Hark to Bounty Inn, Slaidburn, Clitheroe, Lancashire

Heritage Impact Assessment

Solstice Heritage LLP
Crabtree Hall
Little Holtby
Northallerton
North Yorkshire
DL7 9NY

www.solsticeheritage.co.uk

Hark to Bounty Inn, Slaidburn, Clitheroe, Lancashire

Heritage Impact Assessment

Prepared for:	Ellipta UK 1 Fore Street Hexham Northumberland NE46 1ND
Prepared by:	Tiffany Snowden BA (Hons), MCIfA Solstice Heritage LLP Crabtree Hall Little Holtby Northallerton DL7 9LN
Checked by:	Scott Williams BSc (Hons), PhD, MCIfA
Set By:	Tiffany Snowden BA (Hons) MCIfA
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Executive Summary

Solstice Heritage LLP was commissioned by Ellipta UK to produce a Heritage Impact Assessment in relation to the impact of a proposed development at the Hark to Bounty Inn, Slaidburn, which is listed at Grade II (NHLE 1362260). It is also situated within the Slaidburn Conservation Area. Following a vehicular incident in which a lorry collided with the south-east corner of the pub, there is significant damage to the wall structure in this part of the building. The proposed development seeks to make essential structural repairs which, due to the amount of damage, necessitate a partial rebuild of the south-eastern corner, including part of the roof coverings, in order to restore it to a fully safe condition.

This assessment finds that the more invasive elements of the proposed scheme, such as the partial removal of the roof and the taking down of the south-eastern corner, will result in a negative impact to the physical fabric of the listed building. However, the state of the building is such that this work, which will inevitably necessitate some limited loss of significance, has become essential in order to sustain the greater part of its significance and restore its structural integrity. It is therefore considered that these negative impacts are balanced by the overall positive impacts of the repair and conservation gains of the proposed scheme.

Representing a balanced judgement, the proposed development is considered to have an overall neutral effect on the significance of the listed building and, as such, contributes to the fulfilment of the environmental objective of sustainable development as defined in the National Planning Policy Framework (NPPF) (MHCLG 2019, 5). The development seeks to restore the heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place.

In terms of wider impacts, by restoring the principal south-facing façade and ensuring the long-term conservation of this key building, the proposed development is considered to result in an overall minor positive impact to the setting and therefore, the significance of the Slaidburn Conservation Area. Finally, it is also considered that the development is in line with local planning policies HN5 and DME4 (Ribble Valley Borough Council 2014) in that it will restore the listed building whilst also conserving those features which contribute to its significance. It will also conserve and, in the case of repairing the principal façade, restore the character, appearance and overall significance of the conservation area.

1. Introduction

1.1 Project Background

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development at the Grade II listed Hark to Bounty Inn (NHLE 1362260), Slaidburn, Clitheroe, Lancashire. The building is also situated within the Slaidburn Conservation Area.

The purpose of this HIA is to provide baseline information on the cultural heritage resource in the proposed development site and surrounding area, and to assess any potential effects of the proposed development on that resource.

1.2 Site Location and Description

The proposed development is situated to the in the centre of the village of Slaidburn, near Clitheroe, at the junction of Chapel Street, Church Street, and Town End. It is centred at NGR SD 71132 52408 and comprises of a Grade II listed public house, the Hark to Bounty Inn (NHLE 1362260). The pub originally dates to the 17th century with later 18th century alterations. It is also situated within the Slaidburn Conservation Area. The listing description is reproduced below:

SD 7052-7152 SIAIDBURN TOWN END (NORTH SIDE)

17/102 The Hark to Bounty 16.11.1954 (Formerly listed as Hark to Bounty Inn) GV II

Public house, probably early C17th and late C18th. Sandstone rubble with slate roof. The earliest part, to the right, has 3 chamfered doorways with Tudor-arched heads. Each has a chamfered window surround to its right, the left-hand one having its sill lowered. A continuous drip course terminates beyond the right-hand door. To the left is a 6-pane sash with plain stone surround. Further left is a flight of external stone steps, with a stepped mounting block attached. On the 1st floor is a door with plain stone surround and 5 windows with plain stone surrounds and 6-pane sashes. The right-hand gable has a blocked doorway (now a window) with chamfered surround and Tudor-arched head. On the 1st floor are the remains of a rebated and chamfered surround to a 6-pane sash. Above is a chamfered attic window. Adjoining to the left (west) is the C18th portion, of 2 storeys with attic. It is of 2 bays, having plain stone surrounds to the door and windows. The latter are 6-pane sashes, the ground-floor surrounds being heightened. The attic windows, now blocked, have shallow oval surrounds. At the far left are the former stables, now part of the public house. They have paired door surrounds, now containing 6-pane sashes, a small window to their left, a 6-pane sash in plain stone surround to the right and 2 similar windows on the 1st floor. Interior: On the 1st floor at the east end is a large room open to the roof, having 4 trusses with ties, light collars and queen struts. At the east end, dividing it from a further room beyond, is a 5th truss of slightly steeper pitch, having a king post from tie to ridge and 2 braces from tie to principals. Beneath, with the muntins tenoned into the tie, is a wooden screen of vertical panels with deeply moulded borders.

Listing NGR: SD7112052404

First listed in 1954, the building remains broadly as outlined within the listing description.

1.3 Description of the Proposed Development

Following a vehicular incident in which a lorry collided with the south-east corner of the pub, there is significant damage to the wall structure in this part of the building. The proposed development seeks to make essential structural repairs which, due to the amount of damage, necessitate a partial rebuild of the south-eastern corner, including part of the roof coverings, in order to restore it to a fully safe condition. A full description of the works to the building can be found in Appendix 2, which includes the full Schedule of Works.

To make safe the presently damaged south-east corner of the building and to restore the stonework, the south-eastern corner will need to be dismantled and reconstructed as close to existing as possible, which will be achieved by maintaining structural materials separate, such as the stonework and roof coverings, and restoring them to their original position.

The design of this scheme has been carefully considered and has involved input from Solstice Heritage. The design has been based around sustaining the greater part of the building's significance, whilst allowing for these essential restoration works.

1.4 Aims of the Study

The focus of this document relates principally to the fabric and setting of the Grade II listed Hark to Bounty Inn (NHLE 1362260) and the potential impact of the proposed development upon this fabric and setting, as well as the setting of the Slaidburn Conservation Area.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and the wider study area
- To assess the potential effects of the proposed development upon the known and potential cultural heritage resource
- Make recommendations, based upon this assessment, as to any potential requirement for evaluation and/or mitigation and off-setting which may be required.

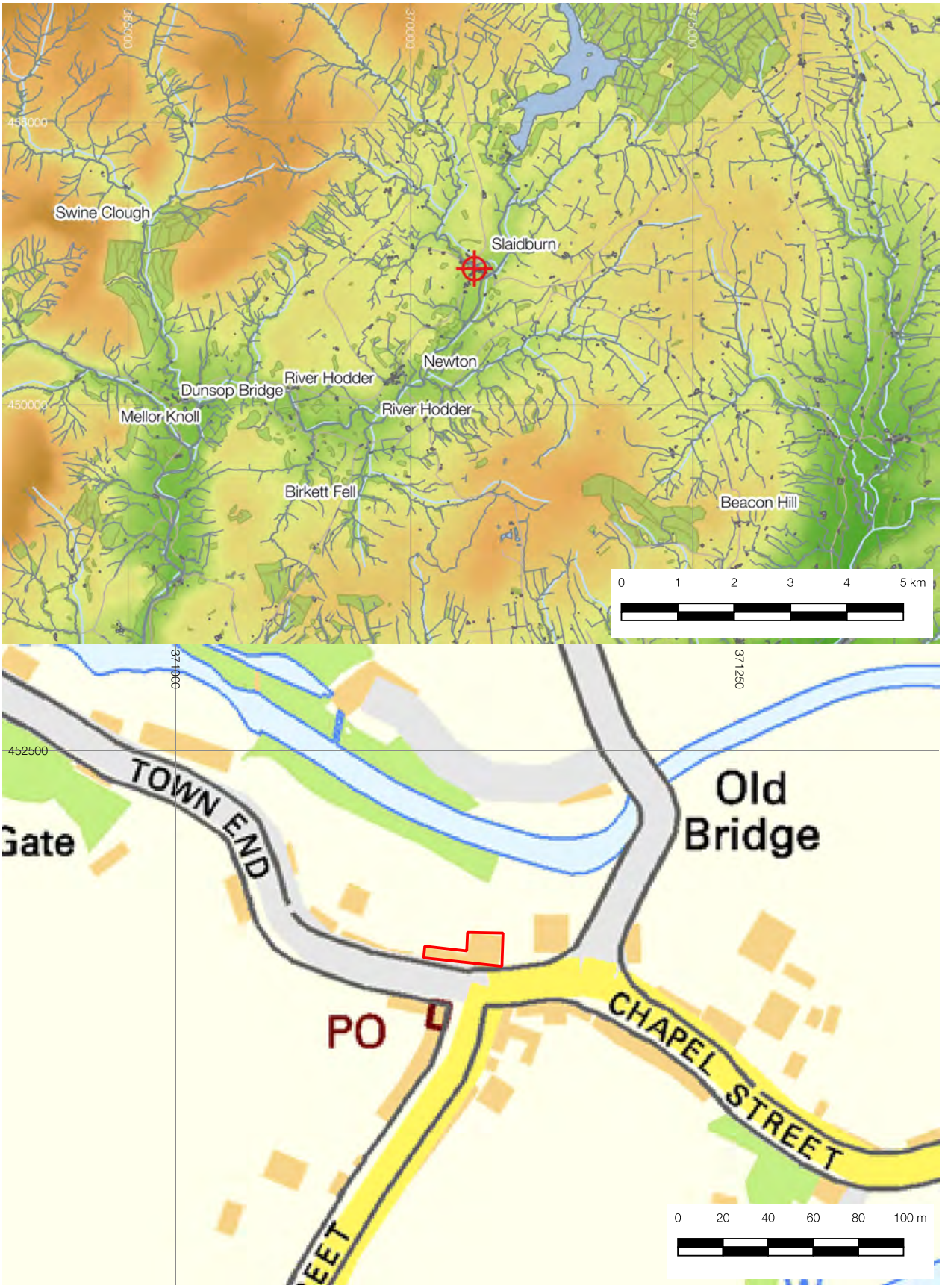

Figure 1 Site location

2. Baseline

2.1 Site Description

A site visit was undertaken in clear and bright conditions on 15th May 2020. A description of the site and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1.1 Grade II Listed Hark to Bounty Inn (NHLE 1362260)

The Hark to Bounty Inn is situated prominently on the northern side of the junction of Town End to the west, Chapel Street to the east, and Church Street to the south separated by a narrow intervening cobbled area. The building comprises a two-storey 17th century pub with later 18th century alterations to the west, a car park, and area of lawn to the rear. It is constructed in sandstone rubble with a slate roof and features a principal south-facing elevation, which faces onto the main road. The earlier part of this façade features three chamfered doorways at ground-floor level with Tudor-arched heads, each with a chamfered window to the right, situated beneath a continuous drip course. The south-eastern corner of this façade features long-and-short-quoin detailing. Here, much of the damage due to the vehicular accident is visible, including a large roughly north-west to south-east-oriented crack in the stonework extending across both ground and first-floor levels.

To the west of this is a 6-pane sash window with a plain stone surround adjacent to a flight to external stone steps leading to first-floor level, where there is a doorway with as well as five further 6-pane sash windows, each with plain stone surrounds. Further west along this façade is the 18th century extension, which comprises three bays including a two-over-two window arrangement featuring a central doorway at ground-floor level, all of which feature plain stone surrounds. Two attic windows are also visible, featuring shallow oval surrounds, which have since been blocked. At the far left of this elevation are the partially rendered former stables, which now form part of the public house building, featuring paired door surrounds now containing two 6-pane sash windows. There is also a small window to the left, an additional 6-pane sash window with a plain stone surround to the right, and two similar windows at first-floor level. A taller, narrower window is also visible in the rubble stonework, now blocked.

The west-facing gable elevation is blank, except for a single central narrow 6-pane sash window with stone sills at first-floor level as well as long-and-short-quoins at the southwestern corner of this façade. The east-facing gable elevation features a blocked doorway at ground-floor level with a chamfered surround and Tudor-arched head, which has since been converted into a window. At first-floor level, the remains of a rebated six-pane sash window with a chamfered surround are visible, above which to the north is a small chamfered attic window. An external drainpipe also runs down the centre of this gable end façade. Presently, this end wall is being supported by heavy-duty steel beams, due to the extensive damage caused by the vehicular accident. Although slightly less obvious than on the principal south-facing façade, a crack is also present in the stonework across both ground and first-floor levels, thereby compromising the structural integrity of the entire south-eastern corner of the building.

Finally, the rear north-facing façade is a subservient elevation, much more informal in its overall form than the south-facing façade. This L-shaped elevation features several inserted and blocked window openings, some with chamfered surrounds and others with stone sills. There is a single doorway at ground-floor level to the eastern-most extent of this façade, which allows internal access. Two later lean-to extensions are also visible, further demonstrating the various phases of development of the building.

Internally, the focus of the inspection was limited to the earlier parts of the building, in particular the interior rooms which were affected by the vehicular incident. The main building is accessed via a central doorway at ground-floor level, which leads into the bar area of the public house. A small staircase leads to the first floor which notably includes a large room open to the roof, featuring four timber trusses with ties, light collars, and queen struts. At the eastern end of the room, dividing it from a further room beyond, a more steeply pitched fifth truss beneath which is a wooden screen of vertical panels with deeply moulded borders. The rooms beyond comprise accommodation and the room at the south-eastern extent of the building has suffered the most damage.

Here, the large crack noted on the exterior wall can be seen on the internal southern wall. This crack has also significantly disturbed the ceiling and floor structure in this part of the building. Further disturbance to the structure can also be seen on the eastern wall. Each wall features a single 6-pane sash window, with several panes on the southern wall having cracked due to the impact. At ground-floor level, the south-eastern-most room is accessed via a doorway on the principal south-facing façade. This room has been substantially remodelled in recent years and features no original or period features, apart from the window on its eastern wall as well as a window and in-built safe on its southern wall. Although the damage is less evident internally, the external structure of this room has been substantially damaged. Further damage is visible in the adjacent room, presently used as storage and a WC, accessed via a doorway at the rear of the building. Here, a very prominent crack in the north wall shows the extent of the structural damage.

Access into the roof structure was possible through an opening in the truss above the wooden screen at first-floor level. Here, remnants of lath and plaster construction are visible blocking in the timber truss. Although it is clear that some modern intervention has taken place, particularly in partial replacement of the roof covering, much of the timber roof structure appears to be original.

Figure 2 View of Hark to Bounty Inn, facing north/north-west

Figure 3 View of earlier 17th century core

Figure 4 View of cracked stonework

Figure 5 Detail of cracked stonework

Figure 6 View of later 18th century extension

Figure 7 View of converted stables

Figure 8 View of west-facing gable elevation

Figure 9 View of east-facing gable elevation, note steel supports

Figure 10 Converted doorway

Figure 11 Recessed chamfered window at first-floor level

Figure 12 View of rear north-facing façade, looking south-east

Figure 13 View of ground-floor interior bar area

Figure 14 View of large first-floor space with exposed timber trusses

Figure 15 Exposed timber truss detailing

Figure 16 View of first-floor south-eastern room. Note extent of cracking to the wall and floor

Figure 17 View of crack along south-eastern wall at first-floor level

Figure 18 View of damage to floor structure

Figure 19 View of crack in first-floor room on east wall

Figure 20 Ground-floor south-eastern room interior

Figure 21 View of crack in ground-floor WC/storeroom

Figure 22 View of surviving lath and plaster

Figure 23 View of roof structure

2.1.2 Views

Being situated along the main road at a crossroads within Slaidburn, the Hark to Bounty Inn is a prominent building, particularly its principal south-facing elevation. This principal façade is visible looking east and west along Town End, as well as looking north from the B6478. Views of the lesser east and west-facing gable side elevations are also possible. Finally, views of the rear subservient north-facing elevation are only possible from within the grounds of the pub itself looking south. Intervening planting lining the northern boundary of the rear gardens preclude any other meaningful views of this elevation. No other meaningful views are considered possible.

2.2 Slaidburn Conservation Area

As previously noted, the proposed development site is situated in the centre of the Slaidburn Conservation Area. Originally mentioned in the Domesday Book, Slaidburn was a parish centre in the medieval to post-medieval periods, having become an administrative centre for the Chase of Bowland in the mid-12th century. This area was primarily designated due to: the relative survival of its historic layout and street pattern, particularly along Town End, Chapel Street and Church Street; surviving historic buildings, including 39 listed buildings; its rural village setting; and the prevalent use of local stone and almost exclusively timber joinery for windows and doors (The Conservation Studio 2005, 3-4). The settlement is generally laid out in an east-west-oriented plan, with some development to the south towards the church with very little modern development, its overall extent similar to that of the 19th century (*ibid*., 5)

The core of the conservation area includes the junction between Church Street, Town End, and Chapel Street, which is where the proposed development site is situated. This offers the Hark to Bounty Inn a prominent position along a key approach into the village from the south. Other key views within the conservation area include those looking east and west along both Town End and Chapel Street, which include views of the Hark to Bounty Inn. As such, the principal south-facing façade of the building, given its prominent position and historic built form, is considered to make a strong positive contribution to the overall character and setting of the Slaidburn Conservation Area. Its contribution to this significance is also derived from being noted as a key listed building within the conservation area, the upstairs of which was used as a courtroom until the mid-20th century following the demolition of the Moot Hall in the mid-19th century (*ibid*., 15).

However, it is worth noting that this contribution to significance is somewhat eroded by the present damaged state of the south-eastern corner of the building, which itself forms part of prominent views within the conservation area. In particular, this is due to the damaged appearance, especially that on the principal south-facing façade, as well as the modern steel supports, which appear incongruous to the historic character of the building and wider area, thereby detracting from its overall significance.

Figure 24 View looking west along Town End

Figure 25 View looking east along Town End

Figure 26 View looking north from rear of Hark to Bounty Inn

2.3 Other Sources

2.3.1 Cartographic Sources

Consultation of the historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until the 1843 tithe map (Figure 40) for the parish of Slaidburn (IR 29/43/363) at which time the site comprises a public house with gardens and crofts to the rear (Plot 265) owned by Peregrine Edward Towneley Esquire and occupied by Ellen Townson. At this time, the pub comprised a linear building with a projecting central porch to the south. An L-shaped rear extension as well as a smaller northern extension at its eastern extent are also visible.

By the time of the 1850 Ordnance Survey map (Figure 41), the only changes noted are the creation of a small extension to the westernmost extent of the building as well as a widening of the L-shape extension to the north. The small western extension is no longer present by the time of the 1896 Ordnance Survey map (Figure 42), at which time the small northern extension at the easternmost extent of the building is also no longer visible. No further changes are noted until the 1975 Ordnance Survey map, at which time two small extensions to the northern rear-facing façade are visible. Comparison with modern mapping shows that this remains the case until the present day.

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1843	Tithe map	*IR 29/43/363*
1850	Ordnance Survey	
1894	Ordnance Survey	
1909	Ordnance Survey	
1915	Ordnance Survey	
1955	Ordnance Survey	
1975	Ordnance Survey	
1978	Ordnance Survey	
1982	Ordnance Survey	

Table 1 Historic mapping consulted

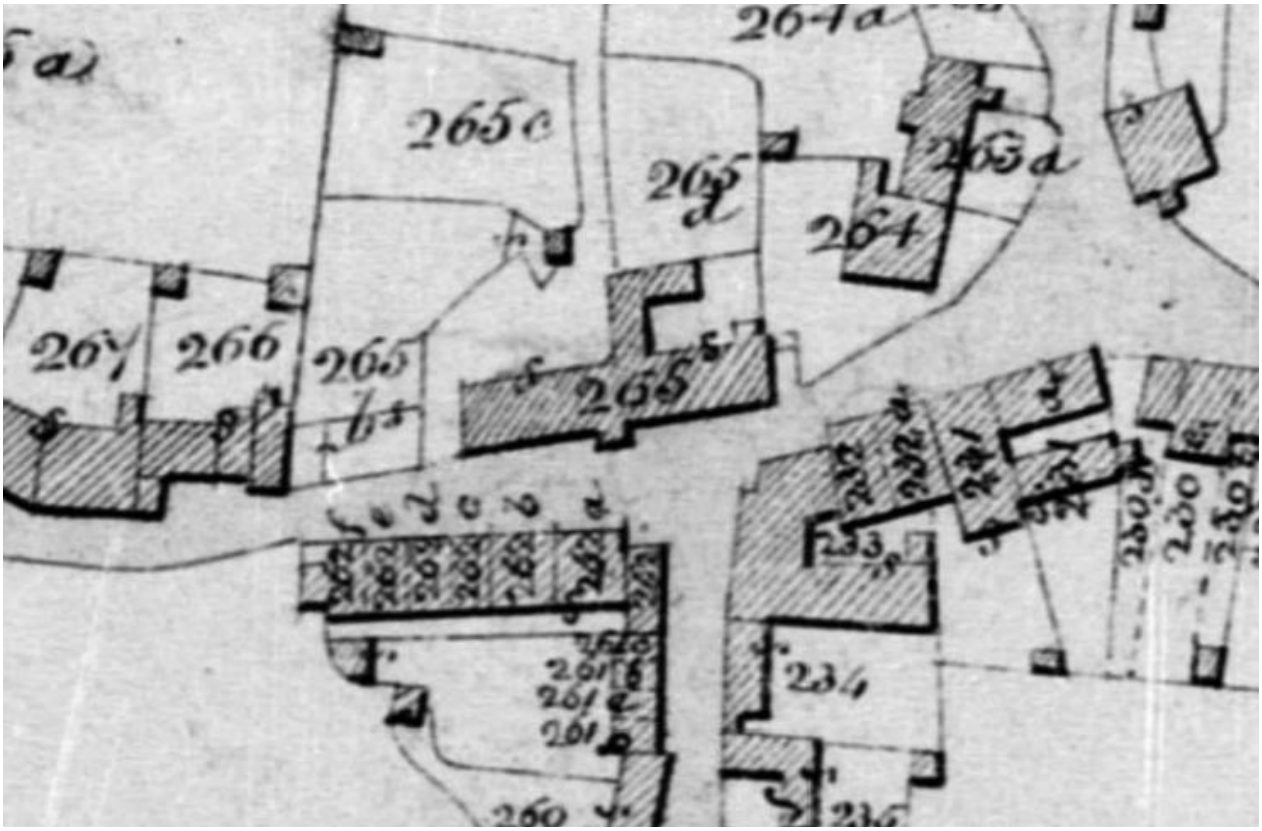

Figure 27 1843 tithe map

Figure 28 1850 Ordnance Survey map

Figure 29 1896 Ordnance Survey map

3. Statement of Significance

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four 'interests' identified within *NPPF* (MHCLG 2019). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 Archaeological Interest

The principal contributor to the significance of the listed building is derived from its archaeological interest in terms of the physical fabric of the building. Externally, the archaeological interest lies in the evidence for the phases of development comprising the early 17th century core and later 18th century additions. Internally, the archaeological interest is most evident in the surviving original exposed timber roof structure which, as noted in the site walkover, appears to be mostly original.

3.2 Historic Interest

The building, given its age and discernible subsequent phases of development, is considered to hold inherent historic interest as a contributor to its significance. This is primarily derived from the historic illustrative interest derived from its phases of development, such as the integration of the former stable building. Furthermore, it is considered to hold historic interest having continuously been used as a public house since at least the mid-19th century. This long-term continuous historic use, which is still operational in the present day, is considered to contribute to its overall significance. Finally, the building is considered to derive some further historic interest in the form of its communal value, serving as a public house and inn within the local community. This is considered to make a strong positive contribution to our understanding of the building and its historic use.

3.3 Architectural and Artistic Interest

The building's architectural interest is considered to make a moderate contribution to its overall significance. This is primarily derived from its external expression, particularly that of its principal south-facing façade which contains architectural features such as chamfered windows, quoin detailing, and oval attic windows. Architectural and artistic interest are also derived from the interior of the building, particularly the large first-floor room with exposed roof trusses, which contributes to its overall significance.

3.4 Contribution of Setting

The building derives a strong contribution to significance from its setting, being situated prominently within the centre of Slaidburn. Its linear form and principal south-facing façade provides a clear link to the village's medieval origins. This long-term continuation of its historic central setting is considered to make an important positive contribution to the designated pub's significance.

4. Assessment

4.1 Physical Impacts

The proposed development seeks to make a number of physical alterations to the building, which are explored in more detail below. For full details of the proposed interventions to the building, see Appendix 2.

4.1.1 Physical Impacts to Grade II Listed Hark to Bounty Inn (NHLE 1362260)

As previously noted, the proposed development seeks to repair and restore the presently damaged south-eastern corner of the building, which will involve: the existing timber frame to its original vertical position, which will involve:

- Removal of existing roof covering
- Repairs of failed components
- Occasional replacement of components beyond repair
- Taking down and rebuilding the structurally compromised south-eastern corner of the building

The roof covering will be carefully stripped over the end rooms, including the front and rear pitches, with salvageable ridge and slate tiles retained for reinstatement. Those slates which are damaged and therefore, unusable, will be disposed of. The removal of the roof will also involve the removal of the front eaves and gable verge at the south-eastern corner of the building. Should the verge detailing require replacement due to damage or poor condition, templates will be taken of the detailing to ensure accurate like-for-like replacements. Certain elements of the repairs of failed components, such as the damaged slate tiles and gable verge detailing, will result in some inevitable loss of original fabric. However, such loss will be as minimal as possible in order to retain this element of the building's architectural and artistic interest.

The proposed development also seeks to take down the damaged masonry at the south-eastern corner of the building from the eaves to below ground level, tapered down from retained sections of walling, which is necessary to make safe and restore its structural integrity. This will involve the removal of the both windows at ground and first-floor levels on the south-facing façade as well as the three southernmost windows on the east-facing gable elevation. Key stone features, including sills, lintels, mullions, and quoins will be annotated and stored separately in order to ensure their correct original placement during reconstruction. The existing windows will be carefully reinstated in their original position; however, the presently cracked glazing is to be replaced with matching plate glass. The external masonry will be rebuilt as close to existing as possible, with additional structural support for this vulnerable part of the building, strengthening it in order to limit extensive damage from potential future incidents. The masonry will be rebuilt using a lime mortar (1-part hydraulic NHL3.5 lime and 3 parts sand) subject to approval.

As noted during the site walkover, this corner, which forms part of the earliest phase of the building, is considered to hold a great deal of architectural and historic illustrative interest as a contributor to its overall significance. Although there is potential for some of this historic illustrative interest to be lost as a result of this intervention, the proposed development, in reusing the existing materials to rebuild the south-eastern corner, seeks to limit the scale of this loss. As the work is considered to be essential for the long-term conservation of the building, the proposed development is considered to result in an overall neutral impact to the significance of its physical fabric.

4.2 Setting Impacts

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

4.2.1 Setting Impacts to Grade II Listed Hark to Bounty Inn (NHLE 1362260)

Given that the proposed works are considered to impact primarily upon the physical fabric of the building, there is limited inherent potential for setting impacts. However, although the south-eastern corner of the building will be rebuilt as existing, the overall structural improvement to the presently damaged south-facing and east-facing façades will result in a minor positive impact upon views from the main road. It is not considered that the proposed development will result in any impacts to setting beyond this.

4.2.2 Setting Impacts to Slaidburn Conservation Area

As noted above, the proposed development site is situated within the core of the Slaidburn Conservation Area and is considered to make a positive contribution to its overall character, setting and significance. However, this contribution is presently denuded due to the damage visible on its principal south-facing façade as well as the current steel support beams on its east-facing gable elevation, which appear incongruous to the overall character of the buildings and wider conservation area. As such, repair of the damage as well as the removal of the steel support beams is considered to result in an overall minor positive impact to the setting and therefore, the significance of the conservation area.

5. Conclusions

This assessment finds that the more invasive elements of the proposed scheme, such as the partial removal of the roof and the taking down of the south-eastern corner, will result in a negative impact to the physical fabric of the listed building. However, the state of the building is such that this work, which will inevitably necessitate some limited loss of significance, has become essential in order to sustain the greater part of its significance and restore its structural integrity. It is therefore considered that these negative impacts are balanced by the overall positive impacts of the repair and conservation gains of the proposed scheme.

Representing a balanced judgement, the proposed development is considered to have an overall neutral effect on the significance of the listed building and, as such, contributes to the fulfilment of the environmental objective of sustainable development as defined in the *National Planning Policy Framework (NPPF)* (MHCLG 2019, 5). The development seeks to restore the heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place.

In terms of wider impacts, by restoring the principal south-facing façade and ensuring the long-term conservation of this key building, the proposed development is considered to result in an overall minor positive impact to the setting and therefore, the significance of the Slaidburn Conservation Area. Finally, it is also considered that the development is in line with local planning policies HN5 and DME4 (Ribble Valley Borough Council 2014) in that it will restore the listed building whilst also conserving those features which contribute to its significance. It will also conserve and, in the case of repairing the principal façade, restore the character, appearance and overall significance of the conservation area.

6. Sources

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6.2 Web Sources

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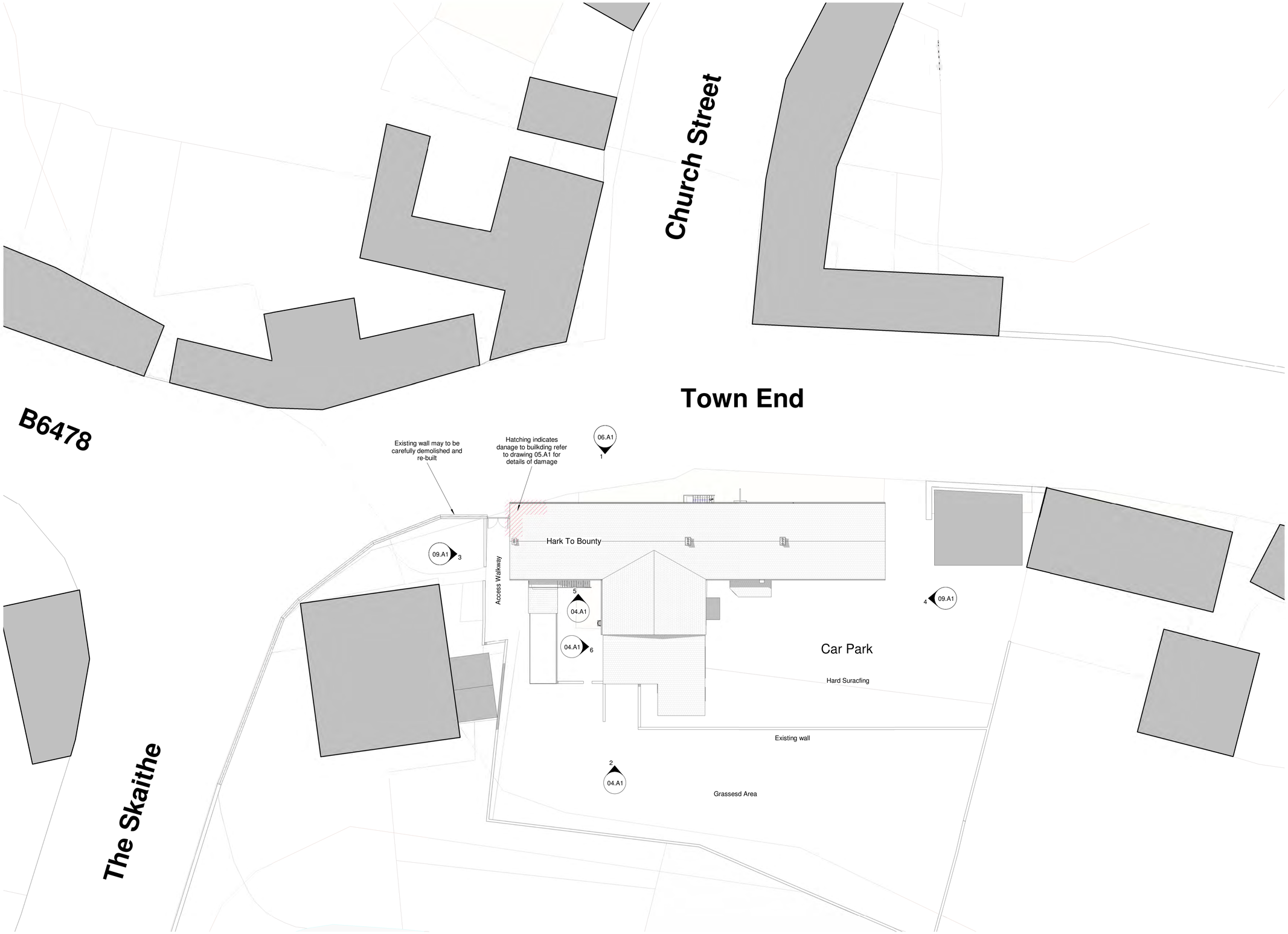
6.3 Archival Sources

6.3.1 The National Archives, Kew (NAK)

IR 29/43/363 – Tithe Apportionment for the Township of Slaidburn, 18th January 1843.

Appendix 1 – Plans and Elevations

(Prepared and supplied by Ellipta UK)



1 / 05.A1 Proposed Site Plan
1 : 200

1:200 SCALE
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NOTE:

Dimensions need to be checked on site by contractor. Measurements on drawings may differ to site.

Contractor must check and confirm all boundary lines on site prior to any works commencing on site.

No.	Revision Description	Date	By
	REVISION SCHEDULE		

CLIENT: **Ellipta UK**

PROJECT: **Proposed Repair Work To Existing Building**

PROJECT ADDRESS: **23 Hark To Bounty, Slaidburn**

TITLE: **Proposed Site Plan**

CRAWFORD HIGGINS ASSOCIATES
ARCHITECTURAL DESIGN
BUILDING SURVEYORS
STRUCTURAL ENGINEERS
BUILDING CONSULTANTS
1 Fore Street
HEXHAM
NE46 1ND
tel 01434 603322
fax 01434 601156
mail@crawfordhiggins.co.uk
www.crawfordhiggins.co.uk

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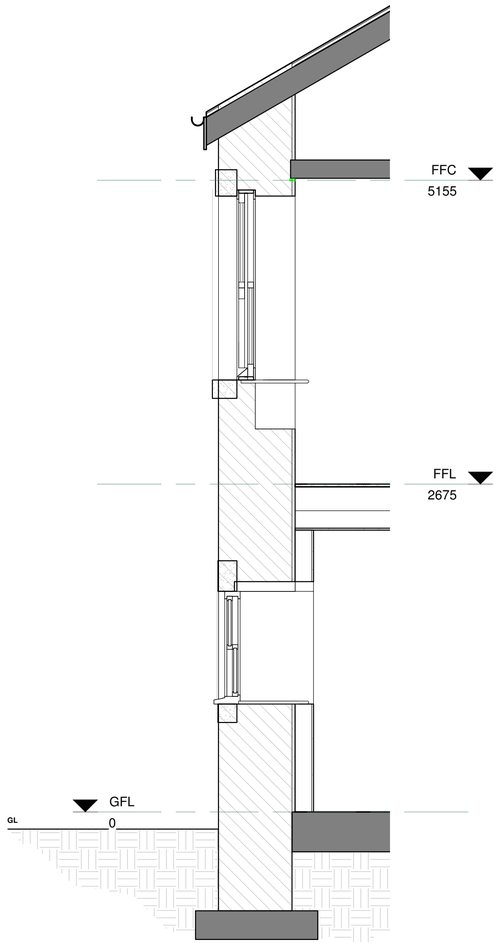
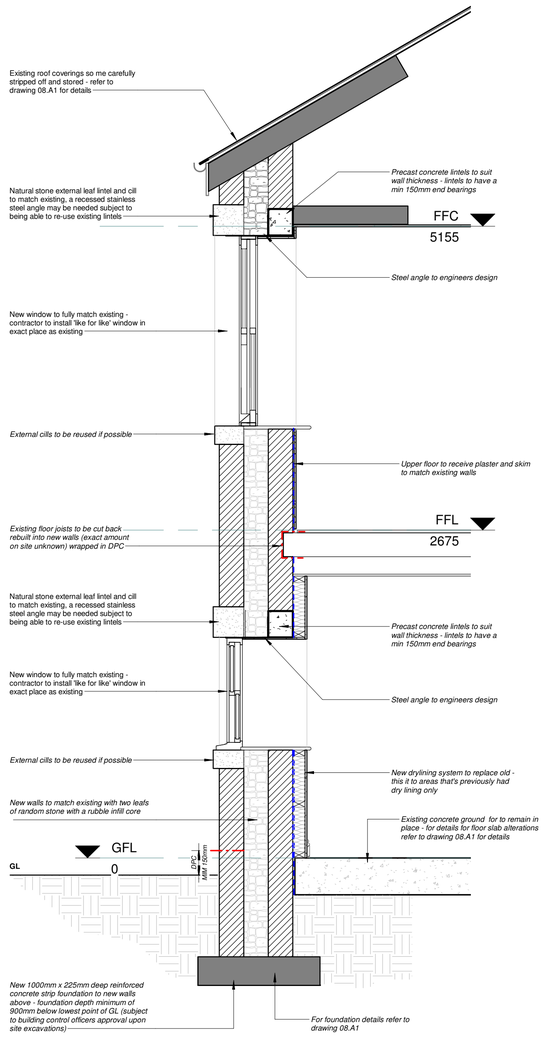


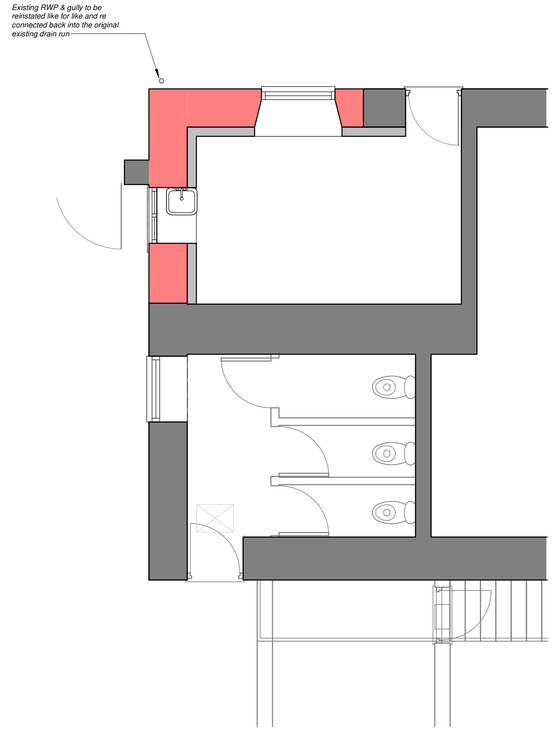
2 10.A1 Existing Typican Section
1 : 25



1 10.A1 Proposed Typical Section
1 : 25

Underground Drainage
110mm diameter PVC pipework, with all roddble/serviceable access necessary. Proposed layout as shown - indicative and subject to on site inspections during excavation work.

Above Ground Drainage
Construct new complete and functional SW drainage system, including for all foul system vent pipes, wastes etc



3 10.A1 Poroposed Drainage Plan
1 : 50

1:50 SCALE
0 1m 2.5 5 m

NOTE:

Dimensions need to be checked on site by contractor. Measurements on drawings may differ to site.

Contractor must check and confirm all boundary lines on site prior to any works commencing on site.

No.	Revision Description	Date	By
	REVISION SCHEDULE		

CLIENT: **Ellipta UK**

PROJECT: **Proposed Repair Work To Existing Building**

PROJECT ADDRESS: **23 Hark To Bounty, Slaidburn**

TITLE: **Existing & Proposed Sections & Details & Drainage Plan**

CRAWFORD HIGGINS ASSOCIATES
ARCHITECTURAL DESIGN
BUILDING SURVEYORS
STRUCTURAL ENGINEERS
BUILDING CONSULTANTS
1 Fore Street
HEXHAM
NE46 1ND
tel 01434 603322
fax 01434 601156
mail@crawfordhiggins.co.uk
www.crawfordhiggins.co.uk

SCALE:	DATE:	DESIGN:	DRAWN:	CHK/APD:
As indicated	03/07/2020 18:38:27	DPD	DPD	GIW

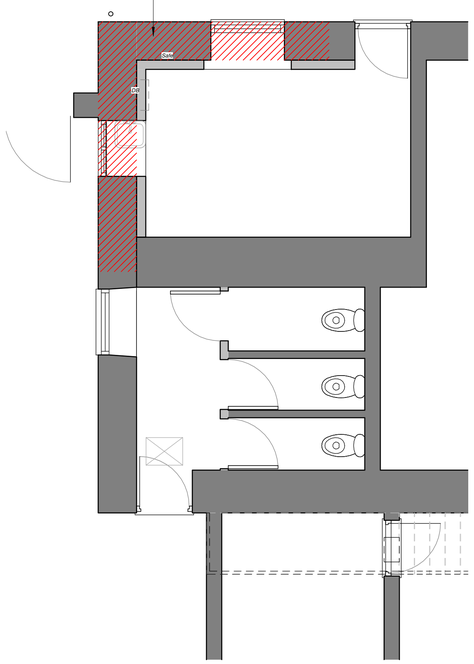
STAGE:	DRAWING NUMBER:	PROJECT NUMBER:	Sheet size:
Prelim	10.A1	13406	A1

Existing Part Front Elevation Showing Damage
1 06.A1 1 : 50

Existing Part Side 1 Elevation Showing Damage
2 06.A1 1 : 50

NOTE:
Refer to drawings 07.A1 to 10.A1 for details of repair works

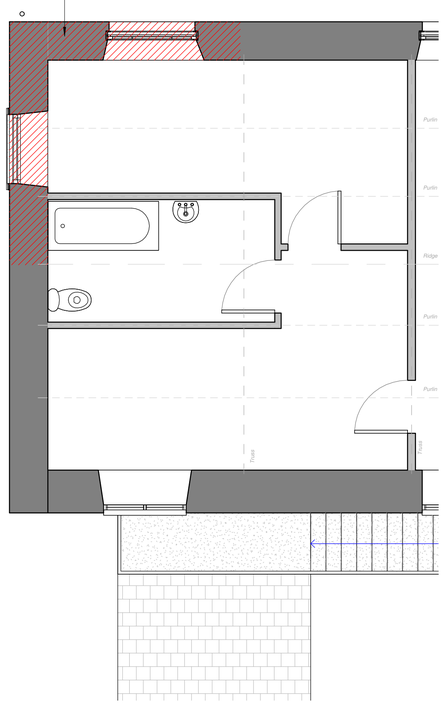
Red hatching indicates damage to building - walls to be rebuilt to match existing walls



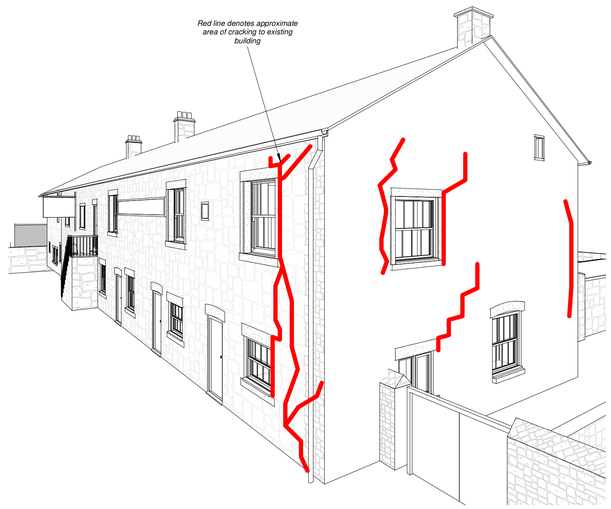
Existing Part Ground Floor Plan Showing Damage
4 06.A1 1 : 50

NOTE:
Refer to drawings 07.A1 to 10.A1 for details of repair works

Red hatching indicates damage to building - walls to be rebuilt to match existing walls



Existing Part First Floor Plan Showing Damage
5 06.A1 1 : 50



3D View Identfifying Damage To Building
3 06.A1

1:50 SCALE
0 1m 2.5 5 m

NOTE:
Dimensions need to be checked on site by contractor. Measurements on drawings may differ to site.

Contractor must check and confirm all boundary lines on site prior to any works commencing on site.

No.	Revision Description	Date	By
	REVISION SCHEDULE		

CLIENT: **Ellipta UK**

PROJECT: **Proposed Repair Work To Existing Building**

PROJECT ADDRESS: **23 Hark To Bounty, Slaidburn**

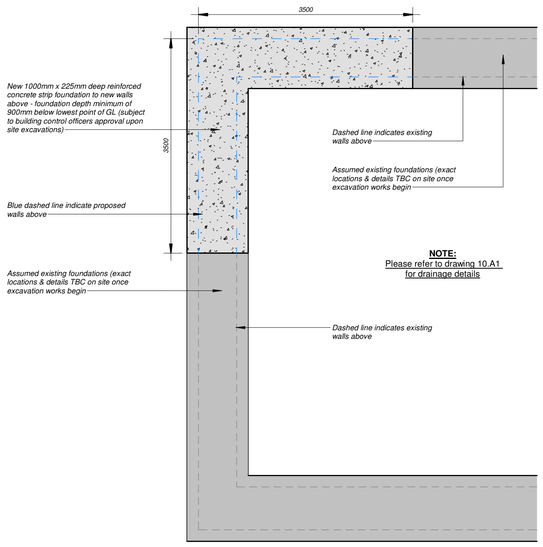
TITLE: **Details Of Damage To Existing Building**

CRAWFORD HIGGINS ASSOCIATES
ARCHITECTURAL DESIGN
BUILDING SURVEYORS
STRUCTURAL ENGINEERS
BUILDING CONSULTANTS
1 Fore Street
HEXHAM
NE46 1ND
tel 01434 603322
fax 01434 601156
mail@crawfordhiggins.co.uk
www.crawfordhiggins.co.uk

SCALE:	DATE:	DESIGN:	DRAWN:	CHK/APD:
1:50	03/07/2020 18:26:09	DPD	DPD	GIW

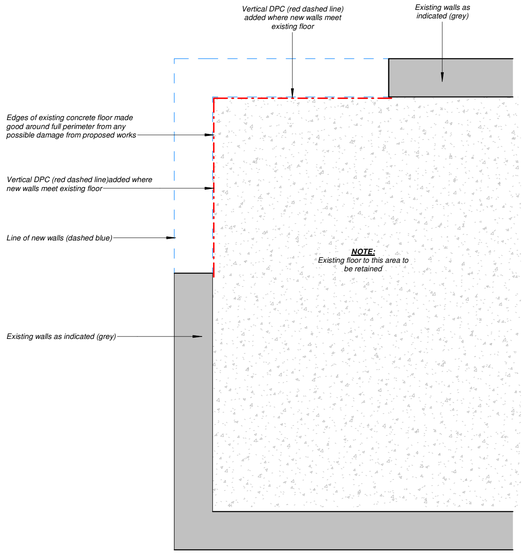
STAGE:	DRAWING NUMBER:	PROJECT NUMBER:	Sheet size:
Prelim	06.A1	13406	A1

Foundations
1000mm x 225mm RC30 strip foootings at min. depth of 900mm below external ground level - subject to on site excavations and joint assesment with the BCO. C283 mesh top and bottom, with min 40mm cover.



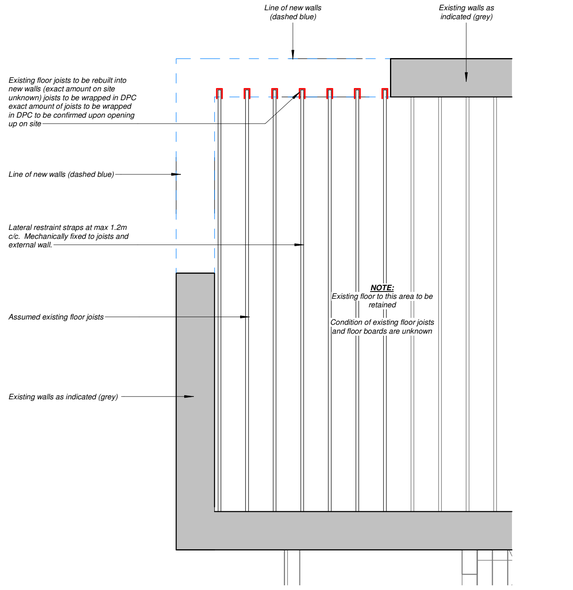
1 08.A1 **Proposed Foundation Plan** 1 : 50

Ground Floor Specification
Existing Ground Floor construction assumed to be concrete. All rough edges must be checked and any damaged slab must be put back to existing standards and fully made good throughout. DPC added to all wall/floor abutments



2 08.A1 **Proposed Ground Floor Concrete Slab Layout** 1 : 50

First Floor Joist Specification
Some od the existing floor joists to be cut back to suit the new 45º angle proposed wall. All rough edges fron cut joists ect must be put back to existing standards and fully made good throughout. DPC added to all wall/floor abutments and all modified joists to be fully wrapped in DPC then rebuilt into new walls



3 08.A1 **Proposed First Floor Joist Plan** 1 : 50

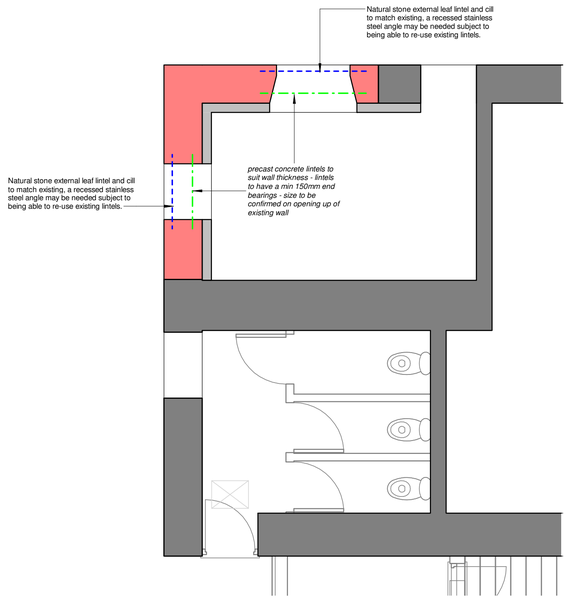
1:50 SCALE

0 1m 2.5 5 m

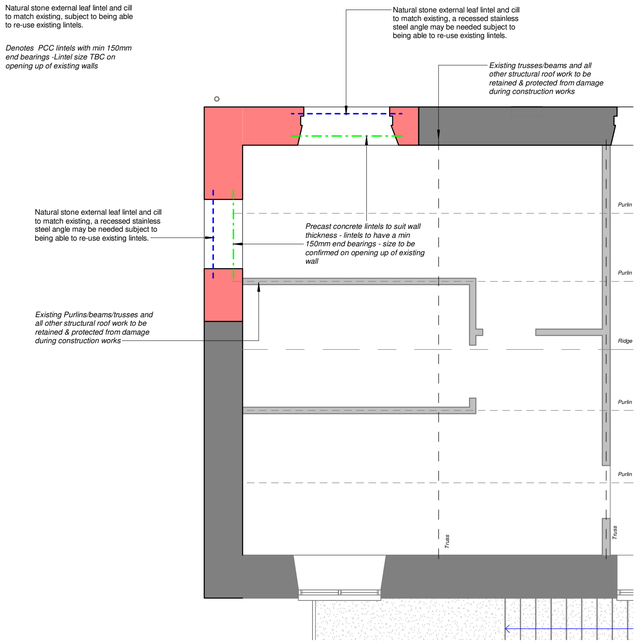
Lintel & Beam Key

Natural stone external leaf lintel and cill to match existing, subject to being able to re-use existing lintels.

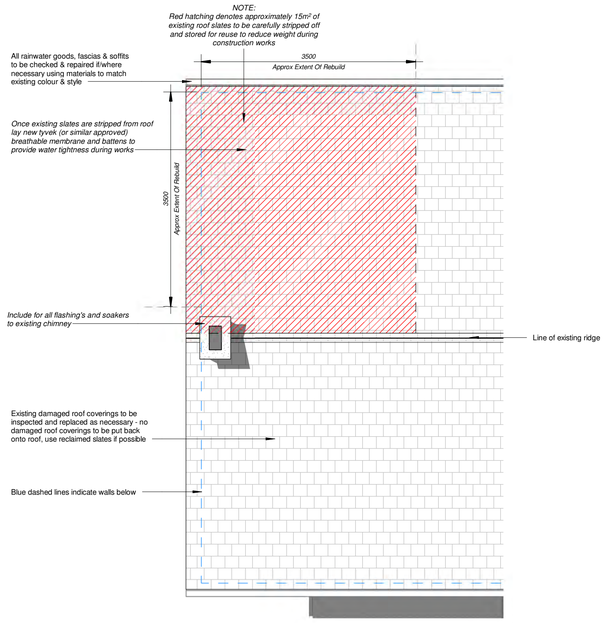
Denotes PCC lintels with min 150mm end bearings -Lintel size TBC on opening up of existing walls



4 08.A1 **Proposed Ground Floor Lintel & Beam Plan** 1 : 50



5 08.A1 **Proposed First Floor Lintel & Beam Plan** 1 : 50



6 08.A1 **Proposed Roof Plan** 1 : 50

NOTE:

Dimensions need to be checked on site by contractor. Measurements on drawings may differ to site.

Contractor must check and confirm all boundary lines on site prior to any works commencing on site.

No.	Revision Description	Date	By
	REVISION SCHEDULE		

CLIENT: **Ellipta UK**

PROJECT: **Proposed Repair Work To Existing Building**

PROJECT ADDRESS: **23 Hark To Bounty, Slaidburn**

TITLE: **Proposed Repair Works**

CRAWFORD HIGGINS ASSOCIATES
ARCHITECTURAL DESIGN
BUILDING SURVEYORS
STRUCTURAL ENGINEERS
BUILDING CONSULTANTS
1 Fore Street
HEXHAM
NE46 1ND
tel 01434 603322
fax 01434 601156
mail@crawfordhiggins.co.uk
www.crawfordhiggins.co.uk

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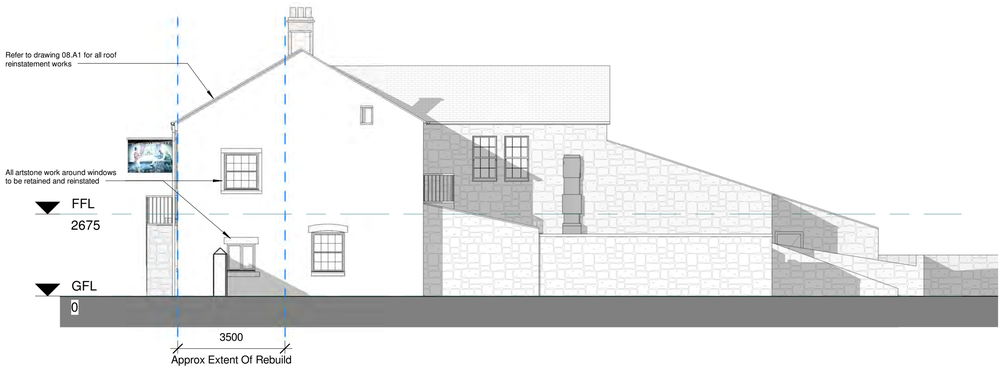
1:50	03/07/2020 18:38:26	DPD	DPD	GW

STAGE:	DRAWING NUMBER:	PROJECT NUMBER:	Sheet size:
Prelim	08.A1	13406	A1

1 / 09.A1 Proposed Front Elevation
1 : 100



3 / 09.A1 Proposed Side 1 Elevation
1 : 100

4 / 09.A1 Proposed Side 2 Elevation
1 : 100

2 / 09.A1 Proposed Rear Elevation
1 : 100

1:100 SCALE
0 1 2 3 4 5 10 m

NOTE:

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Contractor must check and confirm all boundary lines on site prior to any works commencing on site.

No.	Revision Description	Date	By
	REVISION SCHEDULE		

CLIENT: **Ellipta UK**

PROJECT: **Proposed Repair Work To Existing Building**

PROJECT ADDRESS: **23 Hark To Bounty, Slaidburn**

TITLE: **Proposed Elevations**

CRAWFORD HIGGINS ASSOCIATES
ARCHITECTURAL DESIGN
BUILDING SURVEYORS
STRUCTURAL ENGINEERS
BUILDING CONSULTANTS
1 Fore Street
HEXHAM
NE46 1ND
tel 01434 603322
fax 01434 601156
mail@crawfordhiggins.co.uk
www.crawfordhiggins.co.uk

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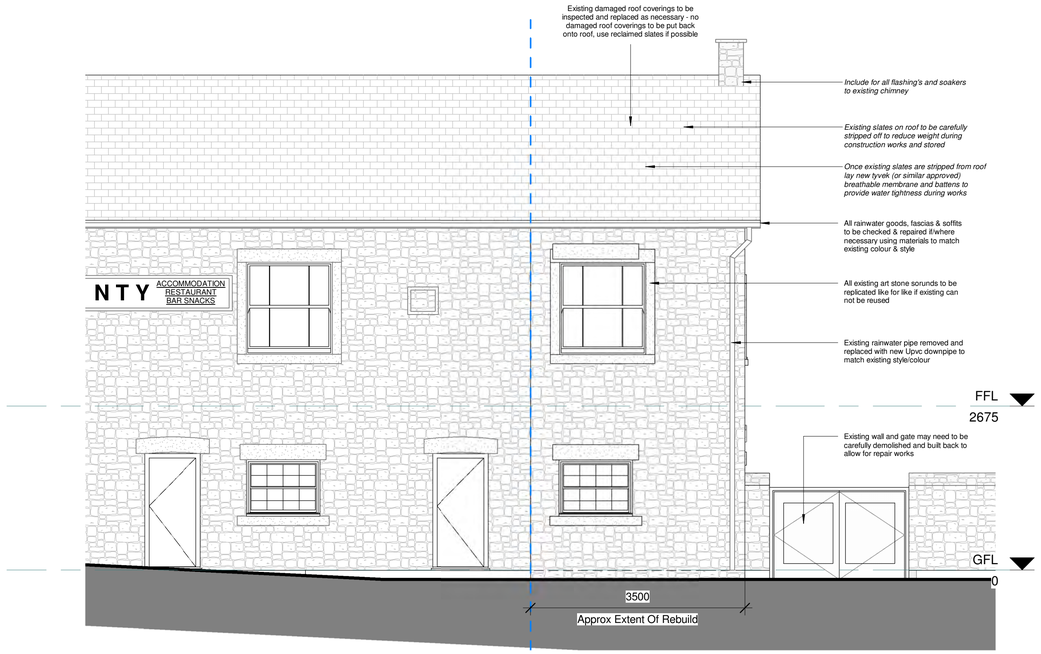


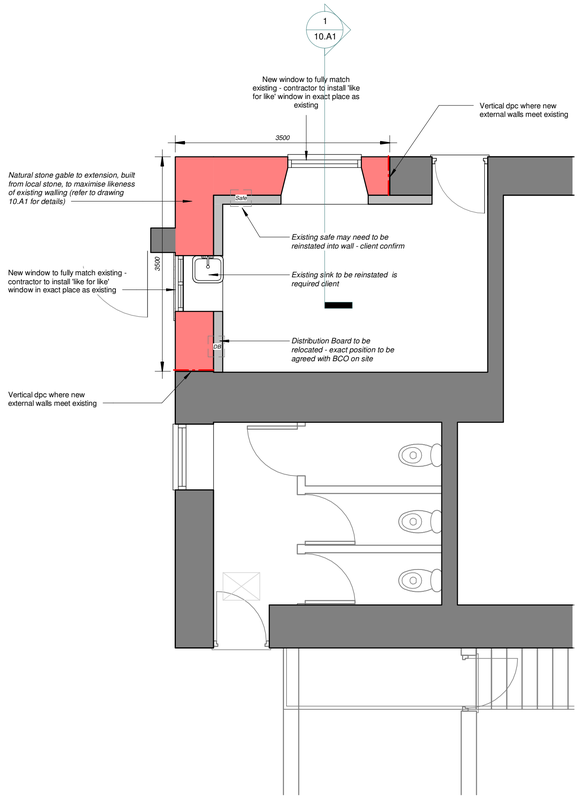
Proposed Part Front Elevation Showing Repair Works

3
07.A1
1 : 50

Proposed Part Side 1 Elevation Showing Repair Works

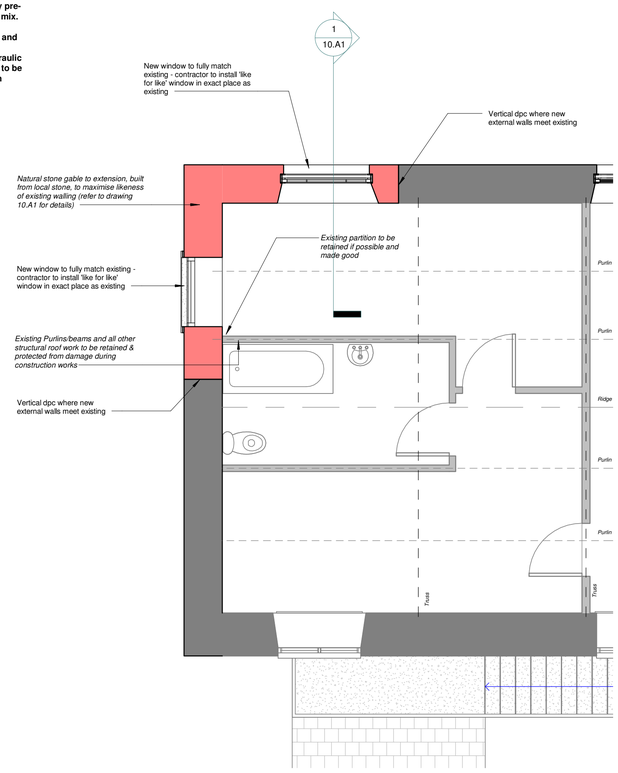
4
07.A1
1 : 50

New Walls To Match Existing
Two leaf's of random stone with a rubble infill core. Horse hair lime plaster where theres no dry lining. Wall stone mortar is to be dry pre-mixed hydraulic lime (NHL3.5) and sand mix.
NOTE:
Existing stone walls may need repairing and repointing
Stone mortar is to be dry pre-mixed hydraulic lime (NHL3.5) and sand mix. No cement to be used in old stone/brick walls, even when repointing



Proposed Part Ground Floor Plan

1
07.A1
1 : 50



Proposed Part First Floor Plan Showing Damage

2
07.A1
1 : 50

1:50 SCALE

0 1m 2.5 5 m

NOTE:

Dimensions need to be checked on site by contractor. Measurements on drawings may differ to site.

Contractor must check and confirm all boundary lines on site prior to any works commencing on site.

No.	Revision Description	Date	By
	REVISION SCHEDULE		

CLIENT: **Ellipta UK**

PROJECT: **Proposed Repair Work To Existing Building**

PROJECT ADDRESS: **23 Hark To Bounty, Slaidburn**

TITLE: **Proposed Floor Plans & Elevations**

CRAWFORD HIGGINS ASSOCIATES
ARCHITECTURAL DESIGN
BUILDING SURVEYORS
STRUCTURAL ENGINEERS
BUILDING CONSULTANTS
1 Fore Street
HEXHAM
NE46 1ND
tel 01434 603322
fax 01434 601156
mail@crawfordhiggins.co.uk
www.crawfordhiggins.co.uk

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STAGE:	DRAWING NUMBER:	PROJECT NUMBER:	Sheet size:
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Appendix 2 – Schedule of Works

(Prepared and supplied by Ellipta UK)

13406 Hark To The Bounty Inn - Schedule of Work

13 Aug 2020

Table of Contents

1 MAINS SERVICES/ENABLING WORKS

£

10 Undertake Pre-Works Dilapidations Survey & Provide Condition Report To Client & CA For Filing

Location : *To all areas of the site and buildings where the works and enabling operations will/may extend, including any car parking etc*

- Dilapidations Survey & Report

  Format of survey report: *PDF - emailed or on CD/USB Memory stick*

20 Arrange For, Manage, Support & Fund: Removal Of Meter & DB, Temporary Supply & Infrastructure etc

Location : *Gable - front - meter and DB located at GFL in front GF room*

Meters: *Client will need to apply for meter to be removed/moved/replaced given the contract limitations of energy purchase*

- Meter & DB Removal & Temporary Or Permanent Meter

  Scope: *Arrange to meet utility provider on site. Agree with them the best solution i.e. move incoming location permenantly or temporarily and return to original arrangement/position. Complete application forms. Pay fees. Manage utlity company and tie in with your own programme. Allow for all builders work in connection with agreed solution. Contractors electrician to include for all supporting works including DB, tails, alterations to comply, disconnection, reconnection etc.*

Total for page £

To be carried forward to Section 1 collection (page 4)

Collection for Section 1 MAINS SERVICES/ENABLING WORKS	£
Page 3	
Total for Section 1 £	
To be carried forward to Tender Summary (page 29)	

2 STREET WORKS

£

30 Remove, Clean, Store & Refix Street Signage On Building

Location : *Wall elevations being demolished*

- Removing Street Sign

  Type: *Wall mounted/fixed street direction sign on the gable elevation, including any others necessary to facilitate the works*
  Storage: *Set aside and place in a safe, secure and suitable environment ready for refixing on completion*

40 Design, Seek Approval, Pay Costs, Install & Manage Contractor Designed, Highways Compliant, Vehicle Impact Resisting Street Barriers & Highways Management Systems To Protect Access Equipment & The Works

Location : *To protect all vulnerable working areas*

- Contractor Designed Traffic Management System

  Type: *Conractor designed to satisfy local authority/highways*
  Extent: *As necessary to facilitate safe execution of the proposed works*

- Application process for highways approval

  Type: *Allow for all necessary applications and costs associaated with securing local authority and highways approval*

- Contractor designed highways and safety signage

  Type: *Directional and hazard warning*
  Extent: *To satisfy highways requirements*

- Contractor designed street works crash barriers

  Type: *PCC or water filled units - contractors design*
  Extent: *To protect all working areas vulnerable from vehicular traffic*

Total for page £

To be carried forward to Section 2 collection (page 6)

Collection for Section 2 STREET WORKS	£
Page 5	
Total for Section 2 £	
To be carried forward to Tender Summary (page 29)	

3 SPECIALIST ACCESS

£

50 Design, Erect, Seek Approval, Pay Costs & Manage A Contractor Designed Structural Support & Scaffold Access Solution

Location : *To the working area*

- Contractor Designed Access Equipment/Systems

  Type: *Structural Scaffold*

  Extent: *To provide construction access to all areas of working, and to provide structural support to the roof, ceilings and floors to facilitate the works proposed*

60 Remove The Existing Structural Supports (Raking Shores)

Location : *Front and gable corner*

- Removing Temporary Structural Supports (Steelwork Raking Shores & Foundations)

  Extent: *All associated elements. There may be mileage in liaising with the contractor/company who erected this to undertake these works.*

  Disposal: *Remove items from site, hand back to original contractor for salvage/re-use*

Total for page £

To be carried forward to Section 3 collection (page 8)

Collection for Section 3 SPECIALIST ACCESS	£
Page 7	
Total for Section 3 £	
To be carried forward to Tender Summary (page 29)	

4 TEMPORARY BUILDING WORKS

£

70 Temporary Hoarding To Ensure Building Security

Location : *To enclose the working area, and/or to close off the access doorways into the residual building to ensure security and weater tightness is acheived*

- Security hoarding
  Type: *Wooden - SW framing with 18mm OSB type sheathing all mechanically fixed and secured to the structure from inside.*
- Weather tightness
  Type: *Contractrors choice - to ensure reasonable level of weather and water tightness*

80 Felt & Batten Roof Pitches To Add An Elemment Of Water Tightness To The Building

Location : *The roof structure where slates and felt and battens have been removed*

- Breathable Underlay For Natural Slating (H62)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Agrément certified.*
  Type: *Spun bonded high density polyethylene (HDPE).*
  Direction Of Laying: *As manufacturer's recommendations.*
  Minimum Headlap: *100 mm.*
  Sealing Laps: *Seal open laps.*
  Underlay At Eaves: *Strip of type 5U polyester reinforced bitumen membrane at eaves dressed into gutter.*
  Support At Eaves: *6 mm external quality ply fixed to tilt down to fascia.*
- Softwood Battens For Natural Slating (H62)
  Size: *50 x 25 mm.*
  Grading: *Fully factory pre-graded in accordance with BS 5534.*
  Preservative Treatment: *Contractor's choice; submit product details.*
  Fasteners: *Galvanized steel nails, sized to penetrate 40 mm (minimum) into rafters.*

Total for page £

To be carried forward to Section 4 collection (page 10)

Collection for Section 4 TEMPORARY BUILDING WORKS	£
Page 9	
Total for Section 4 £	
To be carried forward to Tender Summary (page 29)	

5 DEMOLITION

£

5.1 Internals

90 Remove, Protect & Store Contents

Location : *Within the rooms affected by the works*

- Removing contents

Type: *All loose contents and furnishings within the rooms/areas of working*
Protection: *Clean, wrap and protect all elements*
Storage: *Suggest an on site unit, or commission a professional removals and storage company - contractors choice*

100 Remove, Protect & Store Floor Finishes

Location : *From the rooms affected by the works*

- Removing floor finishes

Type: *Lino, carpet, laminate and other loose laid finishes that can be salvaged*
Disposal: *Place into safe secure storage for the duration of the works*

110 Disconnect, Isolate, Remove & Store All Necessary Second Fix Services (Electrical & Mechanical), Required To Facilitate The Proposed Work

Location : *Both floors/levels to all affected rooms/areas*

- Removing electrical items

Type: *Light, heat and power fittings including all ancilliary fixtures fittings and wiring as necessary*
Disposal: *Remove from site, to be replaced with new - assuming this to be necessary*

- Removing fire detection items

Type: *Fire detection, alarm and notification fittings including all ancilliary fixtures fittings and wiring as necessary*
Disposal: *Remove from site, to be replaced with new - assuming this to be necessary*

120 Remove & Store General Fixtures & Fittings

Location : *All ceiling, wall & floor mounted elements, necessary to facilitate the works*

- Removing fixtures and fittings

Type: *Mirrors, pictures, brackets, shelving etc - everythinhg necessary to faciltiate the works specified herein*
Disposal: *Set aside in a safe secure storage facility ready for re-use on completion*

130 Remove & Store Sanitaryware

Location : *Bathroom and any other rooms where this may be necessary to faclitate safe execution of the works*

- Removing sanitaryware

Type: *Bath, WC, WHB, Shower, Cubicles, Screens etc - everything necessary to facilitate safe and complete execution fo the works specified herein*
Disposal: *Clean, wrap/protect and store for the duration of the works. Dispose of perishable elements.*

140 Remove Foul Drainage To Facilitate The Works

Location : *All areas necessary to facilitate the access, support and general works*

- Removing Foul Drainage Pipework

Type: *Soil, vent and waste pipework*
Extent: *Only as considered necessary by the contractor to facilitate the proposed works*
Disposal: *Remove from site - we would not support removing and refixing waste pipework, unless it is old cast and requires salvaging by the conservation team. Pipework is beleived to be PVC.*

150 Remove Floor Boarding, denail, clean and store

Location : *First floor*

- Removing Timber Board Flooring (K20)

Type: *Tongued and grooved floorboards.*
Extent: *As necessary to facilitate the proposed works, and to ensure re-levelling of the floor structure on reconstruction.*
Disposal: *Dispose of non salvageable portions of flooring.*
Additional Work: *Remove projecting nails from joists after board removal.*

Total for page £

To be carried forward to Section 5 collection (page 14)

£

160 Remove Timber Skirting Boards

Location : *Front GF & FF levels - all walls within rooms affected by the proposed works*

- Removing Timber Skirting
  Extent: *All skriting within the respective rooms*
  Disposal: *Remove from site*

5.2 Building Envelope

170 Remove, Clean & Store Adjoining Gatepost, Gates & Restricting Elements

Location : *Gable and double vehicular gates*

- Removing Gatepost
  Type: *Natural round top stone post*
  Extent: *Stone post and any foundation*
- Removing Wooden Gates
  Type: *Double wooden gates on pivot hinges, mounted into stone piers.*
  Disposal: *Set aside in a safe and secure location ready for inspection*

180 Carefully Strip Roof Covering

Location : *Front and rear pitches, over the end rooms*

- Removing Roof Covering
  Extent: *Ridge tiles, slate, battens and felt and all other associated elements necessary to facilitate the works*
  Disposal/Salvage: *Dispose of battens and felt. Dispose of damaged unusable slate etc. Salvage and set aside all salvageable materials/elements, on pallets in a safe location.*

190 Remove wall boarding, fixed floor coverings, tiling etc in preparation for a sequenced demolition

Location : *From the roofs affected by the damage/works*

- Removing wall boarding, tiling etc
  Type: *All wall finishes to be disposed of (unsalvageable) such as shower wall, tiling etc*
  Disposal: *Remove from site*

200 Remove, Set Aside, Clean & Store Rainwater Goods

Location : *Eaves to front elevation*

- Removing Rainwater Goods
  Type: *Cast & PVC*
  Extent: *Pipes and brackets - all associated fixtures and fittings necessary to facilitate the works*
  Protection: *Clean and protect*
  Storage: *Store for the duration of the works in a safe and secure location*

210 Remove Eaves & Verge Treatments

Location : *Front eaves and gable - entire gable verge*

- Removing verg
  Extent: *Entire verge detailing - it is anticipated that this building portion will need complete replacement due to its age and condition*
  Disposal: *Take templates of the verge detailing for accurate recreation, and then dispose of the verge material, leaving only the roof structure and walling*

220 Remove Internal Door Sets, Clean, Protect & Store

Location : *All internal doors, frames and hardware necessary to facilitate the works*

- Removing Door Sets
  Extent: *Door, frame and hardware*
  Clean & Inspect : *Clean down to facilitate a thorough inspection by the CA*
  Storage: *Store for the duration of the works in a suitably safe and secure environment*

230 Remove, Clean, Protect & Store External Doors & Windows

Location : *All external windows and doors affected by the works/damaged by the impact.*

Total for page £

To be carried forward to Section 5 collection (page 14)

£

- Removing External Doors & Windows
  Extent: *All external windows and doors necessary to facilitate the demolition/dismantling/rebuilding*
  Clean & Inspect: *Clean down to facilitate a thorough inspection by the CA*
  Store: *In a safe and secure location with non impacting environment*

240 Remove Internal Dry Lining Systems

Location : *Front GF room*

- Removing Dry Lining Partition
  Type: *Wall, floor and ceiling fixed timber dry lining system with plasterboard, insulation and membranes. Note presence of services that must be included for in the tender.*
  Extent: *All walls within this room*
  Disposal: *Remove from site.*

250 Dismantle/Carefully Demolish External Masonry Stone Walls

Extent: *As drawings*

- Dismantling, cleaning and storing stone walls
  Extent: *Eaves down to below ground level, tapered down from retained sections of walling*
  Preparation: *Annotate/mark key (lintels, sills, mullions, quoins (not general walling)) stone sections to ensure reconstruction follows the same sequence. Mark up the drawing to record where each key stone has been removed from.*
  Wall Type : *500mm - 600mm thick natural stone rubble fill external walls.*
  Cleaning: *Remove all residual mortar and prepare ready for reuse/rebuilding*
  Storage: *On pallets, sutiably protected from weather, damage and theft*
  Disposal: *Dispose of all non salveagable stone sections*

Total for page £

To be carried forward to Section 5 collection (page 14)

Collection for Section 5 DEMOLITION Page 11	£
Page 12	
Page 13	
Total for Section 5 £ To be carried forward to Tender Summary (page 29)	

6 RECONSTRUCTION

£

6.1 Foundations

260 Reinforced Concrete Strip Foundation

Location: *Proposed extent of wall rebuilding*

- Excavation (D20)
  Extent: *To provisional depth of 600mm below adjacent ground level*
- Reinforcement For Concrete Strip Foundations (E30)
  Reinforcement Type: *Steel fabric C283.*
  Finish: *None.*
  Top Face Nominal Cover To Reinforcement: *40 mm.*
  Formed Face Nominal Cover To Reinforcement: *40 mm.*
  Reinforcement Position: *See drawings.*
- Concrete For Reinforced Strip Foundations (E10)
  Section: *750 x 225 mm.*
  Concrete: *Designated RC25/30.*
  Maximum Aggregate Size: *20 mm.*
  Coarse Recycled Concrete Aggregates: *Permitted.*
  Consistence Class: *Contractor's choice.*
  Admixtures: *Concrete producer's choice.*

6.2 Masonry Walling

270 Reconstruction Natural Stone External Walls To Original Dimensions & Profiles

Location : *Front right corner and gable front corner from foundation to eaves/verge*

- Internal Leaf
  Stone source: *Salvaged from demolition/dismantling*
  Stone configuration : *To match the adjacent/original walling*
  Wall core : *Previously removed stone rubble fill and lime sand mortar, with thrifts to tie internal and external leafs*
  Mortar mix: *NHL3.5 Hydraulic lime - 1 part. Building and coarse sand - 3 parts. All sourced and mixed/gauged to match the existing.*
  Lintels: *150mm x 100mm PCC pre stressed units with 150mm end bearings.*
- External Leaf
  Stone source: *Salvaged from demolition/dismantling*
  Stone configuration: *To match the adjacent/original walling*
  Wall core: *Previously removed stone rubble fill and lime sand mortar, with thrifts to tie internal and external leafs*
  Quoins: *As salvaged returned to their original place*
  Sills: *As salvaged returned to their original place*
  Lintels: *As salvaged returned to their original place*
  Mortar mix : *NHL3.5 Hydraulic lime - 1 part. Building and coarse sand - 3 parts. All sourced and mixed/gauged to match the existing. Pointing as per the repointing/pointing in lime mortar guide.*
- Tying In
  Extent: *Course by course, from ground to eaves*
  Repointing: *Merge mortar pointing by repoitning existing/adjoining walling to avoid a straight evident joint*

6.3 Floor/Ceiling Structures/Boarding

280 Support & Build Existing Upper Ceiling Joists Into New External Masonry Walling

Location : *Existing joists/beams into external walling scheduled to be rebuilt*

- Building Joist Ends Into Stone Walling
  End bearing: *Minimum 100mm - anything less will call for additional works expended by a provisional sum*
  Joist end protection: *Provide joist end DPC socks, prorietary or formed with DPC thoroughly formed/sealed*

Total for page £

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£

290 Support & Build Existing Upper Floor Joists Into New External Masonry Walling

Location : *Existing joists into external walling scheduled to be rebuilt*

- Building Joist Ends Into Stone Walling
  End bearing: *Minimum 100mm - anything less will call for additional works expended by a provisional sum*
  Joist end protection: *Provide joist end DPC socks, prorietary or formed with DPC thoroughly formed/sealed*

300 Replace Timber Board Flooring

Location: *Within first floor front and bedroom and potentialy the bathroom*

- Removing Timber Board Flooring (K20)
  Type: *Tongued and grooved floorboards.*
  Extent: *Maximum 10 m².*
  Disposal: *Denail and set aside for reuse.*
  Additional Work: *Remove projecting nails from joists after board removal.*
- Timber Board Flooring (K20)
  Manufacturer : *Contractor's choice.*
  Boards : *To replicate the existing species, profile and dimensions*
  Moisture Content At Time Of Fixing: *9-13% (maximum).*
  Fixing: *Contractor's choice.*
  Reaction To Fire: *Class A2fl or better.*

310 Composite Laminate Overlay Flooring

Location : *Ground floor front gable room*

- Composite Laminate Flooring System (K21)
  Type: *Click type laminate/engineerd wood on underlay onto existing/new concrete floor*
  Allowance: *£25/m2 to purchaser*
  Colour And Pattern : *Assume as existing*
  Fixing: *Contractor's choice.*
  Separating Layer: *Manufacturer's standard.*

6.4 Dry Lining System & Partitions Walls

320 Timber Stud Walls To Rebuild Those Affected/Remove To Facilitate The Works

Location : *Separating bedroom and bathroom*

- Softwood Studding For Partitions (G20)
  Species: *Contractor's choice.*
  Size: *47 x 75 mm.*
  Treatment: *Required.*
  Stud Centres: *600 mm centres.*
  Fixing: *Framing anchors.*
- Softwood Sole Plate To Stud Partition (G20)
  Species: *Contractor's choice.*
  Size: *47 x 75 mm.*
  Treatment: *Not required.*
  Fixing: *Framing anchors.*
  Fixing Centres: *600 mm.*
- Softwood Head Plate To Stud Partition (G20)
  Species: *Contractor's choice.*
  Size: *47 x 75 mm.*
  Treatment: *Required.*
  Fasteners: *Framing anchors.*
  Fixing Centres: *600 mm.*
- Softwood Noggings To Stud Partitions (G20)
  Species: *As studs.*
  Cross Section Size: *50 x 75 mm.*
  Locations: *Where required for bracing, appliances, sheet edges and similar.*
  Fixing: *Framing anchor.*

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- Framing Anchors (G20)
  Manufacturer : *Contractor's choice.*
  Type: *To suit connection.*
  Material: *Stainless steel.*
  Fasteners: *30 x 3.75 mm sherardized square twist nails.*

330 Timber Stud Dry Lining System To External Walls

Location : *GF front room - internal and external walls*
Distance from external walls: *Minimum 25mm - must not make contact*

- Softwood Studding For Partitions (G20)
  Species: *Contractor's choice.*
  Size: *47 x 75 mm.*
  Treatment: *Required.*
  Stud Centres: *600 mm centres.*
  Fixing: *Framing anchors.*
- Softwood Sole Plate To Stud Partition (G20)
  Species: *Contractor's choice.*
  Size: *47 x 75 mm.*
  Treatment: *Not required.*
  Fixing: *Framing anchors.*
  Fixing Centres: *600 mm.*
- Softwood Head Plate To Stud Partition (G20)
  Species: *Contractor's choice.*
  Size: *47 x 75 mm.*
  Treatment: *Required.*
  Fasteners: *Framing anchors.*
  Fixing Centres: *600 mm.*
- Softwood Noggings To Stud Partitions (G20)
  Species: *As studs.*
  Cross Section Size: *50 x 75 mm.*
  Locations: *Where required for bracing, appliances, sheet edges and similar.*
  Fixing: *Framing anchor.*
- Framing Anchors (G20)
  Manufacturer : *Contractor's choice.*
  Type: *To suit connection.*
  Material: *Stainless steel.*
  Fasteners: *30 x 3.75 mm sherardized square twist nails.*

6.5 Roof Covering & Above Ground Drainage

340 Re-Construct Hardwood, Decorative Verge To Replace/Replicate The Original

Location : *Gable verge*

- Verge Construction
  Wood species: *Hardwood - contractors choice*
  Fixing: *Pellet covered external grade screws*
  Profile: *To replicate the existing*

350 Replace Natural Slate Roof Covering

Location : *To the area replaced - both pitches*

- Removing Natural Slating (H62)
  Extent: *As necessary to facilitate tying in.*
  Disposal: *Discard defective slates. Clean, dress and set aside remaining slates for reuse.*
- Removing Ridge Tiles To Natural Slate Roofing (H62)
  Extent: *As necessary to facilitate tying in.*
  Disposal: *Remove defective ridge tiles from site. Clean remaining tiles and set aside for reuse.*
- Removing Battens To Natural Slating
  Extent: *Cut out battens at area of new opening.*
  Disposal: *Remove from site.*
- Removing Underlay To Natural Slating
  Extent: *Cut out underlay at area of new opening.*
  Disposal: *Remove from site.*

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- Natural Slate Roofing (H62)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Secondhand slates. Redressed to suit.*
  Origin: *As existing.*
  Method Of Laying And Size: *As existing.*
  Minimum Headlap: *As existing.*
- Verge To Natural Slate Roofing (H62)
  Type: *Mortar bedded verge with bedded undercloak.*
  Execution : *As Reference Specification section H62.*
- Ridge To Natural Slate Roofing (H62)
  Manufacturer: *To replicate the existing*
  Product Reference: *Contractor's choice.*
  Type: *Socketed clay angle ridge tiles.*
  Colour: *As existing.*
  Gable End: *Matching stop end tiles.*
  Hip Junction: *Ridge/ hip junction tile.*
  Special Ridge Tiles With Spigot Assembly: *Matching vent terminal ridge tiles as drawings.*
  Fixing: *Mortar bedded and mechanically fixed.*
- Valleys For Natural Slate Roofing (H62)
  Type: *Fully supported lead valley gutter - description included elsewhere within construction.*
  Slate Gap: *150 mm.*
  Execution: *As Reference Specification, section H62.*
- Softwood Battens For Natural Slating (H62)
  Size: *50 x 25 mm.*
  Grading: *Fully factory pre-graded in accordance with BS 5534.*
  Preservative Treatment: *Contractor's choice; submit product details.*
  Fasteners: *Galvanized steel nails, sized to penetrate 40 mm (minimum) into rafters.*
- Breathable Underlay For Natural Slating (H62)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Agrément certified.*
  Type: *Spun bonded high density polyethylene (HDPE).*
  Direction Of Laying: *As manufacturer's recommendations.*
  Minimum Headlap: *100 mm.*
  Sealing Laps: *Seal open laps.*
  Underlay At Eaves: *Strip of type 5U polyester reinforced bitumen membrane at eaves dressed into gutter.*
  Support At Eaves: *6 mm external quality ply fixed to tilt down to fascia.*

360 Refix Previously Removed Rainwater Goods, Clean & Overhaul, Discard Of Unsalvageable Elements & Replace With New To Match

Location : *Area of rebuilding works*
Decoration: *In decoration item*

- Refixing Cast Iron RWG
  Extent: *Gutters, brackets, connections, spouts, downpipes, outlets and ancilliary elements*
  Joints: *Reseal*
- Replacing Cast Iron RWG
  Extent: *Elements not salvageable*
  Type: *To match the existing*

6.6 Windows & Doors

370 Re-Install Previously Removed External Windows & Doors & Frames

Location : *All previously Removed*

- Re-Install Previously Removed External Doors & Frames
  Fixing type: *Framing anchors*
- Re-Install Previously Removed External Windows
  Fixing type: *Framing anchors*
- Sealant To Juncture
  Type: *High quality, suitable grade*

380 Re-Install Previously Removed Internal Doors & Frames

Location : *All previously Removed*

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- Re-Install Previously Removed Internal Doors & Frames
  Fixing type: *Framing anchors*
- Sealant To Juncture
  Type: *High quality, suitable grade*

6.7 Joinery

390 Replace/Refix Softwood Skirtings, Architraves, Window Battens & Hardwood Window Sills

Location: *Ground and first floor levels within the rooms/areas where they had to be removed to facilitate the works. One would not anticipate such elements to be salvageable but contractors are asked to price as they deem most appropriate.*

- Softwood Skirtings (P20)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *To match existing.*
  Finished Size: *As existing.*
  Species: *European redwood.*
  Class: *Class 2 to BS 1186-3.*
  Preservative Treatment: *Water-based organic as section Z12, service life 15 years.*
  Finish As Delivered: *Contractors choice*
  Fixing: *Lost head nails at 300 mm centres.*
- Softwood Architraves (P20)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *To match existing.*
  Finished Size: *As existing.*
  Species: *European redwood.*
  Class: *Class 2 to BS 1186-3.*
  Preservative Treatment: *Not required.*
  Finish As Delivered: *Contractors choice.*
  Fixing: *Contractor's choice.*
- Hardwood Window Boards (P20)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Half round edge.*
  Finished Size: *As existing.*
  Species: *Contractor's choice.*
  Class: *Class 1 to BS 1186-3.*
  Preservative Treatment: *Not required.*
  Finish As Delivered: *Contractors choice*
  Fixing: *Countersunk screws and pelleted at 450 mm centres.*
- Softwood Window Battens (P20)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *To match existing.*
  Finished Size: *As existing.*
  Species: *European redwood.*
  Class: *Class 2 to BS 1186-3.*
  Preservative Treatment: *Water-based organic as section Z12, service life 15 years.*
  Finish As Delivered: *Contractors choice*
  Fixing: *Lost head nails at 300 mm centres.*

6.8 Services

400 Refix, Rewire, Replace, Test & Commission All Mechanical & Electrical Elements Remove To Facilitate The Works

Location : *All areas/rooms affected by the works*
NB: *The below items are merely summarising by example the need for all pre-existing elements to be replaced/rewired where removed to facilitate the works, and where needed replacing due to non compliance or to facilitate a necessary localised rewire. Contractors to have their electrical contractor inspect the property and assess what is necessary to remove, refix and replace as a consequenc of the proposed works.*

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- Contractor Designed Electrical Installation (V90)
  - Design And Detailing Of Electrical Installation: *The drawings/photos show the outline design and layout of the main components of the electrical system; complete the design in accordance with BS 7671. Also complete detailing, selection, installation and testing and commissioning of the electrical systems. Submit computer generated calculations showing types and sizes of devices, cables, and cpcs. Include rating factors, diversity, disconnection times and values of fault current and impedance.*
  - Design And Detailing Of Lighting Installation Generally: *Not required.*
  - Design And Detailing Of Internal Lighting Installation : *Not required.*
  - Design And Detailing Of Emergency Lighting Installation : *Design the emergency lighting installation in accordance with BS 5266-1.*
  - Mains And Distribution: *Cabling generally to be concealed. Exposed cabling or cables in concrete slabs in rigid conduit.*
  - Arrangement Of Power Circuits: *Not required.*
  - Arrangement Of Lighting Circuits : *Not required.*
- Connection To Fire Detection And Alarm Systems (W40)
  - Operation In The Event Of A Fire Signal: *Access points remain secure.*
- Refixing Mechanical Extract Fan
  - Manufacturer : *Previously removed - unless contractor deems it more cost effective to replace - vent axia or equal and approved*
  - Performance: *30l/s with timber run on*
- Electric Room Heater (V90)
  - Manufacturer : *Contractor's choice.*
  - Rating: *Contractor's choice.*
  - Convection: *Natural.*
  - Control: *Integral electronic controller/ timer and thermostat.*
  - Colour: *White to RAL 9010.*
- Electric Cable (V90)
  - Type: *Contractor's choice.*
- Distribution Boards (V90)
  - Manufacturer : *Contractor's choice.*
  - Third Party Certification: *ASTA certified.*
  - Rating: *Contractor's choice.*
  - Number Of Phases: *Single.*
  - Incoming Devices: *Contractor's choice.*
  - Number Of Outgoing Ways: *As existing*
  - Outgoing Devices: *Miniature circuit breakers to BS EN 60898-1.*
  - Enclosure: *Metal, surface mounted.*
  - Ingress Protection: *Contractor's choice.*
  - Security: *Lockable door/cover with barrel lock and key.*
  - Accessories: *Flush mounting kit.*
- Fire Alarm Manual Call Points (W50)
  - Manufacturer : *Manufacturer of fire detection control and indicating equipment.*
  - Third Party Certification: *LPCB approved.*
  - System Type: *Addressable.*
  - Designation: *Type A.*
  - Environmental Category: *Indoor.*
  - Protective Covers: *Required.*
  - Mounting: *Surface.*
  - Location: *Contractor's choice.*
- Pendant Set (V90)
  - Manufacturer : *Contractor's choice.*
  - Material And Finish: *White plastics.*
  - Lampholder Type: *Heat resistant white plastics lampholder specifically designed for low energy lamps.*
  - Flex Type: *PVC insulated and sheathed flexible 0.75 mm² two core circular cable.*
  - Flex Colour: *White.*
  - Flex Length: *230 mm.*
  - Mounting Type: *Surface.*
  - Lamp: *Contractor's choice.*
  - Fixing: *Secure to timber board fixed above ceiling.*

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- Ceiling Decorative Luminaire (bathroom) (V90)
  - Manufacturer : *Contractor's choice.*
  - Type: *Surface mounted.*
  - Casing Finish And Colour: *As existing.*
  - Diffuser Finish And Colour: *As existing.*
  - Lamp : *Contractor's choice.*
  - Fixing: *Secure to conduit box.*
- Self Contained Emergency Lighting Luminaire (V90)
  - Manufacturer : *Contractor's choice.*
  - Type: *X1A180.*
  - Body: *Polycarbonate.*
  - Diffuser: *Polycarbonate.*
  - Lamp: *High efficiency light emitting diodes (LED).*
- Ceiling Switch (V90)
  - Manufacturer : *Contractor's choice.*
  - Material And Finish: *White plastics.*
  - Configuration: *1 gang, one way, 6 A pullswitch.*
  - Indication: *Neon indicator only.*
  - Mounting Box: *Metal for flush mounting.*
  - Mounting Height: *Acorn on pull cord 1200 mm above floor level.*
- Lighting Plate Switch (V90)
  - Manufacturer : *Contractor's choice.*
  - Material And Finish: *White plastics.*
  - Configuration: *1 gang, two way.*
  - Ingress Protection: *As manufacturer's standard.*
  - Mounting Box: *Metal box for flush mounting.*
  - Mounting Height: *1100 mm above floor level.*
- Electrical Accessories (V90)
  - Manufacturer : *Contractor's choice.*
  - Material And Finish: *White plastics.*
  - Mounting Boxes: *Contractor's choice.*
  - Socket Outlet Mounting Heights: *450 mm above floor level.*
  - Light Switch Mounting Heights: *1100 mm above floor level.*
  - Data And Communication Socket Mounting Heights: *400 mm above floor level.*
- Wall Mounted Luminaire (V90)
  - Manufacturer : *Contractor's choice.*
  - Material And Finish: *White plastics.*
  - Switching: *Integral switch.*
  - Lamp: *Contractor's choice.*
  - Fixing: *Secure to wall over conduit box.*
- Commissioning Of Electrical System (V90)
  - Requirements: *As reference specification*
- Inspection And Testing Of Electrical Installation (V90)
  - Inspection And Testing Certification: *Submit two copies of electrical installation certificate completed in accordance with BS 7671.*

6.9 Finishes & Insulation

410 Insulate New Stud Walls

Location : *New/replacement stud walls*

- Insulation Between New Stud Walls (K10)
  - Manufacturer: *As plasterboard manufacturer.*
  - Product Reference: *Contractor's choice.*
  - Type: *Mineral wool semi-rigid slabs.*
  - Recycled Content: *None permitted.*
  - Thickness: *75 mm.*
  - Width: *As stud centres.*
  - Fixing: *Friction fitted.*

420 Insulate Dry Lining To GF Walls

Location : *Proposed walls (dry lining specified) within GF front room*

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- Insulation Between Studs For Dry Lined Partitions And Wall Linings (K10)
  Manufacturer: *As plasterboard manufacturer.*
  Product Reference: *Contractor's choice.*
  Type: *Mineral wool semi-rigid slabs.*
  Recycled Content: *None permitted.*
  Thickness: *75 mm.*
  Width: *As stud centres.*
  Fixing: *Friction fitted.*

430 Insulate First Floor Void

Location : *First floor joists over affected areas*

- Insulating Floor Void
  Type: *Accuostic/Fire quilt*
  Thickness: *100mm minimum*
  Support: *Craddle on wire mesh*
  Density: *Min 10kg/m3*

440 Insulate The Attic

Location : *Over the two gable bedrooms and bathroom/ensuite*

- Natural Insulation Batts Or Quilt Laid Between Ceiling Joists (P10)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Agrément certified.*
  Type: *Encapsulated cotton fibre roll.*
  Recycled Content: *None permitted.*
  Thickness: *100 mm.*
  Width: *To suit joist spacing.*
- Natural Insulation Batts Or Quilt Laid Across Ceiling Joists (P10)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Agrément certified.*
  Type: *Encapsulated cotton fibre roll.*
  Thickness: *100 mm.*
  Width: *Contractor's choice.*

450 Replace Lath & Plaster Ceilings (Provisional)

Location : *Front first floor bedroom & Ground floor front room*
Extent: *Entire rooms/ceilings*
Methodology : *Works by conservation skilled tradesmen only*

- Removing Ceiling Plaster
  Extent: *Both rooms - entire ceilings*
  Disposal: *Remove debris from site.*
- Wooden Lath
  Preparation: *Denail as required*
  Type: *Conservation style wooden lath*
  Fixing: *Stapled/nailed to underside of existing joists*
- Hair Reinforced Lime Plaster
  Mix: *Conservation accepted system/finish/mix*

460 Plasterboard And Skim To Stud Walls

Location : *Proposed stud walls and dry lining walls*
NB: *Allow to reform recesses and all original intricacies and shelves and cubby holes etc*

- Vapour Barrier
  Manufacturer: *Contractors choice*
  Grade: *500 gauge*
  Position in wall: *Between plasterboard and stud*
- M20a Single Layer Plasterboard Backings Nail Fixed (M20A)
  Manufacturer: *Contractor's choice.*
  Plasterboard: *Vapour check plasterboard.*
  Thickness: *12.5 mm.*
  Edge Profile: *Tapered.*
  Fixing: *Nail fixed as manufacturer's recommendations.*

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- M20a Two Coat Board Finish Plaster (M20A)
  Manufacturer: *Contractor's choice.*
  Plaster: *Two coat (undercoat plus finish) plaster system.*
  Undercoat: *Gypsum bonding plaster.*
  Surface Preparation: *Tape joints.*
  Undercoat Thickness: *5 mm.*
  Final Coat: *Gypsum finish plaster.*
  Final Coat Thickness: *2-3 mm applied in one coat.*
  Finish: *Smooth.*
- M20a Beads And Stops For Plaster (M20A)
  Manufacturer: *Contractor's choice.*
  Beads And Stops: *Stainless steel.*
  Position: *All external angles and stop ends.*

470 Nonhydraulic Lime Sand Plaster To Masonry Walls

Location: *To all wall areas internallyinternal surfaces of rebuilt/newly built stone walls - ground and first floor levels*

- M20a Nonhydraulic Lime Sand Plaster (M20A)
  Surface Preparation: *Dub out uneven substrates in lime:sand mix to match undercoats.*
  Lime Putty: *Ready prepared; contractor's choice.*
  Sand: *Contractor's choice; grading to approval.*
  Undercoat Fibre Reinforcement: *Goat hair: Contractor's choice of supplier.*
  Undercoats Mix: *1:3 lime:sand, hair reinforced.*
  Undercoats Thickness: *18 mm thick (minimum) overall, in two coats.*
  Final Coat Mix: *1:1 lime:sand.*
  Final Coat Thickness: *2-3 mm.*
  Final Coat Finish: *Polish with a steel trowel. Finish with a damp stock brush.*
- M20a Beads And Stops For Plaster (M20A)
  Manufacturer: *Contractor's choice.*
  Beads And Stops: *Stainless steel.*
  Position: *All external angles and stop ends.*

6.10 Decoration

480 Emulsion Paint To New Plastered Ceilings

Location: *All areas affected by the works - 3nr ceilings on the first floor and 2 ceilings on the ground floor*

- Preparation For Painting New Plaster (M60)
  Method: *Remove all loose or otherwise defective material including nibs, trowel marks and splashes.*
  Finishing: *Fill all surface defects with plaster or other suitable filler and abrade to a smooth surface.*
- Emulsion Paint (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Breathable emulsion.*
  Application: *Contractor's choice.*
  Number Of Coats: *Sealing coat and two full coats*
  Colour: *White.*

490 Redecorate Emulsion Painted Plaster Ceilings

Location: *Areas affected by other works necessary to facilitate that proposed*

- Preparation For Redecorating Previously Painted Plaster (M60)
  Method: *Contractor's choice.*
  Finishing: *Fill all surface defects with plaster or other suitable filler and abrade to a smooth surface.*
- Emulsion Paint (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Breathable emulsion.*
  Application: *Contractor's choice.*
  Number Of Coats: *Sealing coat and two full coats*
  Colour: *White.*

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500 Gloss/Eggshell/Satin Paint To New Woodwork

Location: *All new woodwork specified herein*

- Preparation For Painting New Wood (M60)
  Method: *Fill all surface defects and abrade to a smooth even surface. Apply two coats of knotting to exposed resinous areas and knots.*
- Wood Primer (M60)
  Manufacturer: *As overpainting system manufacturer.*
  Product Reference: *Contractor's choice.*
  Type: *Water based primer.*
  Application: *As manufacturer's recommendations.*
  Number Of Coats: *As manufacturer's recommendations.*
- Interior Undercoat (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Water based.*
  Application: *As manufacturer's recommendations.*
  Number Of Coats: *Contractor's choice.*
  Colour: *As manufacturer's recommendations for finish coat colour.*
- Gloss/Eggshell/Satin Paint (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Contractor's choice.*
  Application: *Contractor's choice.*
  Number Of Coats: *Two.*
  Colour: *White.*

510 Redecorate Painted Woodwork

Location: *All existing woodwork, previously painted and affected by the works specified herein*

- Preparation For Redecorating Previously Painted Wood (M60)
  Method: *Contractor's choice. Make good to provide sound substrate.*
  Finishing: *Fill all surface defects and abrade to a smooth even surface. Apply two coats of knotting to exposed resinous areas and knots.*
- Interior Undercoat (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Water based.*
  Application: *As manufacturer's recommendations.*
  Number Of Coats: *Contractor's choice.*
  Colour: *As manufacturer's recommendations for finish coat colour.*
- Gloss/Egshell/Satin Paint (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Contractor's choice.*
  Application: *Contractor's choice.*
  Number Of Coats: *Two.*
  Colour: *White.*

520 Redecorate Cast Iron Rain Water Goods

Location : *All elements to the front and gable elevation*

- Preparation For Painting Ferrous Metal (M60)
  Method: *Remove all loose or otherwise defective material, corrosion and millscale.*
  Finishing: *Apply primer coat within one hour.*
- Metal Primer (M60)
  Manufacturer: *As overpainting system manufacturer.*
  Product Reference: *Contractor's choice.*
  Type: *Acrylic based zinc phosphate primer.*
  Application: *Contractor's choice.*
  Number Of Coats: *As manufacturer's recommendations.*

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- Paint For External Rainwater Goods (M60)
  Manufacturer: *Contractor's choice.*
  Product Reference: *Contractor's choice.*
  Type: *Water based acrylic gloss.*
  Application: *Contractor's choice.*
  Number Of Coats: *Two.*
  Colour: *Black.*

6.11 Fixtures & Fittings

530 Refix Street Signage On Building

Location : *Wall elevations being demolished*

- Refixing Street Sign
  Type: *As removed*
  Fixings: *Renew with external grade masonry plugs and screws, but only fix into mortar joints. Allow for a treated sub frame if this is not acheivable through the existing fixing holes in the sign.*

540 Reconstruct Boxing To Replace That Which Existed

Location : *All existing locations, found and removed asd a result of the specified rebuilding works*

550 Remove From Storage & Refix All Previously Removed Contents, Fixtures & Fittings

Location : *All areas, all elements previously removed*

Total for page £

To be carried forward to Section 6 collection (page 26)

Collection for Section 6 RECONSTRUCTION	£
Page 15	
Page 16	
Page 17	
Page 18	
Page 19	
Page 20	
Page 21	
Page 22	
Page 23	
Page 24	
Page 25	
Total for Section 6 £	
To be carried forward to Tender Summary (page 29)	

7 SITE CLEARANCE

£

560 Remove All Enabling/Temporary Works, & Temporary Hoarding, Access etc Specified Herein

Type: *All highways safety/enabling works*

- Removing Highways Signage, Traffic Mannagement & Safety Bollards

  Extent: *All items*

- Cleaning & Making Good

  Type: *To all surfaces affected/damaged*

  Extent: *Return all damaged/affected surfaces/areas to their pre-incident condition*

Total for page £

To be carried forward to Section 7 collection (page 28)

Collection for Section 7 SITE CLEARANCE	£
Page 27	
Total for Section 7 £	
To be carried forward to Tender Summary (page 29)	

13406 Hark To The Bounty Inn - Schedule of Work

Tender Summary	£
Preliminaries	
1 MAINS SERVICES/ENABLING WORKS (page 3)	
2 STREET WORKS (page 5)	
3 SPECIALIST ACCESS (page 7)	
4 TEMPORARY BUILDING WORKS (page 9)	
5 DEMOLITION (page 11)	
6 RECONSTRUCTION (page 15)	
7 SITE CLEARANCE (page 27)	
Total £	

Signed _____

For and on behalf of _____

Date _____

Appendix 3 – Policy and Guidance Framework

Legislation

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 5 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 2 Legislation relating to cultural heritage in planning

Policy

National

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2019) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of one of the key objectives contributing to sustainable development.
189	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance".
190	Paragraph 190 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
193	'Great weight' should be given the conservation of a designated heritage asset irrespective of the level of 'harm' of a proposed development. However, the more important the asset, the greater the weight given.

Paragraph	Key Points
194	'Harm to, or loss of, the significance of a designated heritage assets…should require clear and convincing justification'. In terms of the levels of designated heritage assets, substantial harm to Grade II listed buildings and parks and gardens should be exceptional, and to all other (the highest significance of) designated assets wholly exceptional.
195	Substantial harm to a designated heritage asset will be refused unless it is outweighed by substantial public benefits.
196	Where there is 'less than substantial harm' to a designated heritage asset, the decision will weigh this harm against the public benefit of the proposal 'including, where appropriate, securing its optimum viable use'.
197	For decisions affecting non-designated heritage assets 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Table 3 Key passages of NPPF in reference to cultural heritage

Local

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, this is represented by the *Core Strategy 2008 – 2028. A Local Plan for Ribble Valley* (Ribble Valley Borough Council 2014). Within the *Core Strategy*, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Text or Summary
EN5	Policy EN5: Heritage Assets There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through: • Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance. • Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. • Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset. • Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. • The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy	Text or Summary
DME4	Policy DME4: Protecting Heritage Assets In considering development proposals, the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. 1. Conservation Areas Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area. 2. Listed Buildings and Other Buildings of Significant Heritage Interest Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist…

Table 4 Key local planning policies with reference to cultural heritage

Guidance

National

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
National Planning Practice Guidance (NPPG) (MHCLG 2019)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a 'live' online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant English Heritage guidance documents. The NPPG references many similar terms to the previous PPS5 Practice Guidance.
Conservation Principles, Policies and Guidance (Historic England 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)	This advice note provides good practice advice from Historic England, as the government's advisor on the historic environment. It outlines an advised approach to assessing significance of heritage assets and potential planning-led effects on that significance, in a manner compliant with the principles of NPPF. It also outlines good practice for managing effects on heritage assets through conditioned mitigation.
Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets (Historic England 2017b)	This document represents the latest statement by Historic England as to best practice for the assessment of potential effects of development upon the setting of heritage assets, superseding the 2011 guidance. It provides a loose framework for this assessment and advocates a staged process of assessment outlined in the appropriate section below.

Document	Key Points
Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (CIfA 2014)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.
Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA 2017)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.

Table 5 National guidance documentation consulted

Appendix 4 – Methodology and Sources

Overview

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (CIfA 2008; 2009; HE 2006; 2008; 2011).

The following tasks were undertaken as part of this assessment:

- Consultation of archive sources
- Compilation of appropriate desk-based and online resources including the National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish current conditions and make an assessment of potential effects on heritage assets
- Preparation of an assessment of known and potential physical and setting effects (this document).

Walkover Survey

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in May 2020 and comprised an assessment of the entire site and its environs.

Significance

Defining Significance

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: • Evidential • Historical • Aesthetic • Communal
NPPF (CLG/DCMS/English Heritage 2010)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': • Archaeological • Architectural • Artistic • Historic

Source	Significance Criteria
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 6 Criteria for assessment of significance

Assessing Significance

The assessment of significance comprises three stages, as set out in *Note 2* of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always therefore be an element of interpretation and professional judgement within a considered assessment.

Defining the Contribution of Setting

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting *NPPF*) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and it surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid*. 2). A staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid*. 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development

- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (MHCLG 2019) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being…an ability to… experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: "elements of a setting may make a positive or negative contribution to the significance of an asset". Acknowledging this, "the contribution that setting makes to the significance of the asset does not depend on there being…an ability to… experience that setting" (MHCLG 2019), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of 'buried assets' (Historic England 2017, 5).

Assessing the Contribution of Setting

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise before further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This asset was subject to a site visit to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of its setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to the asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented above.

Sources

Cartographic Sources

Assessment of relevant mapping held in archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

Published and Unpublished Sources

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

Chronology

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
  - » Tudor: AD 1485 – 1603
  - » Stuart: AD 1603 – 1714
  - » Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900
  - » Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present