

5.0 APPENDIX

5.1 Pre-Application:

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Your ref:
Our Ref: 2317 / RS /
Date: 20 October 2016

Dear Sirs,

Stanworth House York Street Clitheroe

Please find enclosed our request for Pre-Application Advice for the above property, comprising the following information:-

- The completed application form.
- A fee cheque in the amount of £95.00.
- IWA Architects drawings 2317.OS.01, E.01, E.02, SK.01 and SK.02.
- The Draft Design and Access Statement.
- The Heritage Statement (prepared by Stephen Haigh, Buildings Archaeologist).
- The Tree Constraints Appraisal Report (prepared by Bowland Tree Consultancy Ltd).

We trust this is acceptable and await a response in due course.

Yours faithfully,



Richard Schofield
M.C.I.A.T.
Senior Architectural Technician

for and on behalf of IWA Architects Limited

Director :
Ivan Wilson B.A.(Hons)Arch. Dip.Arch. IHBC, RIBA.
AABC -Accredited Architect in Building Conservation.
Company Secretary : J. I. Wilson M.A. (Edin.)

Registered in England and Wales.
Company No. 4634856.

Registered office :
Waterloo Mill
Waterloo Road
Clitheroe
Lancashire BB7 1LR
Telephone : 01200 423487 Fax : 01200 458278

E-Mail address : admin@iwarchitects.co.uk
Website address : www.iwarchitects.co.uk

DRAFT DESIGN AND ACCESS STATEMENT



Stanworth House,
York Street, Clitheroe

Proposed internal alterations and external additions
Job No: 2317 - October 2016

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR
t +44 (0) 1200 423487
f +44 (0) 1200 458278
e admin@iwarchitects.co.uk
w www.iwarchitects.co.uk

INTRODUCTION: BRIEF AND PROCESS:

Stanworth House is a Grade II, two storey, mid C19 Gothic villa, with a plaque inset into the main front gable, dated 1887, although maps from circa 1844 appear to show a building in the same position. The current house is located at the back of the plot, in the South West corner against high stone boundary walls and is accessed off York Street, via a gated driveway adjacent to Clitheroe Royal Grammar School's, Sixth Form Art Building. The Property is currently vacant, under offer. It shows the signs of both historic and more recent damage caused by water ingress, with damp affecting the ceilings and walls in several places. The external stonework detailing has also suffered from being decorated with a non-breathable paint, allowing water to be held in the stone, leading to erosion and spalling by the elements.

The house appears to have started out as a 'T' shaped planform (see 1890 map opposite), but has been altered and added to in it's lifetime, with a single storey rear extension up to the boundary wall on the West side, circa 1900 and a timber framed, glazed conservatory on the North side, in the early 1980s. There is also a semi-connected, rear lean-to Utility Room, WC and Garden Room / Workshop along the West boundary wall, a covered, lean-to passageway, between the South boundary wall and the South gable elevation and a detached double garage adjacent to the North boundary wall. A small rear enclosed courtyard is formed by the ancillary buildings and the West boundary wall, with the majority of the garden being to the front (East) and side (North); the lawns, trees and shrubs are generally overgrown.

PROPOSALS

The Clients, who are in the process of purchasing the property, wish to establish whether the Planning Department would, in principle, grant permission for them to remove the current conservatory, to enable a new two storey, contemporary extension to be built, which would increase the size of the existing Kitchen and provide a Garden Room, opening on to a patio terrace and a Master Bedroom with En Suite at first floor, accessed via a new staircase, to avoid breaking through the current North gable end wall. It would be stepped back from the existing parapet of the current single storey Kitchen, so that the new roof-line would be less dominant. They also wish to construct a first floor extension over the rear Sitting Room, to add another Bedroom / En Suite, accessed through an existing WC off the half-landing.

Additional works would include, demolishing and rebuilding the current Utility Area, WC and lean-to Workshop (which are in a poor state of repair), allowing the new Utility and new Shower / WC to be integrated into the main house. The new Workshop would be sited on the footprint of the existing and have a slate roof fitted in place of the current fibre cement, corrugated sheeting, with new rooflight windows installed. The existing lean-to passage will be re-roofed, where damaged by vegetation ingress and fitted with new rooflight windows, in place of the existing ones and the translucent, corrugated polycarbonate sheeting, adjacent to the Sitting Room. They would propose to infill the second door (below the main staircase), to the front Lounge and the door between

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Existing front Lounge (left hand door is proposed to be infilled).



Existing Ardega conservatory, circa early 1980s.



Existing infilled opening in rear Dining Room (to be reinstated)



Historic Site Location Plan - Circa 1844, showing evidence of a property on the site.



Plan from 1890, showing possible original 'T' shaped planform.



Plan from 1938, showing current property.

Stanworth House, York Street, Clitheroe : Pre-Planning Application

the Dining Room and Kitchen (with the latter retained recess becoming a cupboard or shelving). A infilled former opening in the rear Dining Room is to be re-opened, as an access to the new staircase, Kitchen and rear areas of the house. An existing window in the rear Dining Room is to be opened up, with French doors inserted, to give better access to the rear Courtyard. At first floor they wish to alter the layout of the current Family Bathroom, to omit the bidet, relocate the bath and include a shower and also form another En Suite to Bedroom 3, utilising an existing cupboard, extended through into the small rear Bedroom 4.

Historic England - Listed Building Description.

YORK STREET 1, 5295 (West Side) Stanworth House SD 7442 2/243 II GV 2. Mid C19 Gothic villa dated on plaque in gable end. 2 storeys, pebble-dashed, with slate roof. 2 windows with rectangular drip-moulds and slightly arched lights. Angle porch with columns, parapet and cornice. Gable to right has date stone and 3 finials. 1 window above canted stone bay with parapet and finials, arched lights. To the right a wing of 1-storey height with window of 2 lights beneath rectangular drip-mould. Parapet and cornice. Nos. 11 to 23 (odd), Stanworth House and Clitheroe Royal Grammar School for Boys form a group.

Listing NGR: SD7451342052

PRECEDENTS:

We have successfully obtained Planning Permission for contemporary extensions to Listed Buildings in the Ribble Valley, notably Crabtree Cottages, Wiswell (Ref. 3/2015/0315), Wilkinson Fold Farmhouse, Twiston (Ref. 3/2007/0679) and The Alleys, Clitheroe (Ref. 3/2004/0744). We therefore feel that a sensitive scheme would not be detrimental to the character of the existing building, or the historical features within.

THEFT OF ROOF SLATES:

Prior to approaching the Local Authority Planning Department for Pre-Application Comment on the proposals, Ivan Wilson sent the following email on Monday 10th October 2016 to John Macholt:-

I have been appointed by Mark and Deborah Stevenson who are in the process of purchasing Stanworth House which is a grade 2 listed property. It has not been lived in for some time. The property at this moment is still in the ownership of the Vendors. A complication has occurred which needs prompt attention. The lower roof over the single storey kitchen has had the stone slates stolen...

... The problem to discuss with you is to get Local Authority agreement on the "like for like"

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Stanworth House, York Street, Clitheroe : Pre-Planning Application

stone slates repair of this roof so that the work can be done and the sale proceed. As I am already working on proposals for repair and alterations to the property, I have been asked to liaise with you to get an agreement on the way forward in relation to its listed status and to provide anything you may require before the repair work can be done.

Honeywell Estate agents have sent a copy of the Roofer's quotation which is attached.

A meeting at the property may assist. If this could be arranged asap that would assist to make the property weather tight and avoid further water ingress damage.

John Macholc forwarded this email on to the Conservation Officer, Adrian Dowd, who arranged to meet Ivan on site, Tuesday 11th October 2016. An inspection was made and Adrian Dowd was shown the drawings for the proposals to give context to where the theft had occurred. He sent the following email to Ivan Wilson, the same day:-

Thank you for our site meeting this afternoon. Having discussed the matter with colleagues, I would suggest that the extension and interior remodelling proposals be submitted as a pre-application enquiry – my visit and photographs taken will hopefully result in a prompt response to this.

I will consider the proposed single storey roof replacement material and respond on this issue as soon as possible.

USE / AMOUNT / LANDSCAPE

The property has suffered from being empty and therefore needs various areas of attention to repair roofs, guttering, downpipes, stone detailing, windows (the existing sash windows are ill-fitting and rotten in places), internal finishes, etc., to prevent further deterioration. The external landscape proposals will include essential cutting back and tidying of overgrown areas. The existing tarmac hardstanding / turning head, in front of the detached double garage, will become part of the garden, laid as lawn, with a new turning head formed further back along the driveway. The existing garage will be replaced with a freestanding Summer House on the same footprint. A new block paved path is proposed from the driveway, up to the front Porch and a patio terrace is to be laid adjacent to the new Garden Room extension.

The Clients are prepared to invest in this property to rescue it from further decay and add to it, to create a more usable family dwelling, suitable for modern living.

LAYOUT / SCALE:

The layout and scale of the proposed extensions will be subservient to and will provide a contrast with the period of the existing house.

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Stanworth House, York Street, Clitheroe : Pre-Planning Application



Poorly fitting sash window in front Bedroom, with vegetation ingress.



Existing door from Dining Room to Kitchen (to be milled on Kitchen side, with recess or cupboard retained on Dining Room side.

Tree Constraints Appraisal

in Relation to Proposed Extension at



Stanworth House, York Street,
Clitheroe, Lancashire, BB7 2HD

Prepared by:

Bowland
Tree Consultancy Ltd

October 2016

**TREE CONSTRAINTS APPRAISAL
STANWORTH HOUSE, CLITHEROE**

CONTENTS

1. TREE SURVEY SCHEDULE & BS5837:2012 TABLE 1
2. TREE CONSTRAINTS PLAN
3. TEMPORARY PROTECTIVE FENCING SPECIFICATION

Contact Details

Bowland Tree Consultancy Ltd
First Floor
11 Cannon Street
Preston
Lancashire
PR1 3NR

T: 01772 437150
E: info@bowlandtreeconsultancy.co.uk

**TREE CONSTRAINTS APPRAISAL
STANWORTH HOUSE, CLITHEROE**

Control sheet

Project No.: BTC1195

Site: Stanworth House, York Street, Clitheroe, BB7 2HD

Agent for Client: IWA Architects

Council: Ribble Valley Borough Council

Survey Date: 14 October 2016

Prepared by: Phill Harris MSc BSc(Hons) HND MA(Env) CErv MIOFor

Date of Issue: 14 October 2016

Version No: 1

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: Stanworth House, York Street, Clitheroe, Lancashire, BB7 2HD
 Agent for Client: IWA Architects

Surveyor: Phill Harris - Chartered Arboriculturist
 Survey Date: 14 October 2016
 Job Ref: BTC1195

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearance	Life Stage	PC	General Observations and Comments	ERC	Est. Grade	RPA Radius (m)	RPA Area (m²)
T1	Common Lime	10	330	N 4 E 3.5 S 4 W 2	3 2	SM	G	Stem base approximately 130mm from stone boundary wall, and subsequently projected to cause structural damage on growth. Very heavily topped approximately 10 to 15 years previously at a height of approximately 3m, with resultant multiple primary branch regrowth. Upper crown evidently also reduced <5 years previously.	10+	C1	3.96	49
T2	Common Lime	10.5	340	N 4 E 1.5 S 4 W 5.5	3 3	SM	G	Stem base approximately 130mm from stone boundary wall, and subsequently projected to cause structural damage on growth. Very heavily topped approximately 10 to 15 years previously at a height of approximately 3m, with resultant multiple primary branch regrowth. Upper crown evidently also reduced <5 years previously.	10+	C1	4.08	52
T3	Holly	6	1x110 1x80 1x40 (ms)	N 2 E 2 S 1 W 1	N/A 0	Y	G	Three stems arise at ground level, with all in contact at various points. Unity crown.	20+	C1	1.77	10
T4	Common Lime	10.5	350	N 4 E 3.5 S 3.5 W 3.5	3 2.5	SM	G	Stem base approximately 200mm from stone boundary wall, and subsequently projected to cause structural damage on growth. Very heavily topped approximately 10 to 15 years previously at a height of approximately 3m, with resultant multiple primary branch regrowth and acute included bark unions of branches. Upper crown evidently also reduced <5 years previously. Branches in contact with walls and roof of neighbouring property.	10+	C1	4.2	55
T5	Common Lime	10.5	360	N 3.5 E 3.5 S 3.5 W 2	3 4	SM	G	Stem base approximately 280mm from stone boundary wall, and subsequently projected to cause structural damage on growth. Very heavily topped approximately 10 to 15 years previously at a height of approximately 3m, with resultant multiple primary branch regrowth. Upper crown evidently also reduced <5 years previously.	10+	C1	4.32	59

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 - In natives, to nearest half metre - where possible approximately 80% are measured using an electronic ultrasonic and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
 Height - Stem diameter (in millimetres), to nearest 0.1mm - measured and calculated as per Annex C of BS5837:2012. 100 = unclassified, 15 = sub-stemmed
 Stem Diameter - Crown radius (in millimetres) - measured and calculated as per Annex C of BS5837:2012. 100 = unclassified, 15 = sub-stemmed
 Branch Spread - Crown radius (in millimetres) - measured and calculated as per Annex C of BS5837:2012. 100 = unclassified, 15 = sub-stemmed
 Branch & Canopy Clearance - Estimated sign class: Y = young, SM = semi-mature, EM = early mature, M = mature, MD = Moderata, P = Poor, M = Moderate, G = Good
 Life Stage - Phylogenetic Condition - a measure of the tree(s) overall condition and any other pertinent factors including structural defects, nutrient and potential direct structural damage, physiological decline, poor form, etc.
 PC - 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
 ERC - Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
 Est. Grade - Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
 Management Recommendations - Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to 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
 RPA Area (m²) - Where trees are banded off site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then this information provided is estimated and is duly advised with a 'W' symbol
 # (Estimated Dimension)

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: Stanworth House, York Street, Clitheroe, Lancashire, BB7 2HD
 Agent for Client: IWA Architects

Surveyor: Phill Harris - Chartered Arboriculturist
 Survey Date: 14 October 2016
 Job Ref: BTC1195

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearance	Life Stage	PC	General Observations and Comments	ERC	Est. Grade	RPA Radius (m)	RPA Area (m²)
T6	Common Lime	10.5	360	N 3.5 E 1.5 S 3.5 W 2	2.5 3	SM	G	Stem base approximately 420mm from stone boundary wall. Very heavily topped approximately 10 to 15 years previously at a height of approximately 3m, with resultant multiple primary branch regrowth, and signs of likelihood of presence of decay. Upper crown evidently also reduced <5 years previously.	10+	C1	4.32	59
T7	Variiegated Sycamore	9	320	N 4 E 1.5 S 4 W 3.5	2 2.5	SM	G	Stem base approximately 500mm from stone boundary wall. Very heavily topped approximately 10 to 15 years previously at a height of approximately 2m, with resultant multiple primary branch regrowth. Upper crown evidently also reduced <5 years previously. Ivy to stem.	10+	C1	3.84	46
T8	Field Maple	6.5	6x80 (ms)	N 2 E 2.5 S 3.5 W 3.5	N/A 0	SM	G	Stem divides into multiple sub-stems at a height of approximately 400mm, evidently where previously coppiced. Crown evidently heavily reduced at a height of approximately 2.5m several years previously.	40+	C1	2.35	17
T9	Japanese Maple	4.5	6x50 (ms)	N 2.5 E 2.5 S 1 W 2	N/A 1.5	SM	G	Stem divides into multiple sub-stems at a height of approximately 200mm with a tight fork.	40+	C1	1.47	7
T10	Elder	6.5	1x120 1x100 1x80 (ms)	N 3 E 4 S 4 W 2	N/A 1.5	M	M	Multi-stemmed from ground level. Growing from base of stone boundary retaining wall. Stems in contact with building. Considered unsuitable for retention due to proximity to building.	<10	U	2.11	14
T11	Apple	5	220	N 2 E 3 S 1 W 1	N/A 2	EM	G	Stem base in contact with stone boundary wall Highly biased crown and severe stem lean north-east. Very heavily topped several years previously.	10+	C1	2.64	22
T12	Wild Cherry	10.5	290	N 4.5 E 4.5 S 4.5 W 4.5	3-S 1	SM	M	Stem approximately 150mm from stone boundary wall, and subsequently projected to cause structural damage on growth. Very dense ivy to stem.	10+	C1	3.48	38
T13	Ash	6	80	N 1.5 E 1.5 S 1.5 W 1.5	2 2	Y	G	Stem approximately 400mm from wall of garage, and subsequently projected to cause significant structural damage on growth.	<10	U	0.96	3

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: Stanworth House, York Street, Clitheroe, Lancashire, BB7 2HD
 Agent for Client: IWA Architects

Surveyor: Phill Harris – Chartered Arboriculturist
 Survey Date: 14 October 2016
 Job Ref: BTC1195

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Crown Clearance	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cal. Grade	RPA (m ²)	RPA (m)
T14	Apple	5	110	N 2 E 2.5 S 2.5 W 1	1.5 1	Y	G	<ul style="list-style-type: none"> Stem approximately 500mm from wall of garage. 		10+	C1	5	1.32
T15	Hawthorn	9.5	380	N 3.5 E 3.5 S 3.5 W 3.5	2 3.5	M	P	<ul style="list-style-type: none"> Stem divides into multiple primary branches at a height of approximately 2m with tight fork. Crown showing signs of a substantial and evidently progressive reduction in vitality with sparse foliage cover and extensive twig dieback. Short projected remaining life expectancy of <10 years. 		<10	U	65	4.56
T16	Field Maple	6.5	200	N 3 E 2 S 1 W 2.5	1.5-W 2	SM	G	<ul style="list-style-type: none"> Stem base in contact with stone boundary retaining wall, and subsequently projected to cause significant structural damage on growth. 	<ul style="list-style-type: none"> Remove due to projected structural damage to boundary wall. 	<10	U	18	2.4
G1	2no. Field Maple	≤ 8	≤ 150	N ≤ 2.5 E ≤ 2 S ≤ 2.5 W ≤ 1	N/A ≥ 1	Y	G	<ul style="list-style-type: none"> Very closely spaced group. Stem of largest tree is in contact with stone boundary wall, and subsequently projected to cause significant structural damage on growth. 	<ul style="list-style-type: none"> Remove due to projected structural damage to boundary wall. 	<10	U	≤ 10	≤ 1.8
G2	4no. Maple, 1no. Hornbeam	≤ 5	≤ 130	N ≤ 1 E ≤ 3 S ≤ 1 W ≤ 1.5	N/A ≥ 1.5	Y	G	<ul style="list-style-type: none"> Very closely spaced group. Stems in contact with boundary retaining wall, and subsequently projected to cause significant structural damage on growth. 	<ul style="list-style-type: none"> Remove due to projected structural damage to boundary wall. 	<10	U	≤ 8	≤ 1.56

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

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan		
<p>Trees unsuitable for retention (see Note)</p> <p>Category U</p> <p>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</p>	<ul style="list-style-type: none"> 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 <p>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.</p>	Red		
<p>Trees to be considered for retention</p> <p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p> <p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p> <p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	<p>1. Mainly arboricultural qualities</p> <p>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)</p> <p>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</p> <p>Trees not qualifying in higher categories</p> <p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>	<p>2. Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p> <p>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are infernal to the site, therefore individually having little visual impact on the wider locality</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>3. Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p> <p>Trees with clearly identifiable conservation or other cultural benefits</p> <p>Trees with very limited conservation or other cultural benefits</p>	Green Blue Grey

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.

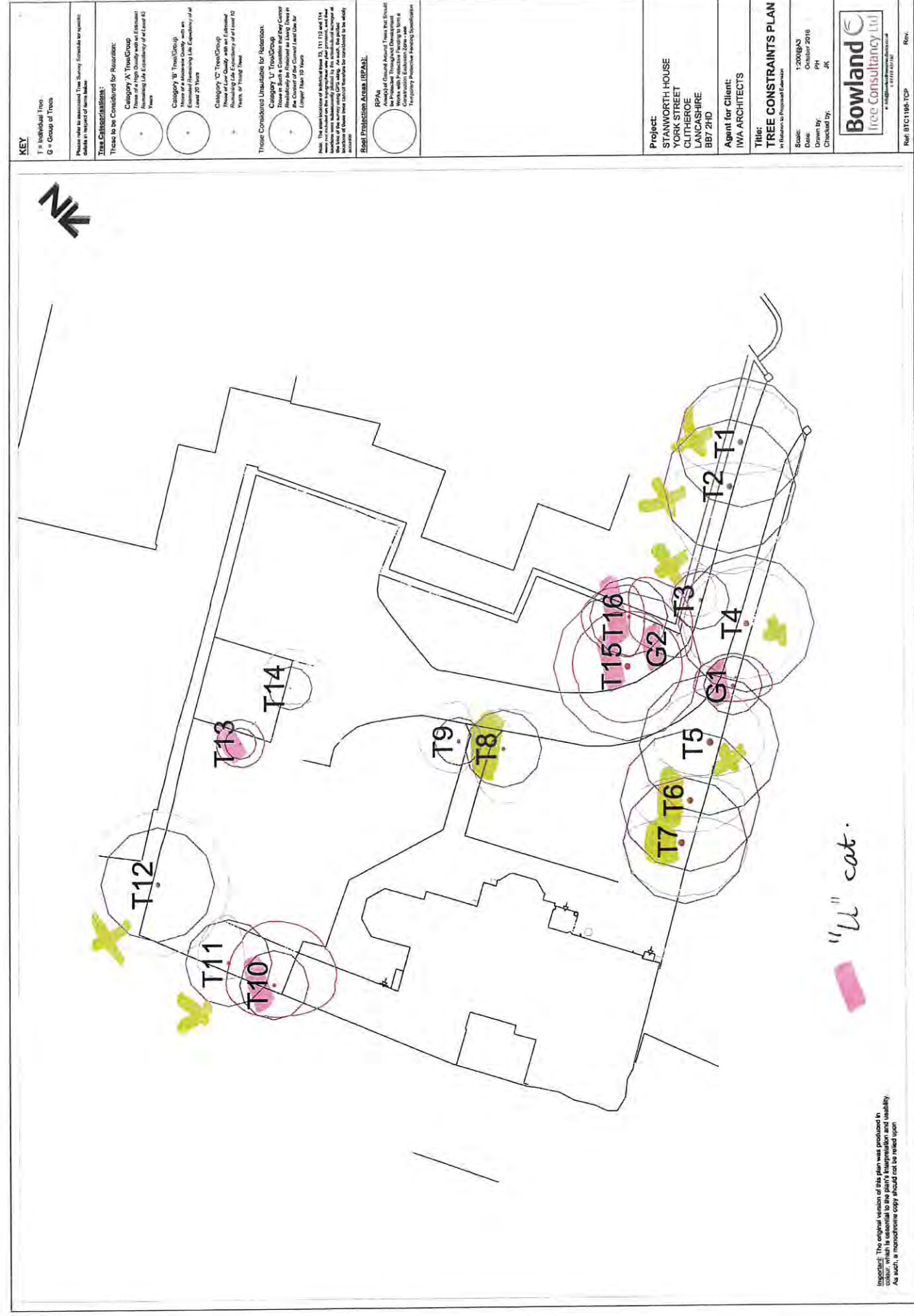
Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments 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.

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Noted: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon.

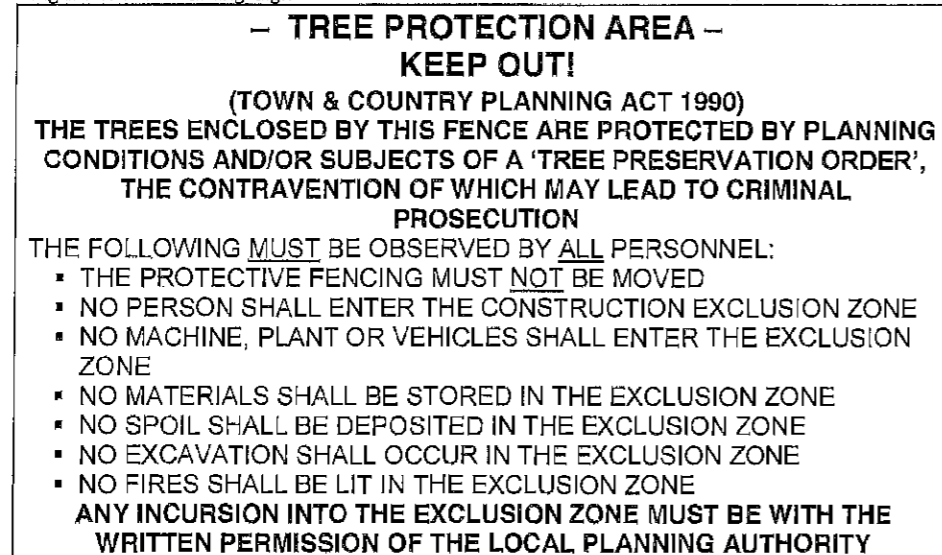
**- TEMPORARY PROTECTIVE FENCING
& GROUND PROTECTION SPECIFICATION -**

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
1. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
2. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
7. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.

Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

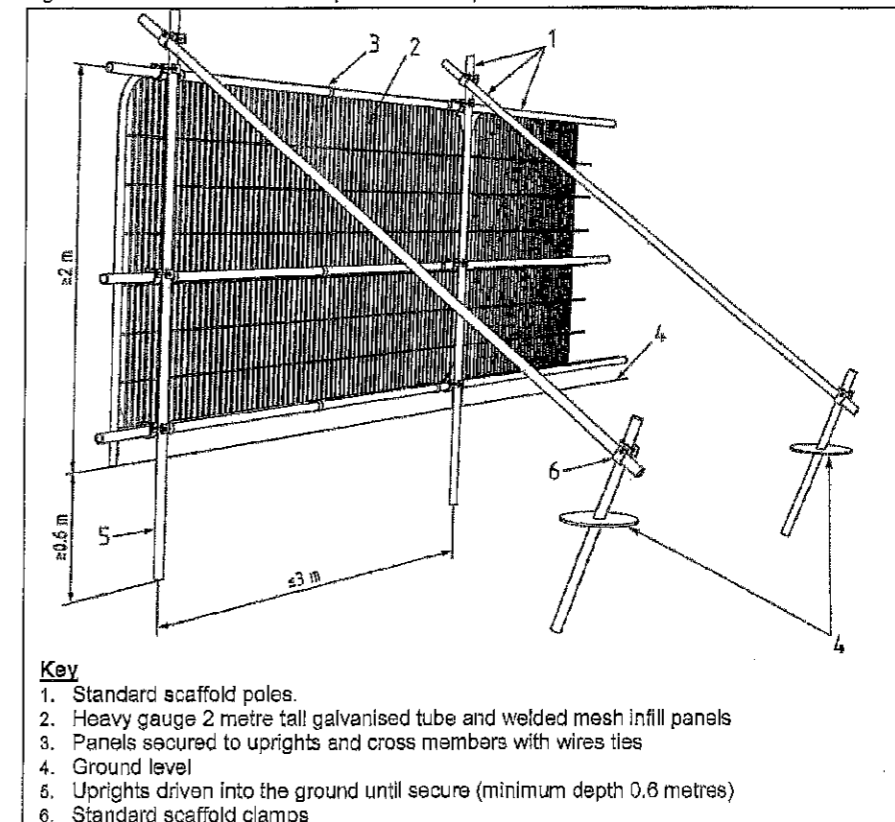
Figure 1: CEZ Warning Sign



Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.8 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

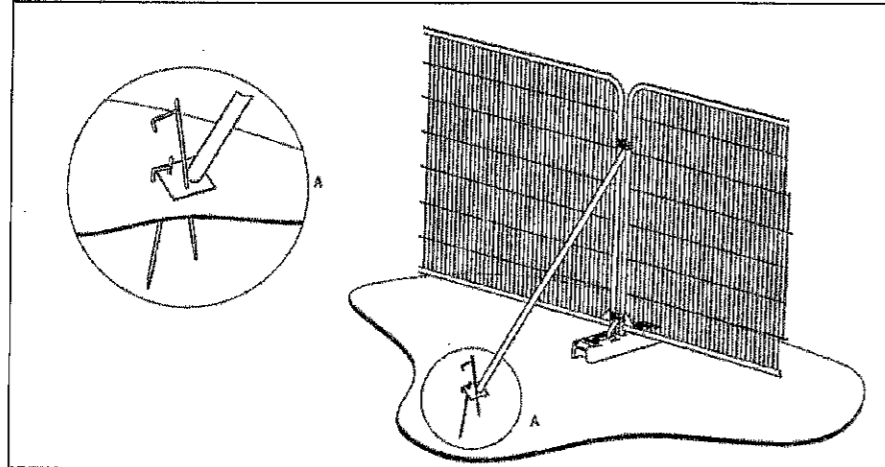
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

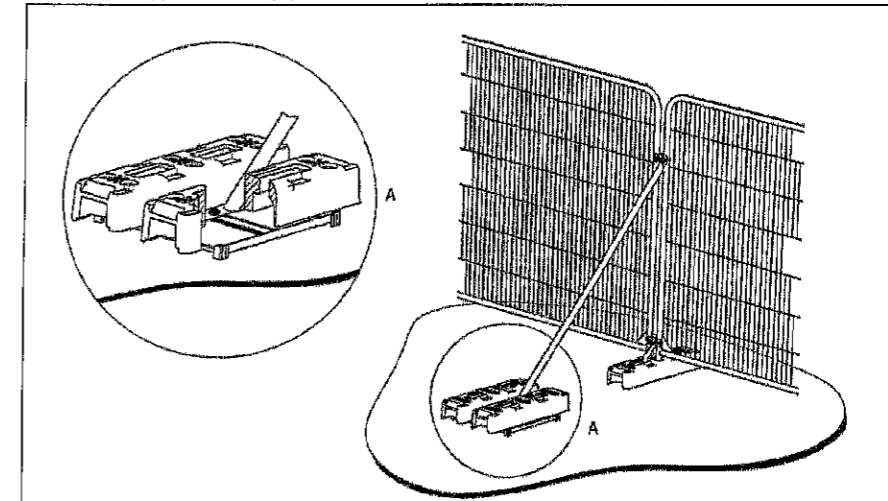
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

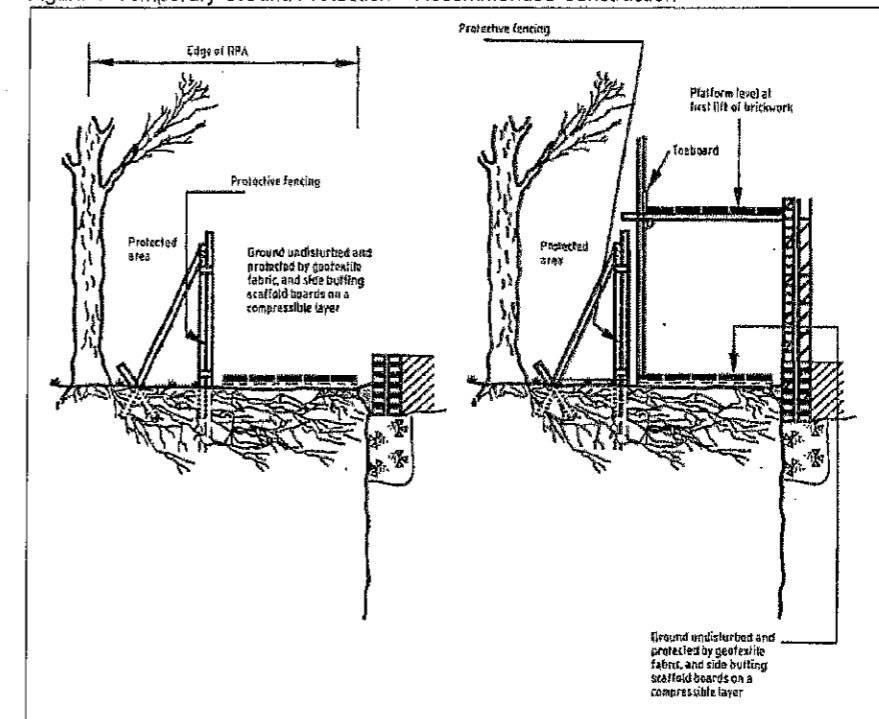
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

2. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
3. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
4. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
5. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
6. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction



STANWORTH HOUSE, YORK STREET, CLITHEROE, LANCASHIRE:**HERITAGE STATEMENT****1 Introduction**

- 1.1 This heritage statement has been commissioned by the purchasers of the grade II listed Stanworth House, to inform design proposals and to support pre-application advice from RVBC for various proposed external and internal alterations at the site, as presented in the scheme by IWA Architects (drawing 2317.SK.01). This document assesses the heritage significance of the existing building, the site and its setting, in order to inform the application, and justifies the impact of the proposed development, as recommended by the NPPF and the HEPPG *Planning for the Historic Environment*. It has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 22 August 2016.

2 Site location

- 2.1 Stanworth House is a detached house standing within its own grounds on the north side of Clitheroe town centre, between York Street to the east and Church Brow to the west; adjacent properties include other houses and the historic Royal Grammar School. The NGR is SD 74513 42052.
- 2.2 Access to the house is from York Street, via a vehicular gateway, with the house set at the west end of the gardens, which are of relatively large size for a town centre dwelling.

3 Relevant heritage assets

- 3.1 Stanworth House has been a grade II listed building of special architectural or historic interest since 1976¹, and lies within Character Area 3 of the Clitheroe Conservation Area, where it forms one of three "key" listed buildings².
- 3.2 The listed building description for the house reads:
Mid C19 Gothic villa dated on plaque in gable end. 2 storeys, pebbledashed, with slate roof. 2 windows with rectangular drip moulds and slightly arched lights. Angle porch with columns, parapet and cornice. Gable to right has date stone and 3 finials. 1 window above canted stone bay with parapet and finials, arched lights. To the right a wing of 1-storey height with window of 2 lights beneath rectangular drip mould. Parapet and cornice. Nos 11 to 23 (odd), Stanworth House and Clitheroe Royal Grammar School for Boys form a group.

¹ National Heritage List no. 1362230² Conservation Studio 2005 *Clitheroe Conservation Area Appraisal* p29**4 History of the site**

- 4.1 The date stone referred to in the National Heritage List entry is (as far as can presently be ascertained, given the vegetation which partly obscures it) of 1887, but Stanworth House appears to have been built earlier in the nineteenth century, so this stone may have been put in to commemorate a later event, such as major changes to the building. The house clearly post-dates Lang's 1766 map of the town³ and may well have been built following the establishment of York Street as a new thoroughfare in 1826, when the turnpike road to Skipton was improved.
- 4.2 The house is shown on the Ordnance Survey 1:1056 map of Clitheroe surveyed in 1844-6, although marked as "Strawforth House", apparently mistakenly however, as the present name Stanworth was used in the 1841 census and the title award schedule, also of the 1840s. These latter sources indicate that at that time the owner and head of household was William Hargreaves, a stone mason, who in 1841 was about 40 years of age; elsewhere it is noted that William married in 1839 and was the son of Cornelius Hargreaves, also a stone mason. William's own son John, born in about 1820, was recorded as "apprentice to stone mason" in the 1841 census.
- 4.3 The 1887 date stone also bears the initials
H
WM
which are believed to be those of William and his wife Mary, though in 1887 William would have been around 87 years of age, so unlikely to have been carrying out any building work himself.
- 4.4 The sequence of Ordnance Survey maps beginning with that of 1849 (below) shows that between the mid 1840s and 1884 the canted bay window was added to the front, east elevation, and between 1884 and 1910 the house was extended up to the boundary to the west and south, with new outbuildings also being built to the north-west. Information on-line also indicates that at about the turn of the twentieth century Stanworth House had become the home and practice of a dentist named Frederick Bulcock.

³ *A Plan of the Borough of Clitheroe*, referred to in this book by the title of Lang's Map of 1766



Figure 1: 1849 OS map⁴



Figure 2: OS 1886 map⁵

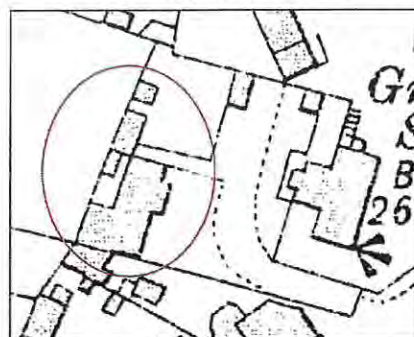


Figure 3: OS 1:2500 map, 1912⁶

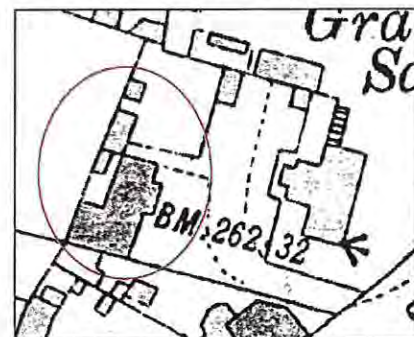


Figure 4: OS 1:2500 map 1932⁷

⁴ Clitheroe, sheet 1. Surveyed 1844-6

⁵ Clitheroe, sheet 1. Revised 1884

⁶ Lancashire, sheet 47.10, revised 1910. Enlarged to 1:1056

⁷ Lancashire, sheet 47.10, revised 1930. Enlarged to 1:1056

5 Recent planning history

- 5.1 I have not undertaken a comprehensive search of planning history relating to the site, but the RVBC website shows that consent was granted for the present conservatory in 1992 under application 3/1992/0456. An application for tree work was submitted in 2010 (ref 3/2010/0509), and listed building consent was granted for essential repairs to the kitchen wall, parapet and roof in 2012 (ref 3/2012/0645), with a subsequent application being made for discharge of attached conditions (3/2012/1036).

6 Assessment of the setting and buildings

Setting

- 6.1 Stanworth House is a small villa set within what are relatively generous grounds for its town centre location. The garden is level and contains a mix of shrubs and lawned areas, with a number of single storey outbuildings at and near the west side. Some of them, and the house itself, adjoin the site boundary close to the backs of other buildings within adjacent properties. Because of its position and the nature of the garden, the house is not currently visible from York Street or Church Brow, but it does have a visible relationship with the historic Grammar School building.

House

- 6.2 The house faces east and has a strongly Gothic theme, though to some extent this is thought to reflect changes in the second half of the nineteenth century, and it may have been established earlier in that century as a more modest house in a more restrained, possibly classical idiom. It has a three-bay plan: the south bay was originally only a single room deep (the present lounge), with the central entrance hall with modest staircase situated next to it. The adjacent bay to the north breaks forward and appears always to have been two rooms deep (presently a pair of dining rooms), but the northern end of the historic house has a less coherent form and is suggestive of having undergone substantial change. The external form of the present kitchen is unusual and this single storey gabled unit, set back from the front elevation and provided with a parapet, may have been an addition to the original building, or much altered (perhaps reduced in size) during the nineteenth century. At the rear of the house the present "sitting room" is a ground floor extension under a blue slate roof perpendicular to the main house, dating from around the turn of the twentieth century, and appears to have been built in conjunction with the insertion of the stained glass rear window.



Front elevation



North elevation

- 6.3 A number of external aspects point to historic work at the house having been carried out with salvaged masonry and without a wholly coherent or competent scheme of design, so might perhaps be attributed to the Hargreaves family whose stone mason members would have had a good knowledge of construction methods as well as ready access to stone, whether new or discarded, but perhaps no formal training in design. Work at the house which might be attributed to such origins include the mis-matched dressings for the canted bay window, and the front wall and parapet of the kitchen wing, the window of which incorporates an octagonal capital (such as might have come from a church) over the mullion, visible internally.
- 6.4 The present conservatory is entirely an addition of *circa* 1992, and did not replace any historic structure, though it is not certain whether there was formerly an access into the present kitchen here, or if the present one was enlarged from a window at that time.

- 6.5 Linked to the house, to the rear and to the north of the kitchen, is a range of lean-to outbuildings including workshop and potting shed, under a corrugated asbestos-cement type roof, which in their current form appear to date from the mid twentieth century.
- 6.6 In some areas the house interior retains something of its nineteenth century character in terms of fixtures and fittings, including the staircase and balustrade, doors, cupboards and fireplaces, but significant changes have taken place in the present kitchen and on the first floor, where there has been considerable twentieth century rearrangement to accommodate the present bathroom and the rear WC. The access to bedrooms 2 and 3 also appears to have been altered and the historic layout of this part of the house has been lost.

7 Statement of significance

- 7.1 Stanworth House is significant as a small villa, likely to have been established in the early nineteenth century but altered during its lifetime, which is of historic and architectural interest chiefly because of its architectural form both outside and inside, though externally it is principally the front, east elevation which is significant and merits listing of the building. Its setting near the north end of Clitheroe town centre, and its relationship with other important buildings in the vicinity, also contribute to its significance. However the weight given to its architectural qualities should not be overstated, as on close examination the house's present overall form cannot be attributed to the coherent designs of an architect or pattern-books, or to piecemeal evolution responding to vernacular traditions, but in part has developed in a rather whimsical and quirky fashion, probably as its stone mason (and later) owners felt desirable or practical. The present conservatory of the 1990s detracts from the building's architectural appearance and value and lends the house a pastiche feel.
- 7.2 Other values which contribute to the building's significance include its identifiable association with a family of stone masons during the mid nineteenth century, and landscape value. It is not considered to have any communal value due to its private and secluded location.

8 Impact of the proposals

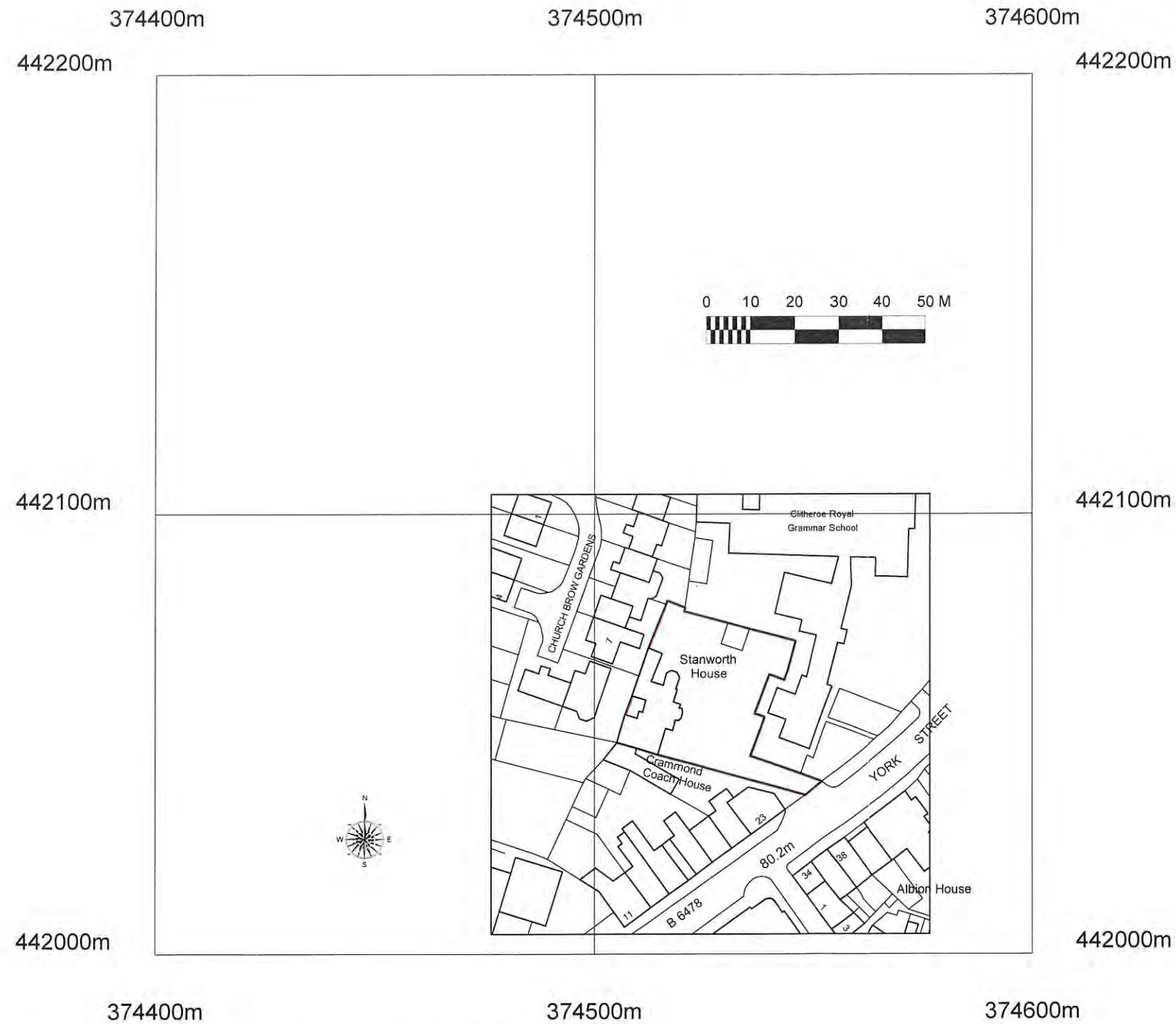
- 8.1 The proposed alterations include a number of aspects:
- the demolition of the existing 1990s conservatory
 - the replacement of the existing workshop/potting shed with a new workshop/studio, utility and shower room

- the extension of the building's north end, to provide the existing kitchen with a garden room, and a new staircase to an additional bedroom over, with en suite bathroom
 - the addition of a fifth bedroom over the present single storey, rear sitting room
 - further various minor changes to the internal layout, including improved bathroom provision
- 8.2 The existing conservatory is a modern structure simply "tacked on" to the house without regard for its appearance or historic character, so its removal would have a beneficial impact on the appearance of the listed building.
- 8.3 The extension of the kitchen to form a garden room, replacing the present conservatory, is intended to provide a larger and better-lit living space than the existing kitchen, while retaining the key architectural component, specifically the unusual front wall with two-light window and parapet. The kitchen extension and the new bedroom over it on the first floor would be in coursed ashlar with stone slate roof, and would draw on architectural themes from the existing house, without attempting to mimic or replicate them, but would remain clearly subservient in terms of scale and massing. No meaningful negative impact on existing internal spaces or fabric would result from extending the house northwards in this way, with access to the additional bedroom being achieved by a new staircase within the enlarged ground floor. The historic doorway between kitchen and west part of the dining room, currently blocked, would be re-instated, and the modern opening at the east side altered to form a cupboard, thereby restoring something of the previous pattern of circulation.
- 8.4 The reconstruction of the lean-to outbuildings is an opportunity to enhance the appearance of the listed building and its setting, as these are currently of rather shoddy appearance and do not contribute positively to the heritage asset.
- 8.5 The proposed second additional bedroom is set at the rear of the building over the sitting room, itself an extension added after the 1880s. This side of the house is almost entirely hidden from view except from the small adjoining yard to the north, and its painted brick exterior cannot be said to contribute towards the architectural or historical significance of the listed building. Access into the new bedroom would be achieved with the minimum intervention possible, by means of a new doorway off the landing, at present housing an incongruously placed WC.

9 Justification

- 9.1 It has been established that Stanworth House is architecturally and historically significant and merits its grade II listed status, and contributes positively to the conservation area, although a number of disparate architectural elements give it something of a pastiche appearance. It can also be seen that overall, the proposed scheme of alterations and extension would result in no measurable harm to the heritage asset, and that the asset's significance would be enhanced by the removal of components whose present appearance has a negative impact, and by the addition of thoughtfully and sympathetically designed additions.
- 9.2 With reference to the historic environment, the National Planning Policy Framework states that:
- In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 9.3 In regard to these, it is clear that the proposed scheme is in accordance with these requirements, as the optimum viable use for Stanworth House cannot be achieved without such a degree of intervention necessary to improve the living accommodation and bring it to a standard commensurate with the building's optimum role as a family home. Without such improvements, the conservation of the heritage asset is at risk through under-utilisation, because the present scale and quality of the internal accommodation falls well below the architectural significance of the building's exterior and its setting within its own spacious grounds and the conservation area. Through minor internal improvements and careful extension to the accommodation, the scheme would represent a positive contribution to the local character and economic vitality of the town centre.

Stephen Haigh Buildings Archaeologist, MA
 11 Browcliff, Silsden, Keighley BD20 8PN
 01535 658925 / 07986 612548
 13 October 2016



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Rev	Date	Description
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Stanworth House
 York Street, Clitheroe

OS Site Location Plan

Drwg. No.: 2317.OS.01	Rev.: -
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Date: Aug '16	Scale: 1:1250@A3
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IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: +44 (0) 1200 423487
 f: +44 (0) 1200 458278
 e: admin@iwarhitects.co.uk
 w: www.iwarhitects.co.uk



ABBREVIATIONS

- AB Air Brick
- ch: Ceiling Height
- CL Cover Level
- EH Eaves Height
- fl: Finished Floor Level
- GU Gully
- MH Man Hole
- RH Ridge/Roof Height
- RWP Rain Water Pipe
- SVP Soil Vent Pipe
- TW Top of Wall
- usb: Under Side of Beam

NOTE

All levels and coordinates relate to OSGB36(15) using ONSD data.
Levels defining edge of carriageway are observed at ground (bottom of kerb).

Rev.	Date	Description

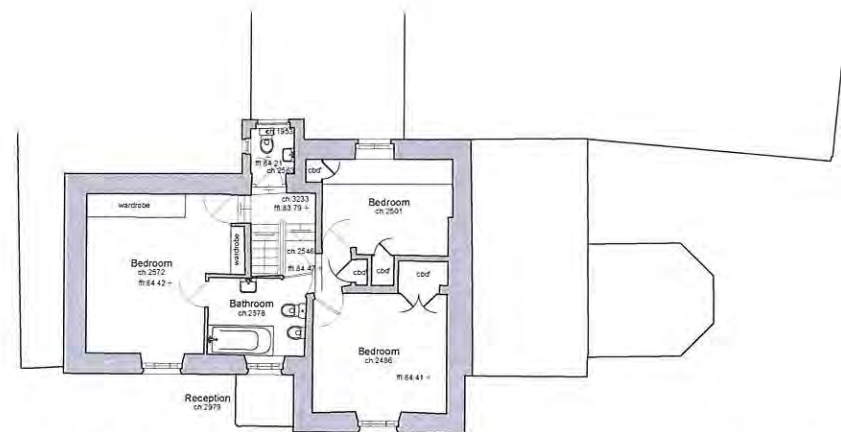
Stanworth House
York Street, Clitheroe

Existing Site Plan

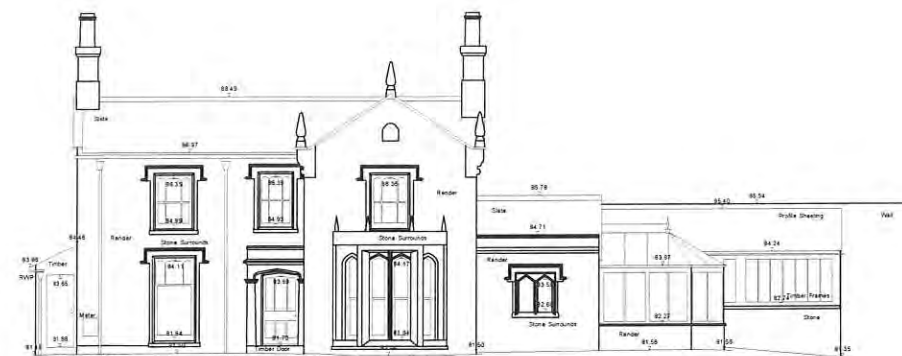
Dwg. No.: 2317.E.01	Rev.:
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Date: Oct '16	Scale: 1:100@A1
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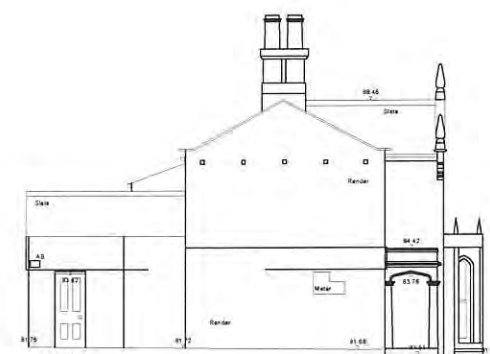
IWA Architects
Waterloo Mill, Waterloo Road, Clitheroe, Lancashire BB7 1LR
T +44 (0) 1200 423487
F +44 (0) 1200 458275
E admin@iwaarchitects.co.uk
W www.iwaarchitects.co.uk



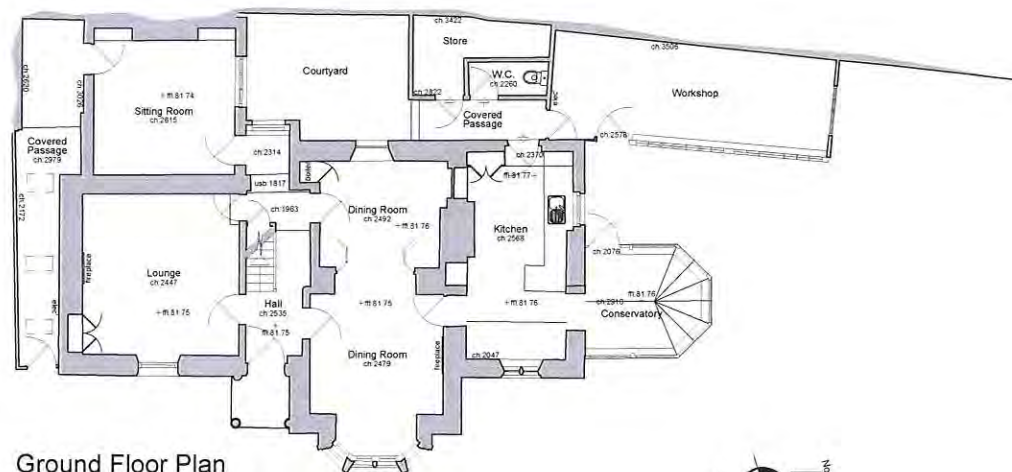
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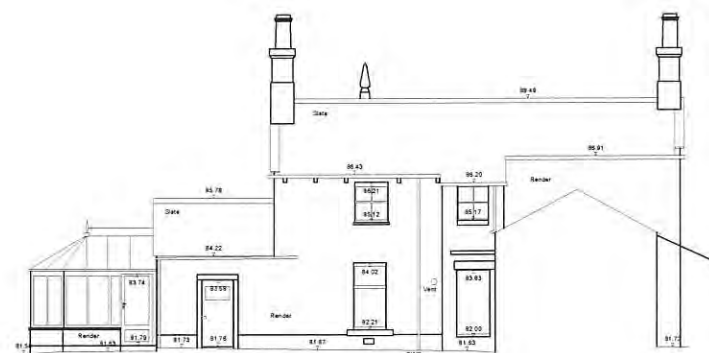
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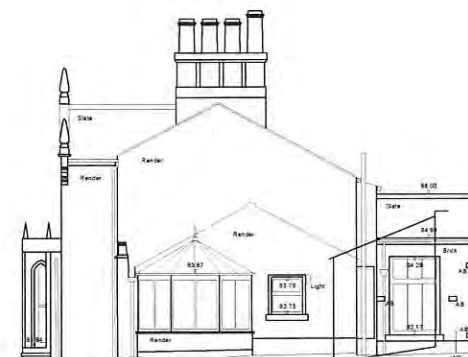
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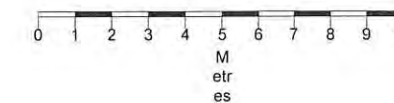
Ground Floor Plan



↑ 80.00m above OS Datum
West Elevation



↑ 80.00m above OS Datum
North Elevation



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Rev.	Date	Description

Stanworth House
York Street, Clitheroe

Existing Plans and Elevations

Dwg No. 2317.E.02 Rev. 1

Date Oct '16 Scale 1:100@A1

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR
T +44 (0) 1200 423487
F +44 (0) 1200 469278
E admin@iwaarchitects.co.uk
W www.iwaarchitects.co.uk



Rev	Date	Description

Stanworth House
York Street, Clitheroe

Proposed Site Plan

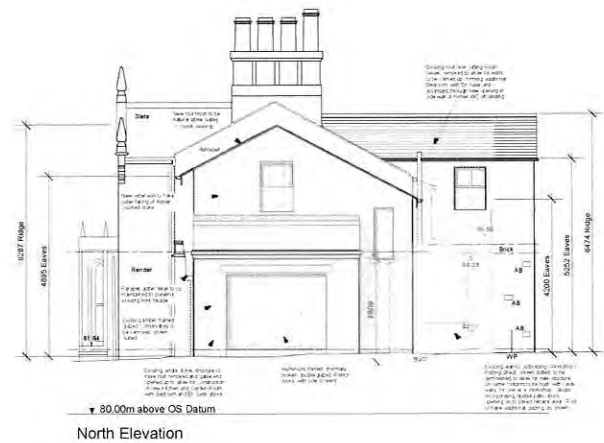
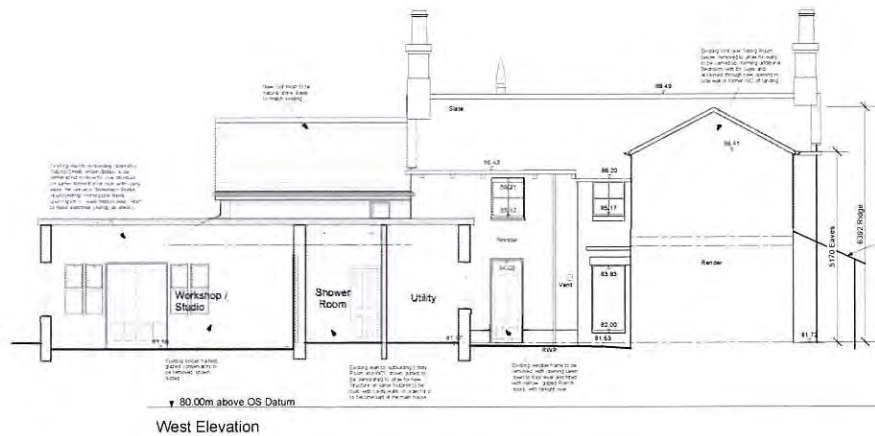
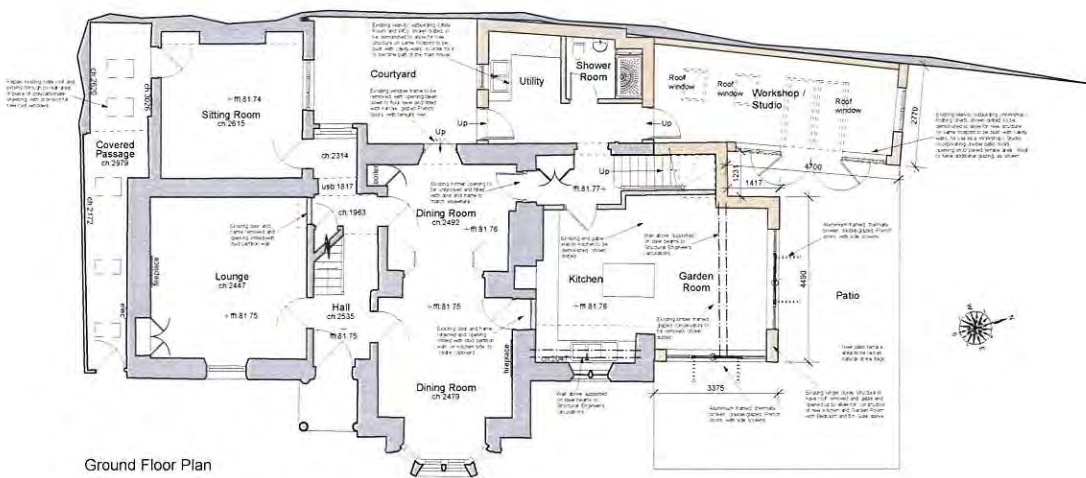
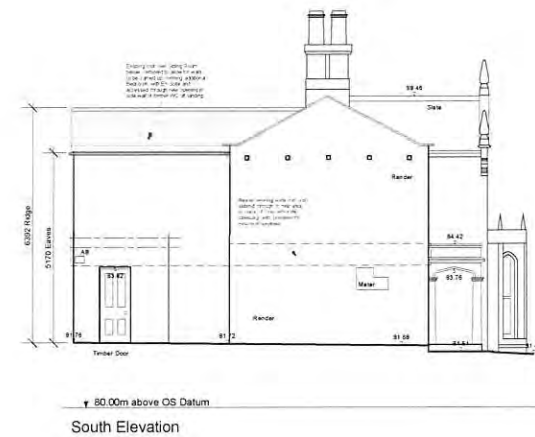
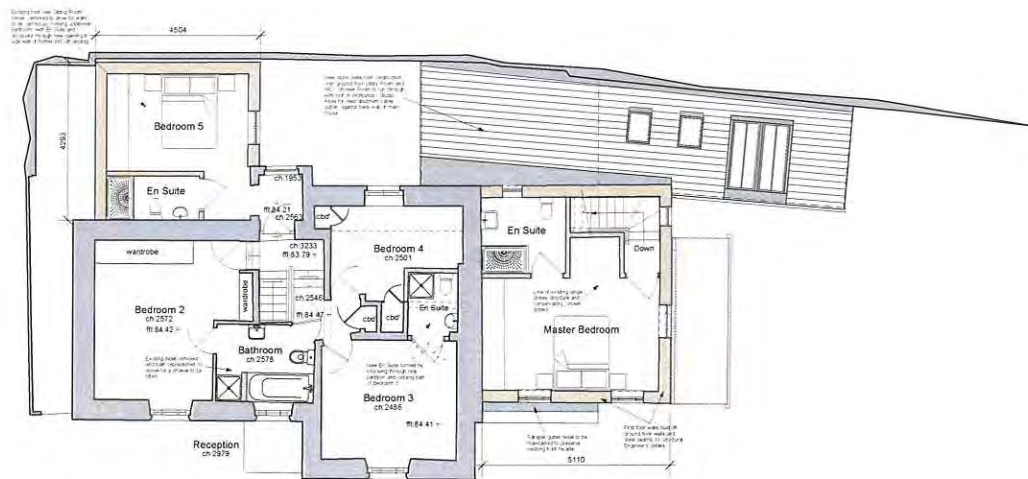
Dwg. No: 2317.SK.01 Rev:

Date: Oct '16 Scale: 1:100@A1

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR

T: +44 (0) 1200 423487
F: +44 (0) 1200 456278
E: admin@iwaarchitects.co.uk
W: www.iwaarchitects.co.uk



Rev.	Date	Description

Stanworth House
York Street, Clitheroe

Proposed Plans and Elevations

Dwg No. 2317.SK.02 Rev. 7

Date: Oct '16 Scale: 1:100@A1

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR
 T +44 (0) 1200 423487
 F +44 (0) 1200 428278
 E admin@iwaarchitects.co.uk
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5.0 APPENDIX

5.2 Heritage Statement:

STANWORTH HOUSE, YORK STREET, CLITHEROE, LANCASHIRE:**HERITAGE STATEMENT****1 Introduction**

- 1.1 This heritage statement has been commissioned by Mr & Mrs Stevenson, developers of the grade II listed Stanworth House, to support planning and listed building consent applications to RVBC for various proposed external and internal alterations at the site, as presented in the scheme by IWA Architects (drawings 2317.P.01 & 02). This document assesses the heritage significance of the existing building, the site and its setting, in order to inform the application, and justifies the impact of the proposed development, as recommended by the NPPF and the HEPPG *Planning for the Historic Environment*. It has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 22 August 2016, and follows the provision of pre-application advice from RVBC, dated 29 November 2016.

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- 2.1 Stanworth House is a detached house standing within its own grounds on the north side of Clitheroe town centre, between York Street to the east and Church Brow to the west; adjacent properties include other houses and the historic Royal Grammar School. The NGR is SD 74513 42052.
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¹ National Heritage List no. 1362230

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- 4.2 The house is shown on the Ordnance Survey 1:1056 map of Clitheroe surveyed in 1844-6, although marked as "Strawforth House", apparently mistakenly however, as the present name Stanworth was used in the 1841 census and the tithe award schedule, also of the 1840s. These latter sources indicate that at that time the owner and head of household was William Hargreaves, a stone-mason, who in 1841 was about 40 years of age; elsewhere it is noted that William married in 1839 and was the son of Cornelius Hargreaves, also a stone-mason. William's own son John, born in about 1820, was recorded as "apprentice to stone mason" in the 1841 census.
- 4.3 The 1887 date stone also bears the initials
 H
 WM
 which are believed to be those of William and his wife Mary, though in 1887 William would have been around 87 years of age, so unlikely to have been carrying out any building work himself.
- 4.4 The sequence of Ordnance Survey maps beginning with that of 1849 (below) shows that between the mid 1840s and 1884 the canted bay window was added to the front, east elevation, and between 1884 and 1910 the house was extended up to the boundary to the west and south, with new outbuildings also being built to the north-west. Information on-line also indicates that at about the turn of the twentieth century Stanworth House had become the home and practice of a dentist named Frederick Bulcock.

³ *A Plan of the Borough of Clitheroe*, referred to in this book by the title of Lang's Map of 1766



Figure 1: 1849 OS map⁴



Figure 2: OS 1886 map⁵

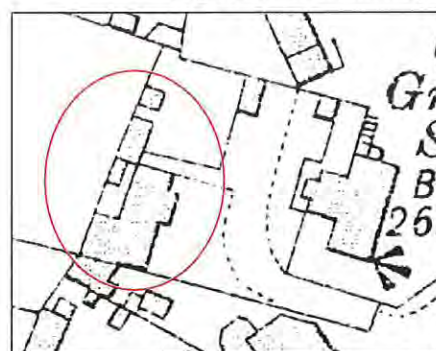


Figure 3: OS 1:2500 map, 1912⁶

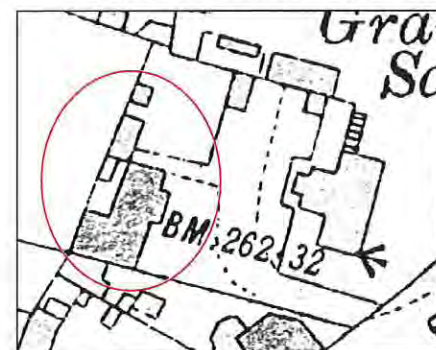


Figure 4: OS 1:2500 map 1932⁷

⁴ Clitheroe, sheet 1. Surveyed 1844-6

⁵ Clitheroe, sheet 1. Revised 1884

⁶ Lancashire, sheet 47.10, revised 1910. Enlarged to 1:1056

⁷ Lancashire, sheet 47.10, revised 1930. Enlarged to 1:1056

5 Recent planning history

- 5.1 I have not undertaken a comprehensive search of planning history relating to the site, but the RVBC website shows that consent was granted for the present conservatory in 1992 under application 3/1992/0456. Applications for tree work were submitted in 2010 (ref 3/2010/0509) and 2017 (3/2017/0152), and listed building consent was granted for essential repairs to the kitchen wall, parapet and roof in 2012 (ref 3/2012/0645), with a subsequent application being made for discharge of attached conditions (3/2012/1036).

6 Assessment of the setting and buildings

Setting

- 6.1 Stanworth House is a small villa set within what are relatively generous grounds for its town centre location. The garden is level and contains a mix of shrubs and lawned areas, with a number of single storey outbuildings at and near the west side. Some of them, and the house itself, adjoin the site boundary close to the backs of other buildings within adjacent properties. Because of its position and the nature of the garden, the house is not currently visible from York Street or Church Brow, but it does have a visible relationship with the historic Grammar School building, with which it forms a group of grade II listed buildings, along with Nos 11 to 23 York Street, as noted in RVBC's pre-application advice.

House

- 6.2 The house faces east and has a strongly Gothic theme, though to some extent this is thought to reflect changes in the second half of the nineteenth century, and it may have been established earlier in that century as a more modest house in a more restrained, possibly classical idiom. It has a three-bay plan: the south bay was originally only a single room deep (the present lounge), with the central entrance hall with modest staircase situated next to it. The adjacent bay to the north breaks forward and appears always to have been two rooms deep (presently a pair of dining rooms), but the northern end of the historic house has a less coherent form and is suggestive of having undergone substantial change.
- 6.3 The external form of the present kitchen is unusual and this single storey gabled unit, set back from the front elevation and provided with a parapet, may have been an addition to the original building, or much altered (perhaps reduced in size), during the nineteenth century.
- 6.4 At the rear of the house the present "sitting room" is a ground floor extension under a blue slate roof perpendicular to the main house, dating from around the

turn of the twentieth century, and appears to have been built in conjunction with the insertion of the stained glass rear window.



Front elevation



North elevation

- 6.5 A number of external aspects point to historic work at the house having been carried out with salvaged masonry and without a wholly coherent or competent scheme of design, so might perhaps be attributed to the Hargreaves family whose stone-mason members would have had a good knowledge of construction methods as well as ready access to stone, whether new or discarded, but perhaps no formal training in design. Work at the house which might be attributed to such origins include the mis-matched dressings for the canted bay window, and the front wall and parapet of the kitchen wing, the window of which incorporates an octagonal capital (such as might have come from a church) over the mullion, visible internally.

- 6.6 The present conservatory is entirely an addition of *circa* 1992, and did not replace any historic structure, though it is not certain whether there was formerly an access into the present kitchen here, or if the present one was enlarged from a window at that time.
- 6.7 Linked to the house, to the rear and to the north of the kitchen, is a range of lean-to outbuildings including workshop and potting shed, under a corrugated asbestos-cement type roof, which in their current form appear to date from the mid twentieth century.
- 6.8 In some areas the house interior retains something of its nineteenth century character in terms of fixtures and fittings, including the staircase and balustrade, doors, cupboards and fireplaces, but significant changes have taken place in the present kitchen and on the first floor, where there has been considerable twentieth century rearrangement to accommodate the present bathroom and the rear WC. The access to bedrooms 2 and 3 also appears to have been altered and the historic layout of this part of the house has been lost.

7 Statement of significance

- 7.1 Stanworth House is significant as a small villa, likely to have been established in the early nineteenth century but altered during its lifetime, which is of historic and architectural interest chiefly because of its architectural form both outside and inside, though externally it is principally the front, east elevation which is significant and merits listing of the building. Its setting near the north end of Clitheroe town centre, and its relationship with other important buildings in the vicinity, also contribute to its significance. However the weight given to its architectural qualities should not be overstated, as on close examination the house's present overall form cannot be attributed to the coherent designs of an architect or pattern-books, or to piecemeal evolution responding to vernacular traditions, but in part has developed in a rather whimsical and quirky fashion, probably as its stone-mason (and later) owners felt desirable or practical. The present conservatory of the 1990s detracts from the building's architectural appearance and value and lends the house a pastiche feel, while the range of outbuildings along the western boundary is of poor quality and also makes a negative contribution.
- 7.2 Other values which contribute positively to the building's significance include its identifiable association with a family of stone-masons during the mid nineteenth century, and landscape value. It is not considered to have any communal value due to its private and secluded location.

8 Impact of the proposals

- 8.1 The proposed alterations include a number of aspects:
- the demolition of the existing 1990s conservatory and its replacement with an extension to the existing kitchen
 - the demolition of the existing outbuildings to the west of the house, and their reconstruction on approximately the same footprint, so as to form part of the main house
 - the addition of a first floor extension (bedroom 1) over the existing kitchen, with new en suite bathroom to rear (over reconstructed outbuildings)
 - the addition of a first floor extension (bedroom 4) over the present rear sitting room
 - minor changes to the existing internal layout, including the blocking-up and reinstatement of doorways in the south side of the kitchen, and improvement in bathroom provision
 - the construction of a new detached "work room" within the garden, to the north of the house
- 8.2 The existing conservatory is a modern structure simply "tacked on" to the house without regard for its appearance or historic character, so its removal would have a beneficial impact on the appearance of the listed building.
- 8.3 The extension of the kitchen, to replace the present conservatory, is intended to provide a larger and better-lit living space than the existing kitchen, while retaining the key architectural components, specifically the unusual front wall with two-light window and parapet. The kitchen extension and the new bedroom over it on the first floor would be set back from the parapet, and have been designed with reference to the existing, principally Gothic motifs within the historic house, without attempting to mimic or replicate them, but would remain clearly subservient in terms of scale and massing. No meaningful negative impact on existing internal spaces or fabric would result from extending the house northwards in this way. The historic doorway between kitchen and west part of the dining room, currently blocked, would be re-instated, and the modern opening at the east side altered to form a cupboard, thereby restoring something of the previous pattern of circulation.
- 8.4 The reconstruction of the lean-to outbuildings is an opportunity to enhance the appearance of the listed building and its setting, as these are currently of rather shoddy appearance and do not contribute positively to the heritage asset. The addition of a first floor extension in this area is visually acceptable, because of its location to the rear, where it would not impinge on any significant views of the historic building on its own or as part of the group of other listed buildings in the vicinity.

- 8.5 The proposed second additional bedroom is set at the rear of the building over the sitting room, itself an extension added after the 1880s. This side of the house is likewise almost entirely hidden from view except from the small adjoining yard to the north, and its painted brick exterior cannot be said to contribute towards the architectural or historical significance of the listed building. Access into the new bedroom would be achieved with the minimum intervention possible, by means of a new doorway off the landing, at present housing an incongruously placed WC.
- 8.6 The proposed detached garden work room would be set at some distance from the historic building and its modest, single storey size means that it would not impinge on views of the listed buildings or conservation area.

9 Justification

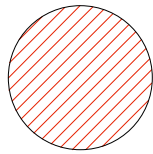
- 9.1 It has been established that Stanworth House is architecturally and historically significant and merits its grade II listed status, and contributes positively to the conservation area, although a number of disparate architectural elements give it something of a pastiche appearance. It can also be seen that overall, the proposed scheme of alterations and extension would result in no measurable harm to the heritage asset, and that the asset's significance would be enhanced by the removal of components whose present appearance has a negative impact, and by the addition of thoughtfully and sympathetically designed additions.
- 9.2 With reference to the historic environment, the National Planning Policy Framework states that:
- In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 9.3 In regard to these, it is clear that the proposed scheme is in accordance with these requirements, as the optimum viable use for Stanworth House cannot be achieved without such a degree of intervention necessary to improve the living accommodation and bring it to a standard commensurate with the building's optimum role as a family home. Without such improvements, the conservation of the heritage asset is at risk through under-utilisation, because the present scale

and quality of the internal accommodation falls well below the architectural significance of the building's exterior and its setting within its own spacious grounds and the conservation area. Through minor internal improvements and careful extension to the accommodation, the scheme would represent a positive contribution to the local character and economic vitality of the town centre.

Stephen Haigh Buildings Archaeologist
(MA, Archaeology of Buildings)
11 Browcliff, Silsden, Keighley BD20 9PN
01535 658925 / 07986 612548
25 April 2017

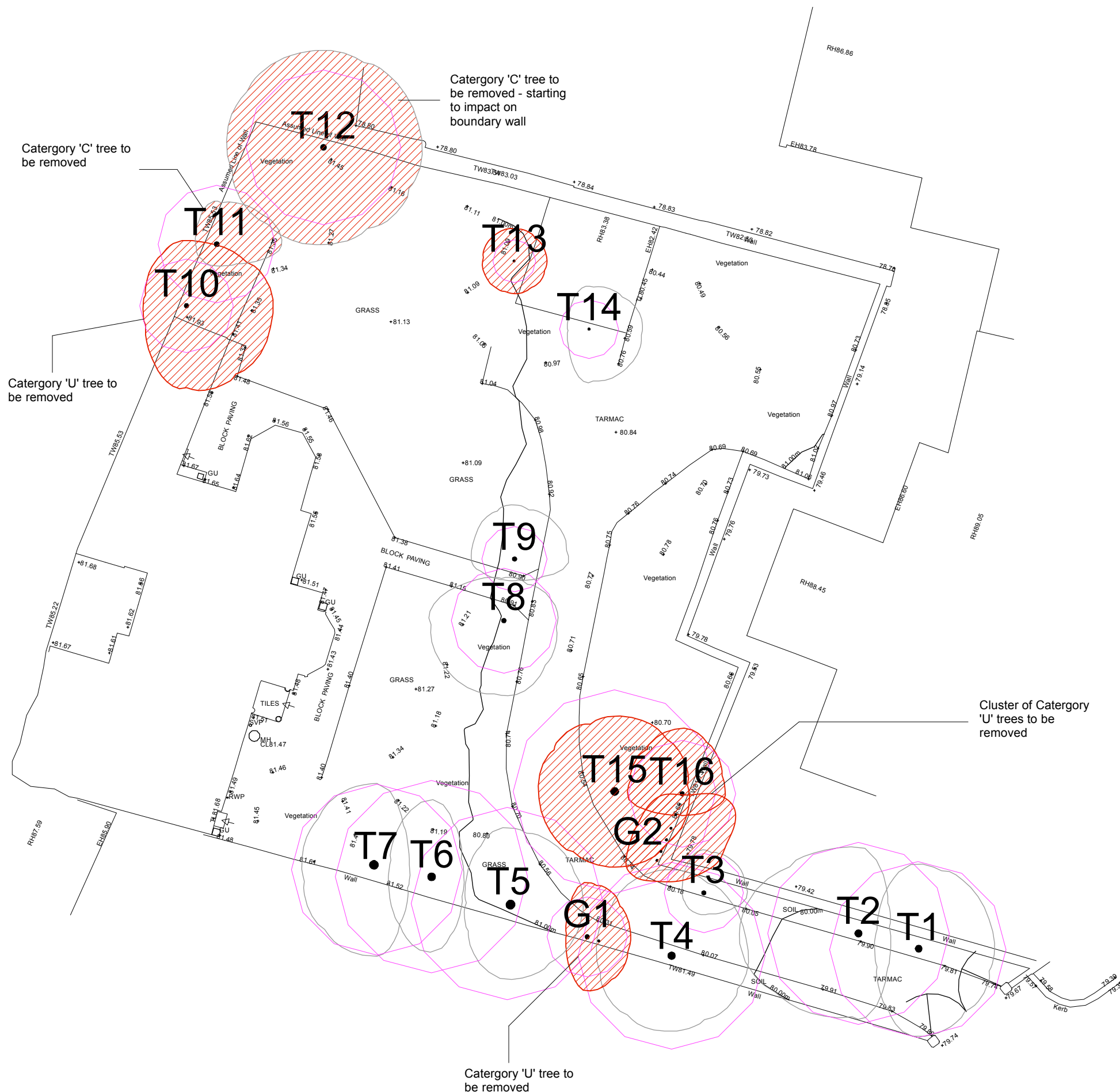
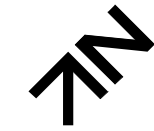
5.0 APPENDIX

5.3 Tree Works Application:



Trees to be removed

All trees to be reduced in size and managed to comply with BS:3998



KEY

T = Individual Tree

G = Group of Trees
Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group
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

Note: The stem locations of individual trees T3, T11 T12 and T14 were not included on the topographical site plan provided, and their locations were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS siting. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Title:
TREE CONSTRAINTS PLAN

in Relation to Proposed Extension

Scale: 1:200@A3
Date: October 2016
Drawn by: PH
Checked by: JK

e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC1195-TCP Rev:

Rev	Date	Description
-	-	-

Stanworth House
Clitheroe

Tree Works

Drwg. No.: 2317.P.001 Rev: -

Date: 02/2017 Scale: 1:200@A3

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: + 44 (0) 1200 423487
f: + 44 (0) 1200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

5.0 APPENDIX

5.4 Bat Survey:

FAO: Daniel Thorpe

IWA Architects
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

30 January 2017

Job ref: B 1768

Dear Mr Thorpe

Re: EPS – Daylight scoping survey: Stanworth House, York Street, Clitheroe.

You have requested a European Protected Species scoping survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for building alterations at the above property.

The Local Planning Authority is required to take account of the impact of a development on protected species in accordance with current planning policy (National Planning Policy Framework). RVBC requires an appraisal of likely impacts of the proposed development on all bat species that are present or likely to be present at the site, in addition to any mitigation and enhancement works that may be necessary.

As a consequence of the historical declines in bat populations during the second half of the twentieth century, all bats and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some bat species are now more than ever dependent on houses and other structures as roosting sites. It is this dependence that makes them vulnerable to redevelopments that can result in damage or destruction of a roost, particularly maternity roosts, resulting in negative impacts on a local bat population.

Since 2008 bats have been included in the list of UK Biodiversity Indicators which aim to show the response of species to the pressures, changes and threats to our natural and built environment.

A preliminary roost assessment has found no evidence of roosting bats or wild birds within part of the property.

There are no signs of any maternity roost, mating roost or place of hibernation and it is unlikely that bats have ever been present at this property. The proposed building alterations are unlikely to result in disturbance to roosting bats; therefore the overall impact of the development on protected species is likely to be minimal.

It is recommended the development proceeds without a requirement to obtain a development licence (EPSL) since the proposed building works are unlikely to result in a breach of the Habitats Regulations

Please find a copy of the survey report now attached.

Yours sincerely



David Fisher
Director (EED Surveys)

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Stanworth House, York Street, Clitheroe.

30 January 2017

Introduction

A preliminary roost assessment (also referred to as a presence or absence survey) requires a detailed inspection of the external and internal features of a building to look for evidence of flight, feeding, perching or other indicative signs of bat activity normally associated with roosting bats.

The aim of the survey is to determine the actual or potential presence of bats and whether further survey effort is likely to be required. The wider aim of the survey is to assess the potential value of the site for European Protected Species (EPS) to establish whether bats, barn owls and other nesting wild birds have 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 survey for protected species is to ensure that a development can proceed lawfully without breaching the Habitats Regulations.

Timing of survey / weather conditions

The scoping survey was undertaken on Thursday 26 January 2017 between 11.30 and 13.00.

The weather at the time of the inspection was cold, dry and bright (min. temperature: 1°C, cloud: 60% hazy, wind: calm, rain: nil) providing satisfactory conditions for this level of survey.

Personnel

The inspection was carried out by David Fisher (EED Surveys) an ecological consultant currently specialising in protected species surveys and development issues in the north-west of England having worked for 30 years in nature conservation throughout the UK.

The surveyor has held a Natural England licence since 1989 and continues to work as a voluntary bat worker via the Bat Conservation Trust / Natural England and is a founder member of the East Lancashire Bat Group.

Current licences held:

Natural England Class Licence WML-A34 - Level 1 (Registration Number: 2015 – 17599-CLS-CLS)

Natural England Class Licence WML-A34 – Level 2 (Registration Number: 2015 – 12106-CLS-CLS)

Aims of the survey

The general aims* of the survey are to:

- Collect robust data following good practice guidelines
- Facilitate the design of mitigation, enhancement and monitoring strategies for bats where appropriate
- Provide baseline information with which the results of post-development monitoring can be compared
- Provide clear information to enable the LPA and licensing authority to reach a robust decision
- Assist clients in meeting their statutory obligations
- Facilitate the conservation of bat populations

Objectives of the survey

The broad objectives* of the survey are to:

- observe, assess and record suitable roosting, feeding, foraging and commuting habitat for bats (and other protected species) both on site and in the surrounding area.
- determine the actual or potential presence of bats (and other protected species) and the need for further surveys and / or mitigation measures.

* Defining aims and objectives, p15 BCT Bat Surveys - Good Practice Guidelines, (3rd edition 2016)

Survey methodology

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

The survey protocol requires that a full visual inspection of the property is carried out; the survey should cover all internal and external features of the building including inspection of all accessible roof voids and out-buildings likely to be affected by the proposed works.

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 search was made using a high-powered lamp (*Clu-lite CB2 - 1,000,000 candle power*), close-focussing binoculars (*Leica Trinovid 10 x 32 BN*) and digital camera (*Sony Cyber-shot HX300*) were used to view all likely areas of the building for the presence of bats - ie. droppings and urine spots, bat corpses, bat fly larvae, roost staining or evidence of feeding remains such as discarded moth and butterfly wings or other insects fragments typically found in a perching and feeding area.

Non-invasive survey methods were used to assess the use of the property by protected species.

Survey limitations

The current roost assessment was undertaken during the winter hibernation period.

The scoping survey may be undertaken at any time of the year and is not dependent on whether roosting bats are present at the time of the assessment. Roost activity surveys (ie. emergence /re-entry and swarming) are only carried out during recommended optimal survey period (May to September / early October).

Crevice-roosting bat species are able to roost within very narrow gaps, frequently less than 20mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access within rubble infill walls and beneath roof materials and other significant structural features.

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; apparent absence of evidence is therefore evaluated with caution.

The scope of the survey includes only those areas of the property that are likely to be affected by the works; NB. main roof voids in the property were not included within the scope of the current survey.

Pre-existing information

A data search has found no records of roosting bats at this property.

Previous EPS surveys have not been carried out at this address.

Pre-survey data search

The aim of the pre-survey data search (also called a desk study or scoping study) is to collate background information around the proposed development site on bat activity, roosts and significant landscape features that may be used by bats. The key sources of information used in this report include:

- (1) European Protected Species (EPS) - ie. species records of local, regional or national significance.
- (2) National Biodiversity Network (NBN)* terrestrial mammal records (chiroptera).
- (3) Local bat records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.
- (4) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

*National Biodiversity Network (NBN) and other data sources, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

The following bat species are frequently recorded within the 10km national grid square: SD74 (Ribble Valley)

Common name	Scientific name	Status of local population
Natterer's bat	<i>(Myotis nattereri)</i> ^{1 2}	widespread/common
Whiskered bat	<i>(M. mystacinus)</i> ^{* 1}	widespread
Brandt's bat	<i>(M. brandtii)</i>	widespread
Daubenton's bat	<i>(M. daubentonii)</i> ^{* 1 2}	widespread/locally common
Brown long-eared bat	<i>(Plecotus auritus)</i> ^{* 1 2}	widespread/locally common
Common pipistrelle	<i>(Pipistrellus pipistrellus)</i> ^{* 1 2}	widespread/common
Soprano pipistrelle	<i>(P. pygmaeus)</i> ^{* 1 2}	widespread/locally common
Noctule bat	<i>(Nyctalus noctula)</i> ^{1 2}	widespread
Other bat species recorded within the district:		
Nathusius's pipistrelle	<i>(P. nathusii)</i> ²	rare, distribution unknown
*NBN data ¹ East Lancashire Bat Group ² EED surveys ³ Bowland Kilns and Caves Research Group		

Location of the property

NGR: SD 744 420 Elevation: 80 metres

The house is situated off York Street adjacent to Clitheroe Grammar School and within the Clitheroe Town Conservation Area (Character Area 3 – York Street and Well Terrace). The property occupies a relatively secluded urban site between the properties on York Street, the Grammar School and Church Brow Gardens.

The site is not close to any extensive broadleaved woodland or conifer plantation and there are no adjacent areas of standing open water or river channel nearby. The nearest river channel is the Mearley Brook some 400 metres east of the property.

The location of this property is sub-optimal in terms of its accessibility to feeding, foraging and roosting habitat for bat species.

A local data search has shown there are no designated nature conservation sites immediately adjacent to the property ie. Special areas of Conservation (SACs), 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).

There are no significant records of bat roosts in any of the nearby properties.

Description of the property

The property is a detached Victorian House (circa 1880's) with rendered stone and brick wall construction and duo-pitched rafter-with-purlin slate roofs. To the rear of the house is a single storey room extension (figure 8) with duo-pitched slate roof and enclosed roof void (figure 9) with a suspended ceiling (figure 10).

To the rear and side of the house are two covered walkways: (1) a rear passage enclosing a WC / store at the rear of the kitchen leading to a single storey greenhouse / conservatory (figures 4, 5 and 6); (2) a side passage connecting the rear extension with the front elevation of the house.

The conservatory / sun lounge structure (figures 2, 3 and 4) has a brick / block plinth with uPVC window frames and glazed panels and hipped glazed roof. The lean-to greenhouse conservatory has a brick construction with single glazed windows along the front elevation and single pitch corrugated cement fibre roof with clear panels; the structure is generally cold and damp with ample natural light (figures 5 and 6).

A detached garage is located towards northern end of the garden; the building has a stone and brick construction with duo-pitched corrugated cement fibre roof and concrete floor (figures 12, 13 and 14).

The main house roofs were not inspected since these are outwith the proposed building operations.

The rear extension has a blue slate roof (figure 9) and lined with bitumen felt; the void is insulated with a glass fibre material with additional thermal insulation above the suspended ceiling (figure 10). The void is clean, dry and well-ventilated and there are no signs of access by roosting bats or nesting wild birds.

There is also access to a small pitched roof above the existing kitchen; the roof was re-slatted and lined with a breathable membrane in late 2016 following theft of the original roofing material. The void is insulated with glass fibre material and is clean, dry and well-ventilated; there is no evidence of roosting bats or wild birds.

Externally, the lean-to passageways and outbuildings are cold, dry and light; these areas are unlikely to be attractive to roosting bats and therefore have minimal roost potential.

Roof areas at the property are generally well-sealed and secure although crevice-dwelling species such as pipistrelle bats are able to find secure roosting opportunities in small secure cavities; bats are highly mobile animals and therefore solitary bats can be occasionally present at any time of year.

The house, out-buildings and detached garage are not well-maintained; it is understood the property has been unoccupied since March 2015. It is unlikely that roosting bats are currently present and there are no historical signs of bat activity at the property.

Proposed works

Extensive renovation is required, including removal of the existing rear extension roof, sun-lounge / conservatory and greenhouse / conservatory.

[Existing plans and elevations as seen - Drawing No. 2317.E.02 (October 16): IWA Architects]

Images – Stanworth House (26/01/17)



Figure 1: Front elevation – Stanworth House

Figure 2: Sun lounge and green house / conservatory



Figure 3: sun lounge / conservatory

Figure 4: conservatory and greenhouse

Figure 5: greenhouse / conservatory



Figure 6: greenhouse / conservatory

Figure 7: covered passageway at rear

Figure 8: rear room extension

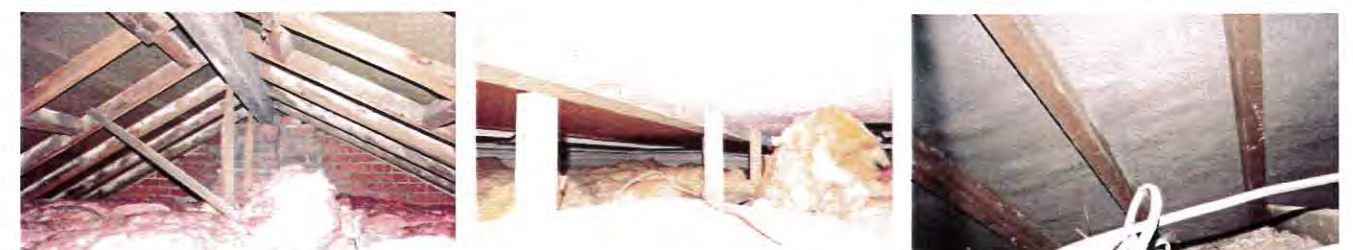


Figure 9: roof void over rear extension

Figure 10: suspended ceiling on extension

Figure 11: roof void above kitchen



Figure 12: Detached garage

Figure 13: garage rear

Figure 14: garage internal

Survey results

A preliminary roost assessment (scoping survey) has found no evidence of bat activity within the property; all internal and external features were inspected for signs of access by bats; none were found.

There are no historical signs of any maternity roost, mating roost or place of hibernation and it is unlikely that bats have been present at this property. The proposed building alterations are unlikely to result in disturbance to roosting bats; therefore the impact of the development on protected species is likely to be minimal / low.

It is recommended the development proceeds without a requirement to obtain a development licence (EPSL) since the proposed building works are unlikely to result in a breach of the Habitats Regulations.

Further bat surveys are unlikely to be required at this property.

Evaluation of results

There is no evidence of roosting bats at the property.

The conservation significance of the features likely to be affected by the proposed alterations is currently low.

Likely impact of proposed works on protected species			
	Voids over the single storey rear extension and kitchen	Conservatory, greenhouse and other lean-to structures	Detached garage
Stanworth House, York Street	minimal risk	minimal risk	low risk

Minimal potential	Low potential	Moderate potential	High potential
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Table 1: Impact of proposed works in relation to potential of the property to support protected species.

Recommendations / summary

All building features – low impact, minimal / low risk

The proposed building alterations at this property are **unlikely to cause significant 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.

It is recommended the works proceed **without a requirement to obtain a development licence (EPSL)** since the proposed works are unlikely to result in a breach of the Habitats Regulations.

Further survey effort is not required.

ANNEX 1

Summary of advice

Action	Summary
1. Timing constraints	Not required
2. Further survey effort at this site	Not required
3. Detailed method statement	Not required
4. Licence requirement (EPSL)	Not required
5. Roof works: Removal of roofing materials and render to external walls	Minimal / low risk of exposure of solitary roosting bats. In the unlikely event of any bats being exposed during the removal of the roof spars, roof slates, verge tiles, bitumen felts or masonry; further operations in the area should cease until the building has been inspected by a qualified person / ecologist. (For further advice - see note 7 below).
6. Accidental disturbance to bats	Seek advice immediately. Cover any exposed bats to reduce any further risk of harm. Place the bats in a small dark and very secure box and leave in a cool and quiet place. Wherever possible, building / roofing contractors should try to prevent any bats from flying away in daylight. Call the surveyor for further advice before proceeding, otherwise contact the emergency help line at the BCT.
7. Legal responsibility	The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
8. Emergency advice on bats	EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile) email: earthworksuk@yahoo.co.uk The Bat Conservation Trust (BCT) provides a bat helpline: 0345 1300 228; in an emergency, BCT will call the nearest volunteer bat worker in your area to arrange a free site visit. www.bats.org.uk email: enquiries@bats.org.uk

ANNEX 2

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 process

Our built environment has the potential to have major negative impacts on biodiversity. However, if done sensitively, the development and refurbishment of buildings can, in fact, increase the ecological value of the site.*

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 lawfully¹.

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".²

* Designing for Biodiversity, RIBA (second Edition - 2013) ¹ Bat Surveys, Good Practice Guidelines, BCT (2007). ² Tony Mitchell-Jones, (BMG, 2004)

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