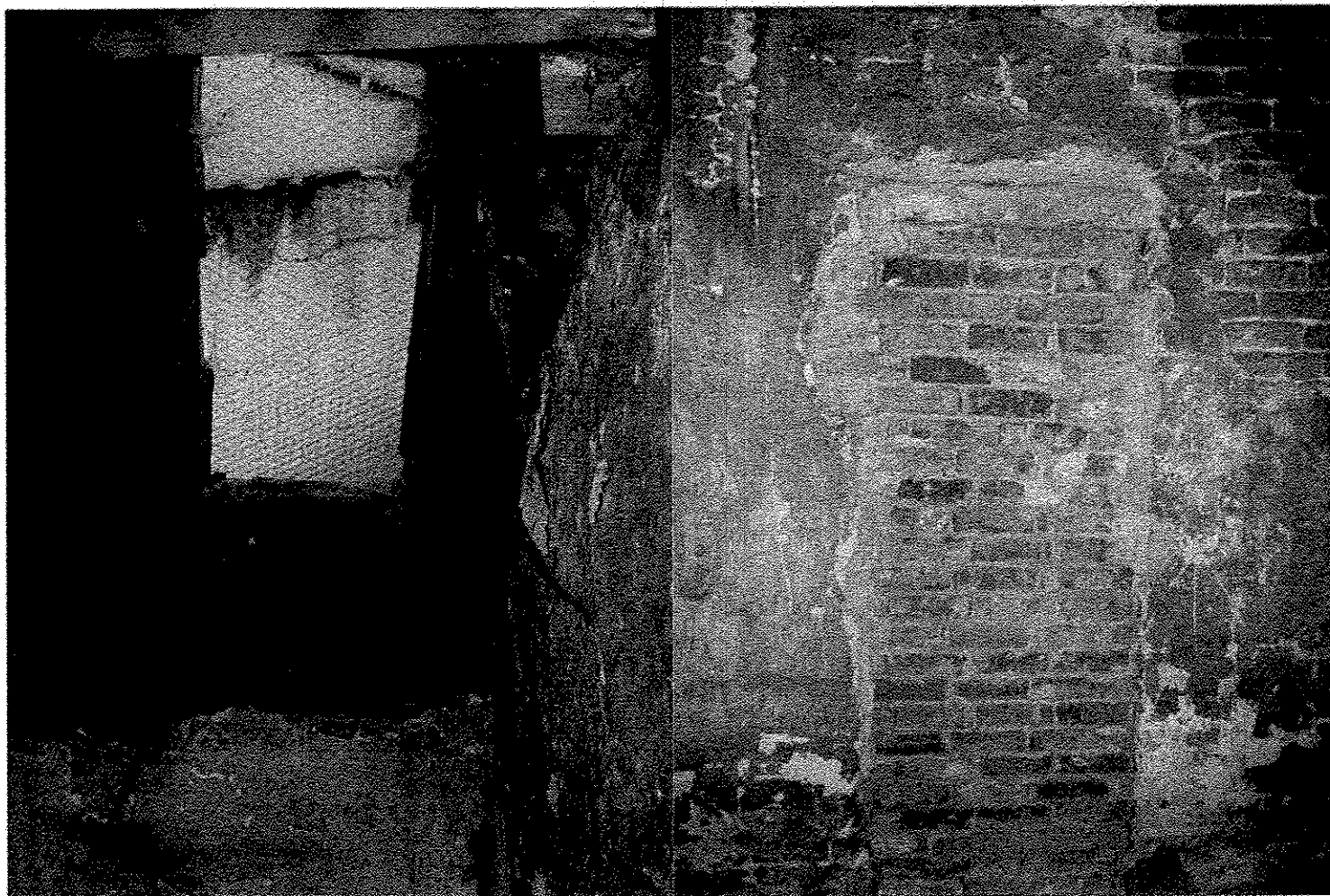
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Bearing of purlin

Faulty fireproofing to purlins



Crack to party wall



Rooflight

Blocked over doorway to No. 29

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Landing



1870

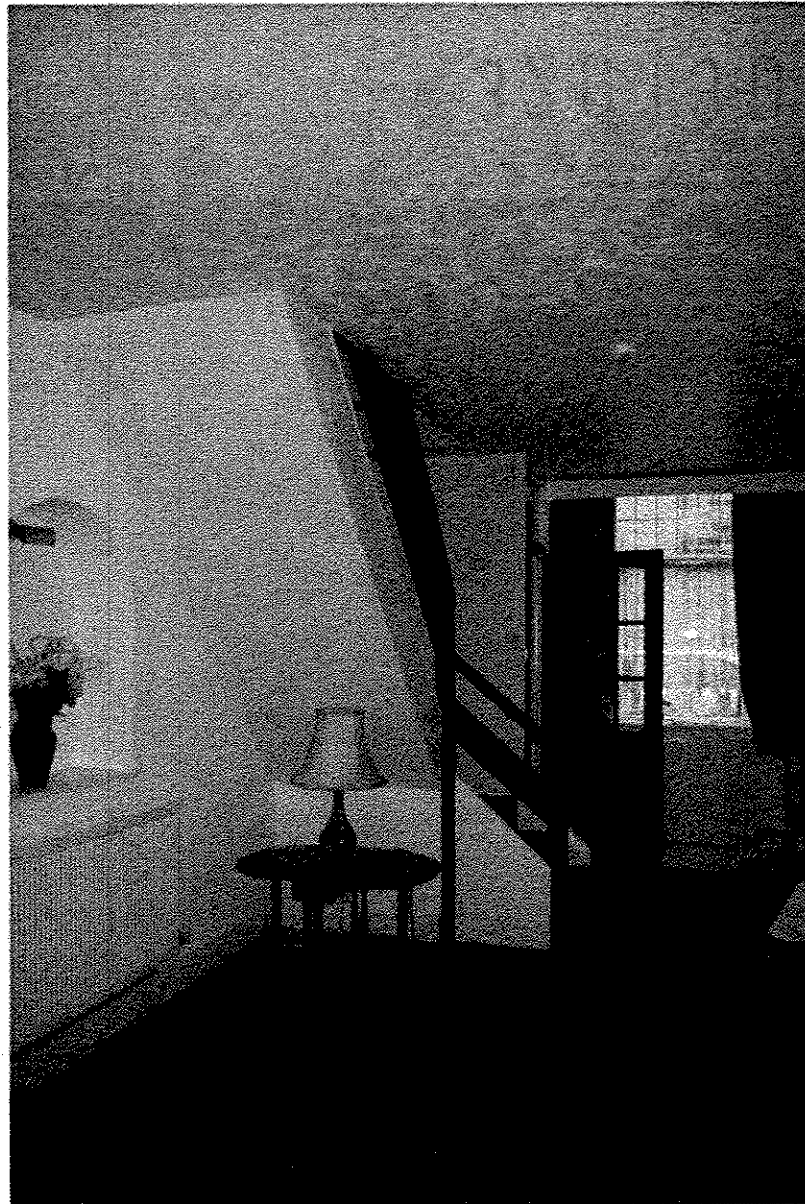


Dining area

Fireplace

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Staircase



18th

Beer store



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Protected Species Survey at 28, Church Street, Ribchester.**May 2012****Undertaken by Joyce Gillies****1 Species Background Information**

Bats are the only flying mammal. They have existed in their present form for over fifty million years. Bats and their roosts have full protection under the Wildlife and Countryside Act of 1981, due to their significant decline in recent years.

Bats will live in buildings and trees at different times of year. They will feed over gardens and in woodland with mature trees due to the high density and range of insects and for the shelter provided from the elements. Bats like to fly along linear features such as hedges, fences, ditches, streams and riverbanks.

By using sound to find their way through their echolocation system, bats find prominent features easier to locate. When such features which are linear, e.g. hedges, bats follow them as we would use a footpath, for going to and from a feeding site, or for ease of navigation whilst feeding along such a feature.

Research has shown that bats prefer habitats containing water - this is probably due to the higher density of insects flying, feeding and hatching over ponds, rivers and canals. Bats will travel considerable distances to feed over still pools along a river system where they may be found in large numbers.

Tree lined field edges offer a choice habitat by providing added protection from the wind. Strong wind is a source of danger for the flying mammal whose wing area acts like a kite. Many casualties are picked up after summer gales when lactating female bats are under pressure to feed in conditions when single male bats choose to remain torpid.

If bats are able to roost close to good feeding habitat then their chances of survival and reproduction are increased. Reproduction does not markedly increase bat numbers due to the fact that only one baby is born each year. Although bats have been recorded at 16 and 30 years old, the average is probably 3-5 years with many juveniles not surviving their first winter.

Bats hibernate during the cold winter months when insect food is not available. They choose cool places with high humidity in which to hibernate, seeking out somewhere cooler if the site becomes too mild. In a dry atmosphere dehydration occurs due to the large area of skin surface in the wings and tail membrane of the bat.

During hibernation in Britain bats are usually found singly or in twos or threes. Apart from caves, cellars and mines, places frequently chosen are gaps between the stonework of bridges, walls, buildings etc. Many bats are more secure with a little dorsal pressure and choose to squeeze into small gaps, drawing themselves deeper in with their feet, thus making them difficult to find. They shun any disturbance by torchlight.

Hibernating bats have been found in a wide variety of places, for example, in gaps in stonework of buildings, under lead flashing, behind metal down spouts, but more natural sites often chosen include behind the bark or in holes in trees.

Bats cannot fly away from danger as birds do. The ability of bats to go torpid, to save energy, means that their temperature, heart and respiratory rate is drastically reduced. To be able to fly they must increase the rate of these systems (temperature from $-3/4^{\circ}\text{C}$ to 40°C , heart rate from 2-4 in hibernation to around 400 per minute) before safe flight is possible. This takes in the region of 20 minutes.

Clearly, during building work any bats present would be in danger. If forced to fly in daylight the risk from predators is increased until an alternative roost can be found.

2 Bat Feeding and Roosting Behaviours

2.1 Feeding

Bats fly out of their roosts at dusk to search for insects on which to feed.

They find insects by using echolocation and might consume several thousand small flies each night.

Each bat has its own regular flight paths and feeding area.

Good feeding areas are sheltered from the prevailing wind.

Bats may choose not to emerge to feed on wet and windy nights.

2.2 Roosts

Hybernaculum: Used in winter because of specific conditions provided, e.g. low temperature and high humidity.

Maternity Roosts: Large collections of females and young.

Non-Maternity Roosts. : Males, spring roosts, autumn breeding/ mating roosts.

Night Roosts: For rests between feeding or for hanging to eat large prey.

3 Possible Species in the area of survey.

Species found in the locality are Pipistrelle (possibly both types). Brown Long Eared and probably Whiskered/Brants. The surveyor has personally rescued baby Pipistrels and Daubentons locally.

Also possible are Noctule, Daubenton and even the more rare Natterers. This is due to the close proximity of the R.Ribble, old pasture land, mature trees and many hedgerows, which have been there for many years.

4 The General Area and Bat Roosts.

The area of the survey is good bat habitat.

It is known that bats feed, commute and roost in this area.

Roost sizes could be from one to possibly several hundred.

Roosts are used for many reasons during the year, a generalised scenario would be: -

Spring (April/May/June.): Males still hibernating, singly or several together. Females begin gathering in small roosts. Pregnancy begins.

Summer (June/July): Small all female roosts join together, single young are born to females in large maternity roosts. Males live separately in small numbers or singly.

Early Autumn (August): Young begin to fly, learn to feed on insects.

Late autumn (Sept/ Oct): Mating takes place. Males set up breeding roosts, often in holes in trees, to attract several females.

Winter (Oct/April): Hibernation during cold weather though bats are seen flying on sunny days to drink or change roosts. After mating the female bats store the valid sperm within their body, only becoming pregnant when conditions are favorable in the spring.

British bats are small; most will fit into a matchbox when their wings are closed. The largest, the Noctule, mainly a tree dweller, fits comfortably into a human hand.

Bats are generally dark brown, furred on the body, secretive in habit but capable of uttering shrill squeaks when disturbed.

5. The Survey is carried out on the instructions of Linda Jubb

5.1. The Instructions

To inspect the house, for evidence of bats and assess its suitability for the possibility of housing a bat roost in connection with the proposed changes to the house.

5.2. Accuracy of Report

This report has been compiled based on the methodology and professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats are wild and can move freely from site to site. **Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.**

I would ask all clients acting upon the contents of this report to show diligence when undertaking work on their site and or in their interactions with bat species. If bats are found during a work program and continuing the work program could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

Bats may only be disturbed, injured or killed under license. This report does not convey the authority to undertake work, which may disturb, injure or kill any bat species.

If in doubt, stop work and seek professional help.

Contact Natural England, Bat Conservation Trust (0845 1300 228) or
Joyce Gillies (07801 386976)

Wear gloves if it is necessary to handle bats.

5.3. Background

A planning application has been presented .

A Bats Survey has been requested following guidance under Regulation 39 of the Conservation(Natural Habitats etc)Regulation 1994, the Wildlife and Countryside Act1981(as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9(PPS9) Biodiversity and Geological Conservation.

5.4. Proposed work on site

To change the first floor bathroom extension and the ground floor extension situated to the rear of the house.

5.5. Survey Area and Site assessment.

After driving around the local area and walking around the site, together with discussions with other bat workers, in the experience of the surveyor, bat species which may occur in the wider area around the barn could be;

Common Pipistrel (pipistrellus pipistrellus)

Soprano Pipistrel (pipistrellus pygmaeus)

Whiskered (Myotis mystacinus)

Daubentons (Myotis Daubentoni)

Brants (Myotis brandtii)

Brown Longeared (Plectus auritus)

Natterers(Myotis nattereri)

Noctule (Nyctalus Nactula)

5.6. Objectives of the survey

To ensure that the proposed development does not affect any bat species which is listed under the Conservation(Natural Habitats etc) Regulations 1994 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way act 2000 as it is an offence, with certain exemptions, to;

- 1) Deliberately capture or kill any wild animal of a European protected species;
- 2) Deliberately disturb such animals;
- 3) In respect of bat species, damage or destroy a breeding site or resting place of such a wild animal;

The survey will (where possible) identify the past or current use by bat species.

Assess the likely impact of the proposed development of the species.

Provide a basis upon which to propose mitigation (if required) for bat species affected by the development.

5.7. Survey Area= 28, Church Street, Ribchester . Grid Ref.SD650352.

5.8. Habitat Description

The house is situated on level ground , on one of the 'main', though narrow, streets through Ribchester. North West of the River Ribble, several hundred yards away.

It is a very old 'town house' with no front garden and only a tiny yard at the rear. The yard feels enclosed due to other buildings close by but there were garden shrubs and several taller Leylandii trees approximately 50 yards away.

6) The Survey of the Building

My dusk survey took place on Tuesday 22th May 2012 at 9pm when the outside temp was 16°c with no wind and many small insects on the wing.

6.1. Method

The outside rear of the building was inspected, using binoculars as necessary along the rooflines and around the windows and the mortar fillet at the roof edge under the slates. All was in a very good state of repair with no obvious emergence points.

Inside the bath room, the roof void had no access, but I was able to open the window and lean out to assess the roofline timbers, lead flashing and slates for any gaps.

Inside the main loft the slate roof was hidden by the roofing felt that was in good repair.

There were many spiders' webs on the wooden beams and it was warm and dry.

6.2. Personnel

Mrs. Joyce Gillies, a licensed bat worker with more than 25 years experience.

7. Results

The house was assessed internally at 9pm.

Then externally, from 9.15pm onwards all possible emergence sites, at the rear of the house, were observed with binoculars and bat detectors.

320130184P

Joyce Gillies

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5/24/2012

7.1 Presence or Absence

No evidence of bats was seen at the time of the visit inside the house.

No evidence of bats was found outside the house.

No bats were seen emerging from anywhere on the house.

(Several Pippistrelle bats were seen and heard feeding around the tall trees at the rear of the house)

8) Conclusion

I believe that there is a 'LOW RISK' to bats in the proposed improvements/developments to this property and as such I see no reason to withhold planning permission as far as Bats are concerned.

If and when work starts on the bathroom and the ground floor extension, care must be taken to look out for bats.

If a bat is found, that piece of work must stop, the bat must be cared for and advice must be sought (If the bat is injured, it must be contained in a box and help obtained)

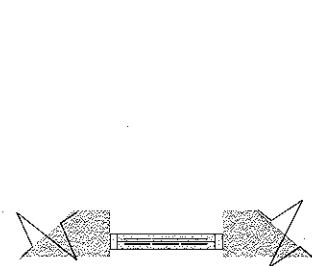
REMEMBER; WEAR GLOVES IF IT IS NECESSARY TO HANDLE BATS.

PHONE; B.C.T. 0845 1300 228, OR JOYCE GILLIES 07801 38 69 76

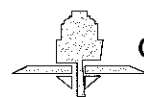
**A COPY OF THIS REPORT MUST BE KEPT ON SITE FOR
REFERENCE AT ALL TIME**

Joyce Gillies, Nat. England licensed Bat worker (20104275)

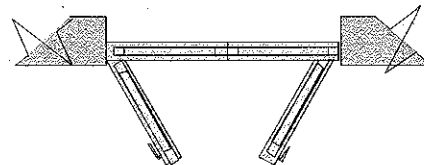
May 23rd, 2012



Horizontal and vertical
section through FF - 01
Scale 1:50



Glazing bar detail Not to scale



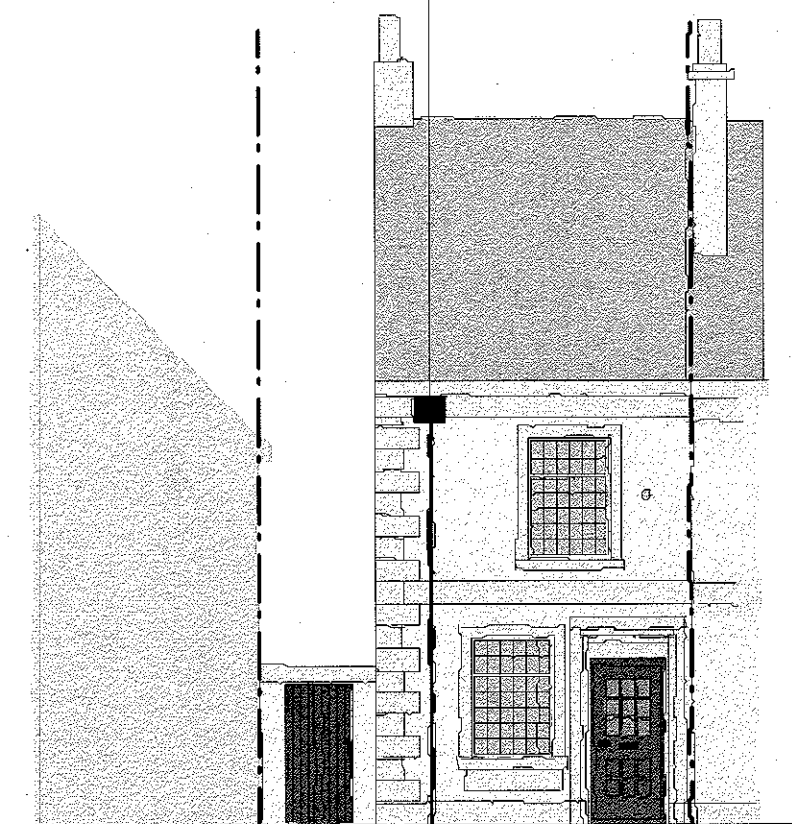
Horizontal and vertical section through GF - 01
Scale 1:50



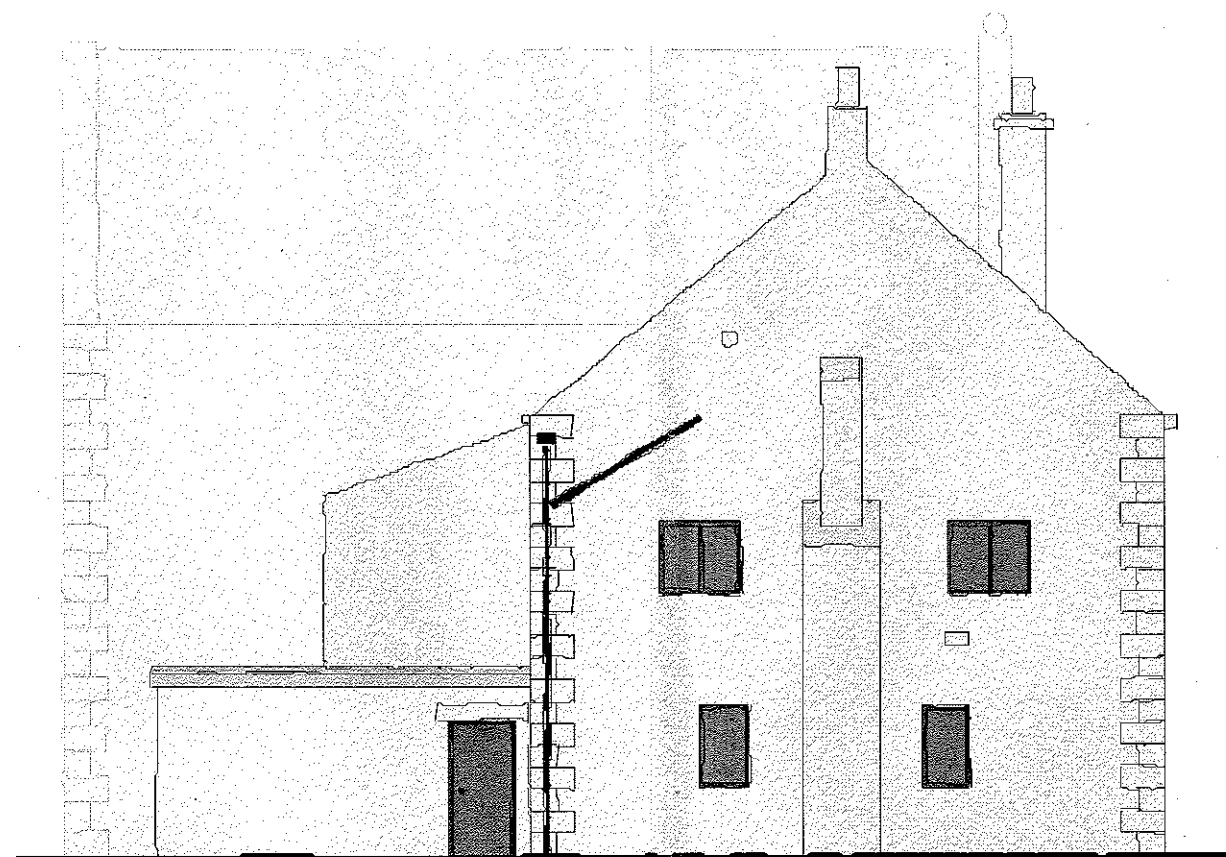
Replace FF - 01 with double hung-sliding
sash 8/8 painted timber double glazed

Replace GF - 01 with painted timber
French doors eight small glazed panels

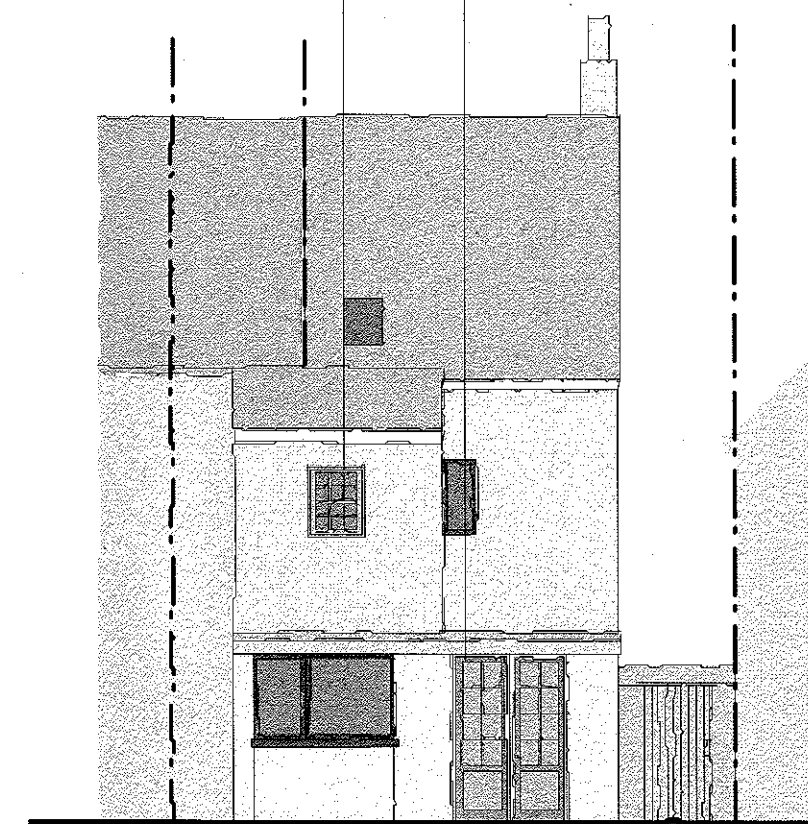
Remove UPVC hopper and make good traditional
cast iron rainwater goods to lead hopper



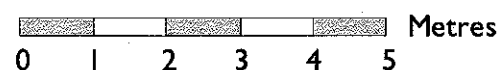
FRONT ELEVATION



SIDE ELEVATION



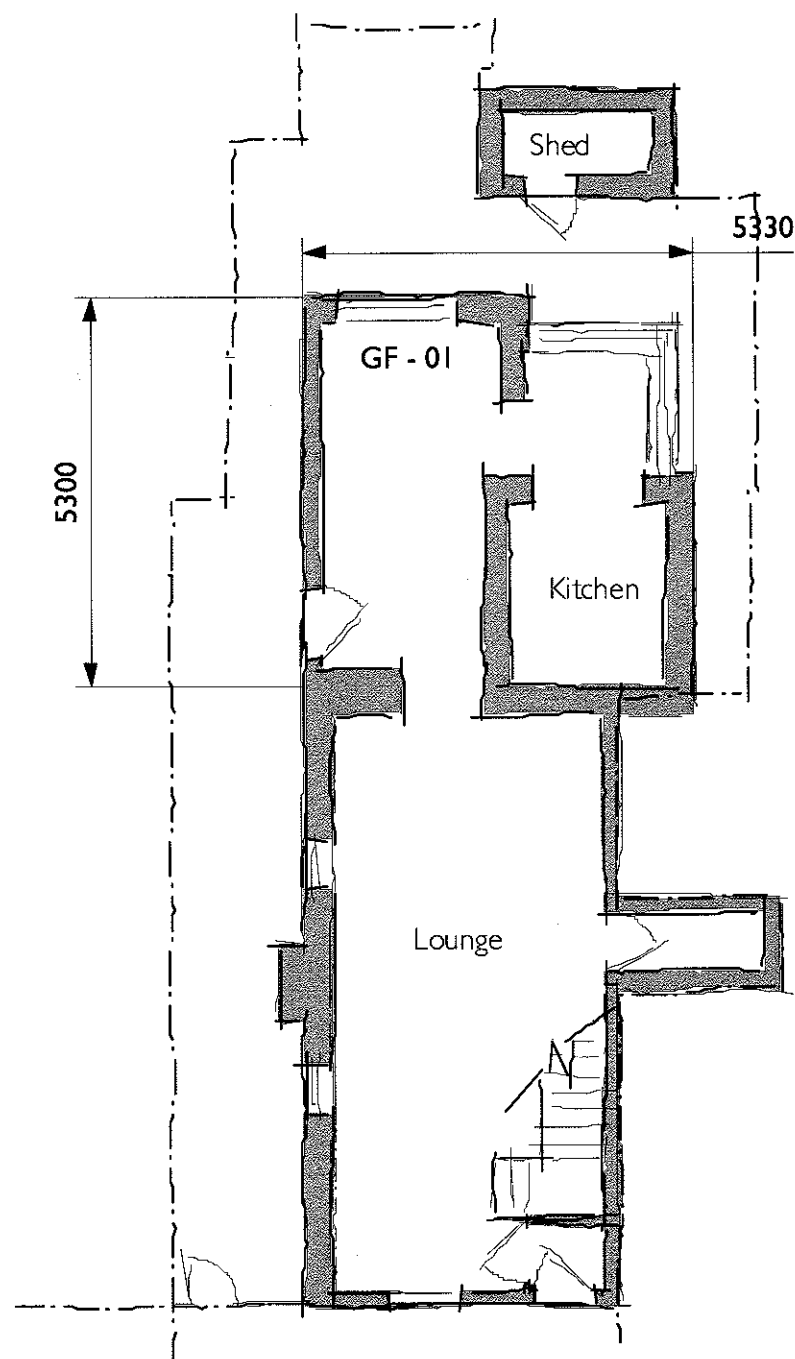
REAR ELEVATION



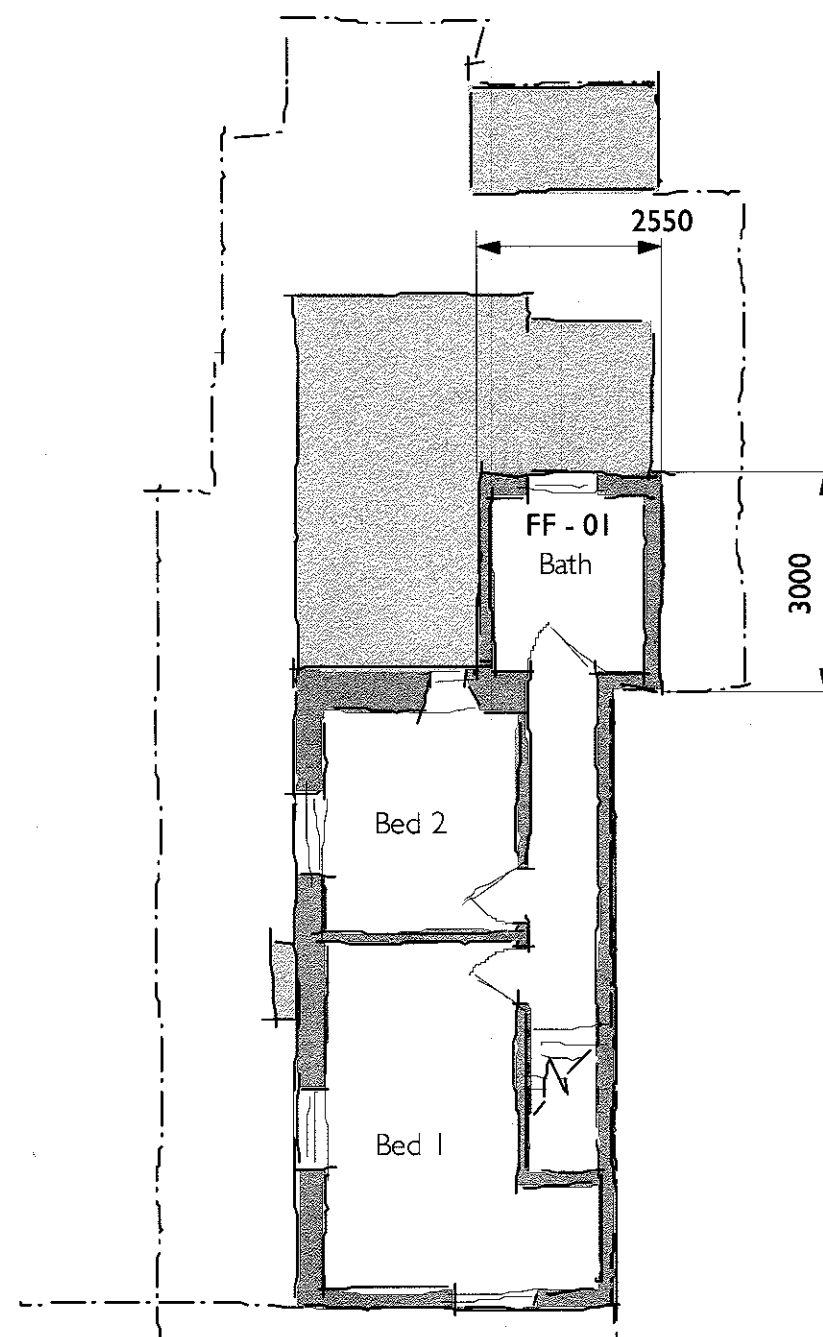
320130184P

Drawing CS2 - 04
28 Church Street, Ribchester
Front, Side and Rear Elevations As Proposed
February 2013 Scale 1:100 approx. at A3

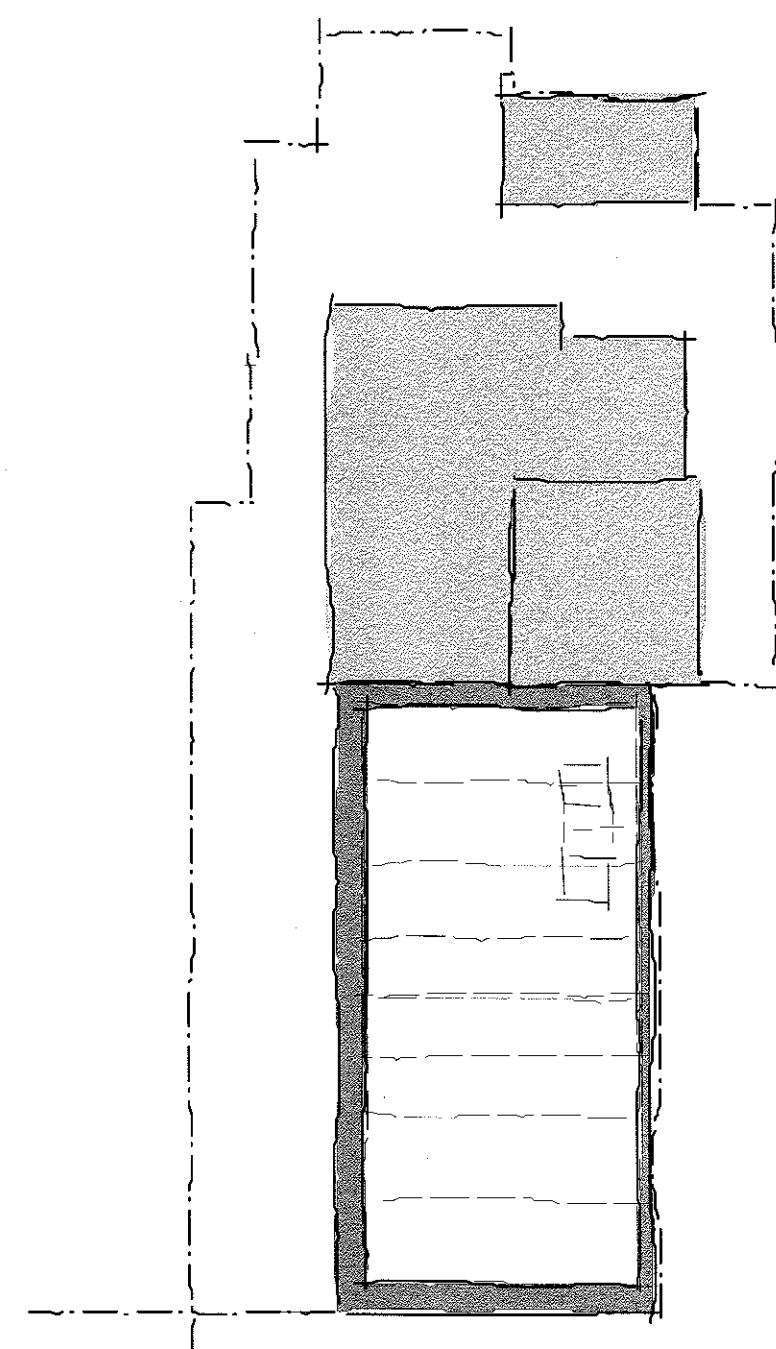
jubb&jubb
CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS



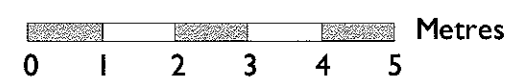
GROUND FLOOR



FIRST FLOOR



LOFT PLAN



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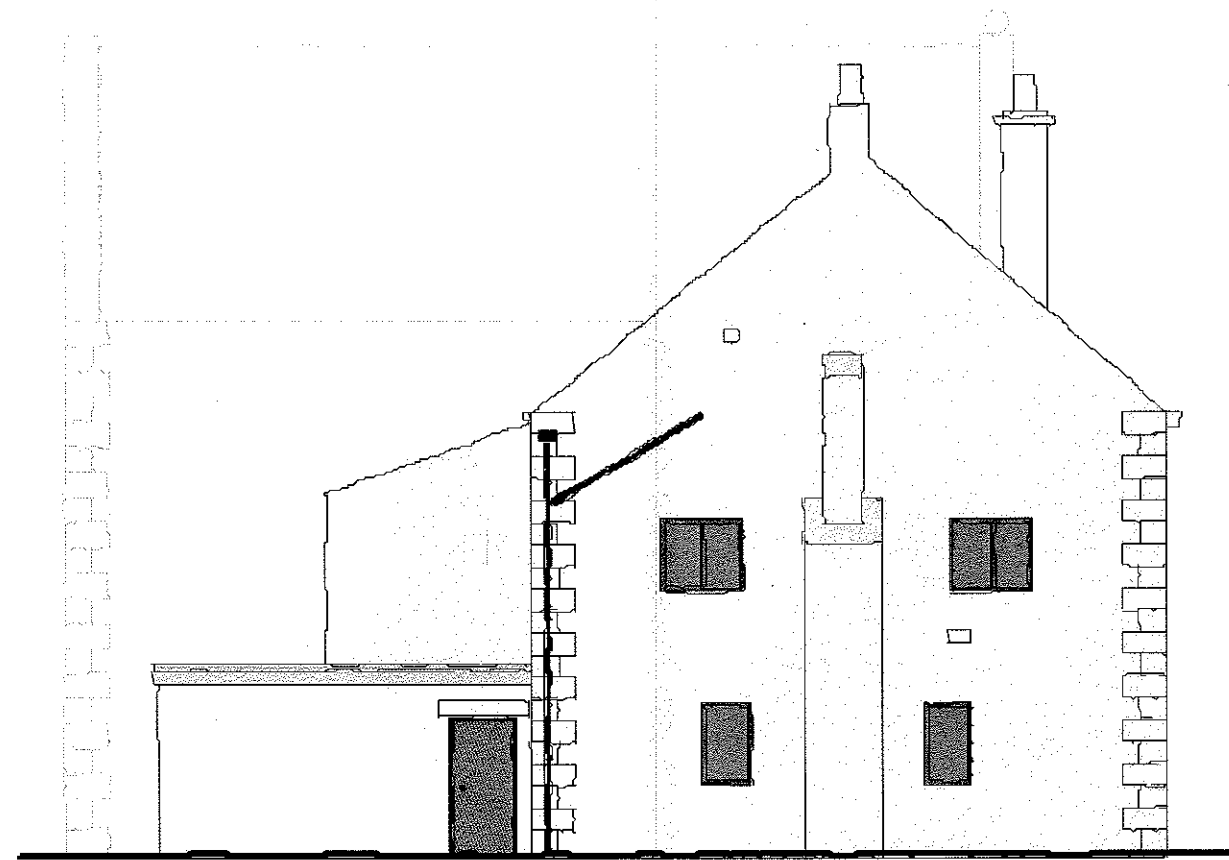
Drawing CS2 - 02A
28 Church Street, Ribchester
Floor Plans As Existing
Febuary 2013 Scale 1:100 approx. at A3

jubb&jubb
CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

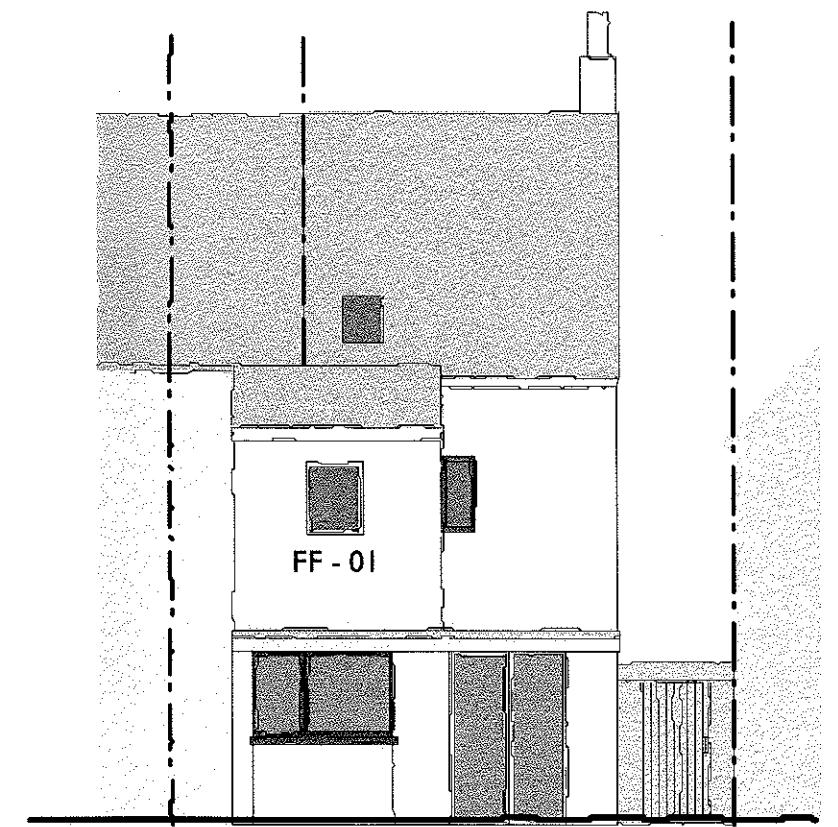
UPVC Windows - GF - 01 and FF - 01
 Note planning history is silent regarding this.



FRONT ELEVATION

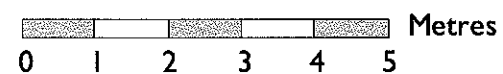


SIDE ELEVATION



GF - 01

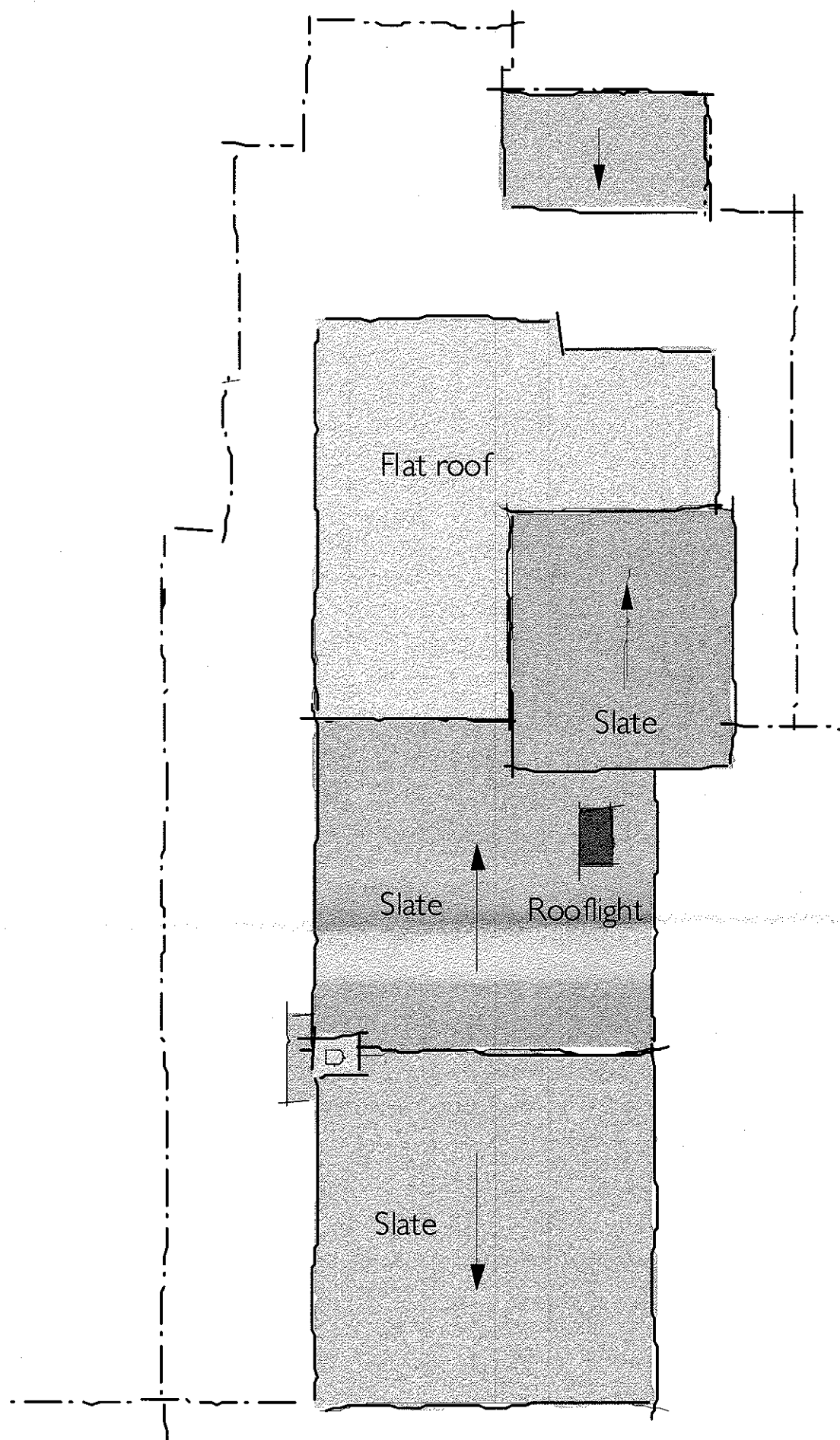
REAR ELEVATION



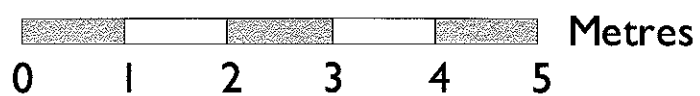
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Drawing CS2- 01 A
 28 Church Street, Ribchester
 Front, Side and Rear Elevations As Existing
 February 2013 Scale 1:100 approx. at A3

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 CHARTERED SURVEYORS
 HISTORIC ENVIRONMENT ADVISERS



ROOF PLAN



Drawing CS2 - 03A
 28 Church Street, Ribchester
 Roof Plan As Existing & As Proposed
 Febuary 2013 Scale 1:100 approx. at A4

jubb&jubb
 CHARTERED SURVEYORS
 HISTORIC ENVIRONMENT ADVISERS