HERITAGE STATEMENT.

Bank House, Sawley Road, Grindleton.

H1 Bank House is a Grade II listed building, located within the adopted Sawley Conservation Area, which is a designated heritage asset as defined in PPS5, Planning for the Historic environment. PPS5 is no longer in use, but this requirement is repeated within para. 128 of the National Planning Policy Framework NPPF, published in March 2012.

H2 The Conservation Area follows the sweep of the River Ribble through Sawley with Bank House on its eastern extremity as the highway leaves Sawley Village in the direction of Grindleton.

H3 The residential curtilage of Bank House is set at two distinct but interconnecting levels adjacent to Sawley Road. The listed residence is on the upper level and the applicants proposed development on the connecting lower level, further down the hill.

H4 It is our client's understanding that irrespective of the quality of his proposed development, it will have little or no impact on his listed residence. Clearly due to the separation and change in levels, it will not be possible to view the two buildings together.

H5 Nevertheless our client is keen to comply with the quality of development already evident within his residential curtilage and has selected a timber oak framed structure to replace a 1950's garage and accompanying stable timber structure that was demolished in storm damage.

H6 The proposed scheme is to construct a two bay free standing garage and log store, positioned on the concrete base used previous facility.

H7. Our client is confident that besides having no impact on the listed residence his proposed development will make a positive contribution to the Sawley Conservation Area and believes the case officer will formulate the same opinion when consideration is given to his current application.

November 2016

John C Rye.

BANK HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BANK HOUSE

List entry Number: 1072147

Location

BANK HOUSE

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley

District Type: District Authority

Parish: Grindleton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Nov-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 183275

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 771 463 GRINDLETON

SD 74 NE

7/103 Bank House 16.11.1954 - II

House, probably late C19th with C17th and C18th remains. Pebbledashed rubble with stone slate roof. 2 storeys. East facade,of 3 bays, has windows of late C19th type. To the right of the door is a 2-storey stone bay window. To the left is a double sashed window with no glazing bars in a plain stone surround, separated by a square mullion. The 2 other 1st floor windows are

sashed with plain stone surrounds. The door, with plain stone surround, has a timber porch. At the far left is a blocked doorway with shaped lintel of C17th type. End stacks. The rear wall has a double-chamfered mullioned window of C17th type on each side of the door: 3 lights to the left and 2 to the right. Above the door, which has a chamfered stone surround and hood of late C19th type, is a sashed window with architrave. The left-hand half of the rear facade has a window with architrave on each floor at the left. To the right is a stair window with architrave and square mullion, with an oculus above with plain stone surround. Interior not accessible at time of survey but said to contain no features of significance.

Listing NGR: SD7716346307

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SD 77163 46307

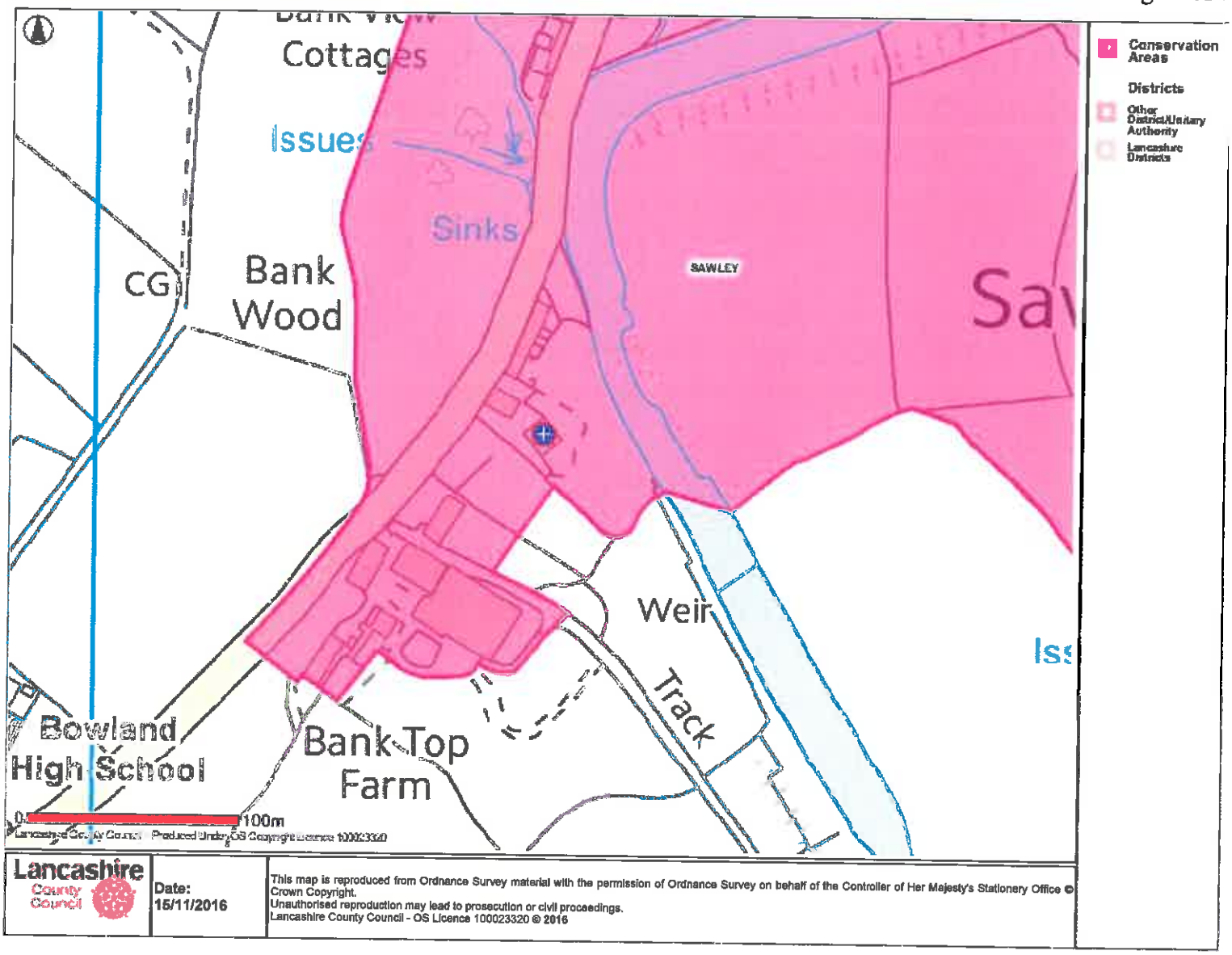
Map

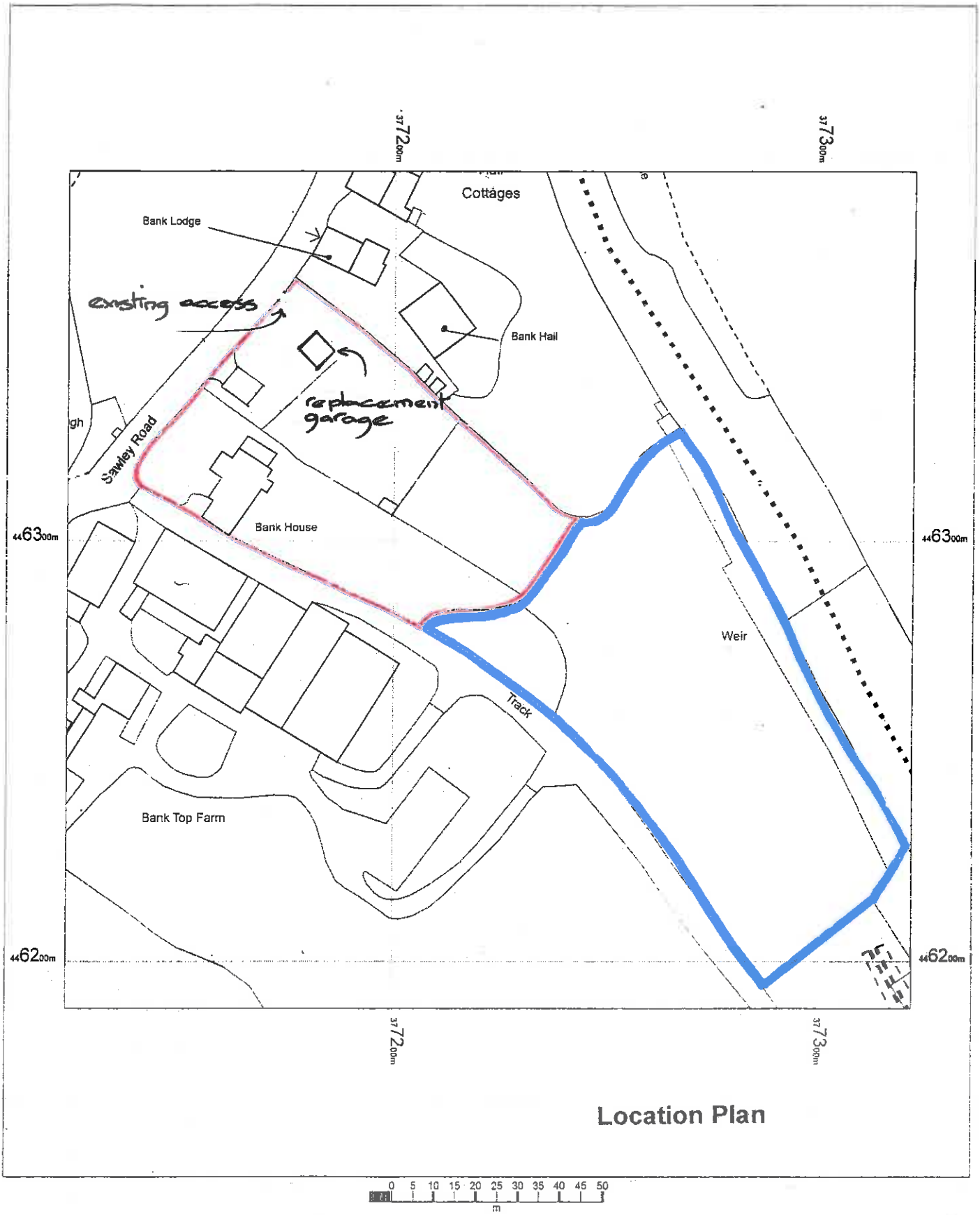
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1072147 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/73692/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 15-Nov-2016 at 04:43:35.

End of official listing


Cottages
Issues
Sinks
CG
Bank
Wood
SAWLEY
Sa
Weir
Track
Iss
Bowland
High School
Bank Top
Farm
0
100m
Conservation Areas
Districts
Other District/Unitary Authority
Lancashire Districts
Lancashire County Council
Date:
15/11/2016
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction may lead to prosecution or civil proceedings.
Lancashire County Council - OS Licence 100023320 © 2016



Location Plan

0 5 10 15 20 25 30 35 40 45 50
m

Bank House
Sawley Road
Grindleton
Clitheroe
BB7 4RS

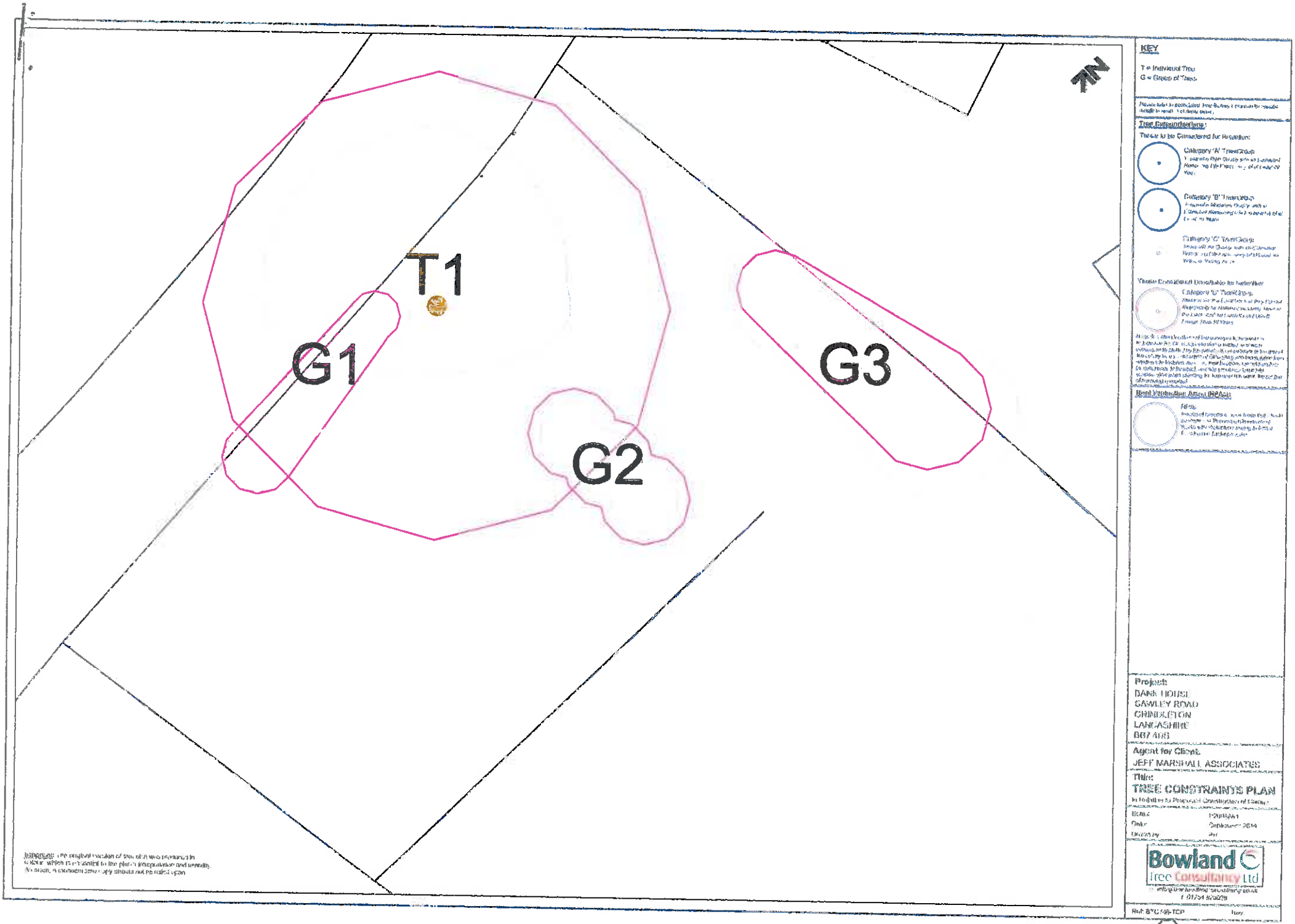
OS MasterMap 1250/2500/10000 scale
08 July 2015, ID: MDP-00444954
www.malcolmhughes.co.uk

1:1250 scale print at A4, Centre: 377223 E, 446289 N

N

MALCOLM HUGHES
LAND SURVEYORS
Chartered Land Surveyors
Tel: 0161 926 0650

Client	Project	Description	Drawing No	
Duncan Hopkinson	Two Bay Byton LR Garage & Log Store to Rear	Design drawings	0809-001 Issue 09 August 16	Cheshire Oak Structures Ltd Church Road, Tilston, Malpas. Cheshire SY14 7HB Tel 01829 250919 Email: info@cheshireoakstructures.co.uk



KEY

T = Individual Tree
G = Group of Trees

Tree Categorisation:

Trees to be Considered for Retention

Category 'A' Trees/Groups

Category 'B' Trees/Groups

Category 'C' Trees/Groups

Trees Considered Unsuitable for Retention

Category 'U' Trees/Groups

Root Protection Area (RPA):

Project:
BANK HOUSE
CAWLEY ROAD
CHINGLETON
LANCASHIRE
BB7 4NS

Agent for Client:
JEFF MARSHALL ASSOCIATES

Title:
TREE CONSTRAINTS PLAN

Scale: 1:500@A1
Date: September 2014
Drawn by: JH

Bowland Tree Consultancy Ltd
t: 01254 826329

Ref: BTC/JM/TCP Rev:

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.*			Red
	1 **Mainly arboricultural qualities**	**2** **Mainly landscape qualities**	**3** **Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Bank House, Sawley Road, Grindleton, Lancashire, BB7 4RS
Agent for Client:	Jeff Marshall Associates

Surveyor:	Kendall Rigg HND TechArborA
Survey Date:	18 September 2014
Job Ref:	BTC746

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T1	Sycamore	21	850	N E S W	8 6 3 8	9-N 8	M	G	▪ Growing on a raised mound. ▪ Un-occluded 1m x 250mm wound to southwest base of stem. ▪ Un-occluded 300mm x 90mm wound to south base of stem. ▪ Un-occluded 350mm x 350mm wound to east base of stem. ▪ No signs of progressive decay within stem wounds. ▪ Slight stem lean north. ▪ Bifurcates at a height of approximately 4m with tight fork and evidence of included bark union. ▪ Crown biased to the north.		10+	C1/2	327	10.2
G1	4no. Lawson Cypress, 3no. Pine	≤ 7	≤ 130	N E S W	≤ 1.5 ≤ 1.5 ≤ 1.5 ≤ 1.5	0.1-N ≥ 0	Y	G	▪ Closely spaced linear group. ▪ Evidently planted as a hedgerow / screen, but not, as yet, maintained as such.		10+	C1	≤ 8	≤ 1.56
G2	3no. Lawson Cypress	≤ 6	1x140 1x90 (ts)	N E S W	≤ 1.5 ≤ 1.5 ≤ 1.5 ≤ 1.5	0.1-S ≥ 0	Y	G	▪ Closely spaced linear group.		10+	C1	≤ 13	≤ 2
G3	3no. Apple	≤ 8	≤ 1x180 1x140 (ts)	N E S W	≤ 3 ≤ 4 ≤ 4 ≤ 3	0.1-E ≥ 0	SM-M	G	▪ Moderately spaced linear group. ▪ One tree's stem has failed and is leaning, although the crown has corrected.		10+	C1	≤ 24	≤ 2.74

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species: Common name
Height: In metres, to nearest half metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree's(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments: Comments relating to the tree's(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m^2: Root Protection Area in m^2 - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
 # (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

Bowland Tree Consultancy Ltd

Bowland
Tree Consultancy Ltd

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.