



AB4-let-06

16th August 2026

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

Dear Sir,

Method Statement

**Re-roofing of the main building, with the East Wing to follow at :
Lovely Hall, Lovely Hall Lane, Salesbury, Blackburn, BB1 9EQ**

Following receipt of the required Planning Permission and Listed Building Consent, building works can be arranged for the main building.

Once a protected species licence is in place, at the pre-commencement stage, the ecologist is to undertake a site induction 'toolbox talk' to the Licensee and all contractors on possible bat presence and discuss document features taken from the licence, i.e. licence, method statement, mitigation figures and work schedule to be kept on site for the duration of the work.

A pre-commencement check will be undertaken by our ecologist through an investigation of the areas at which bats have been observed using the site. This will involve a thorough inspection of these areas during dismantling using endoscopes and a narrow-beam torch, as necessary, and will involve a soft strip at the local area of interest, as necessary, which involves the careful lifting, inspecting and removal of components.

The existing roof coverings will be carefully removed, in the presence of our Ecological Clerk of Works, with all roost features being dismantled during favourable weather conditions above a temperature of 9 degrees C, and with low wind.

Where crevices are extensive, or where it cannot be conclusively ascertained that bats are absent from a crevice, exclusion devices may be fitted for 3 days and 3 nights, or longer, at the ecologist's discretion. This is where material is placed over the entrance area of a roost, allowing bats a means of escape while preventing them from re-accessing.

Any bats located by the ecologist will be removed, placed in a secure box with soft tissue and transferred into the receptor roosts that will have been previously erected. Should any bats be found which are in ill-health, they will be taken into care by a previously nominated bat carer.

Only once it has been conclusively established by the ecologist that bats are absent can works continue to completion.

An assumption is made that scaffold will be erected and the affected roof be covered in its entirety for the duration of the works.

Both before, where possible, and following the removal of the existing roof covering, our archaeologist (Mr Steven Price of the Archaeology Company) is required to record a survey of the existing timbers, both photographically, and by record drawings.

Safe access will be maintained to enable a thorough investigation of the roof spaces and structure to allow the recording of such.

The survey shall be performed to Historic England level 3 standards and shall record:

The form and fabric of the roof trusses, along with a measured survey, resulting in a plan of the truss locations and elevations of each truss. Both shall identify historic and modern timbers. All drawings shall be produced at 1:50 scale at least.

A photographic survey of the roof trusses shall be performed recording the elevation of each of the trusses using high resolution SLR camera with files saved for archive purposes.

Care is to be taken to examine timbers for historic graffiti or other markings. Where found they shall be located on appropriate drawings and photographed with off camera lighting as appropriate.

Loft spaces containing timbers which cannot currently be accessed will be inspected following removal of the roof coverings.

Time must be allowed for Steven to compile all of the above.

Any roof timbers which unavoidably need to be replaced shall be done, by agreement with the Local Authority.

In respect of the proposed treatment for woodworm, we respect the advice of the SPAB and will monitor any beetle activity for a period of one year prior to considering the necessity of chemical treatments.

A traditional bitumen underfelt, type 1F, suitable for use with potential bat entry, (no breathable roofing membranes must be used) is to be fitted along with roofing battens.

Stone roof tiles as approved by the Local Planning authority are to be fixed, allowing for the recommended bat penetrations.

New roosting provision is to be incorporated close to the existing access points and roost locations, (see the dusk survey report by The Tyrer Partnership) in the form of seven access points for bats within the tiles, six of which will be placed on the western roof pitch and one on the central roof pitch, as close to the emergence points identified during the surveys as possible. Bat access vents will be integrated into the stone tiles when re-roofing to create ingress points to the roof lining, thus recreating the existing opportunities for bats.

Finally all scaffold is to be removed, ensuring repair to any holes made to secure such.

Our permission has been applied for, to continue with the re-roofing work along the east wing.

As soon as the required Planning Permission and Listed Building Consents have been granted, building works can be arranged for the East Wing.

Each sequence will be performed, as outlined above with regard to the bats.

As informed by any planning conditions relating to our fresh application for the East Wing, any recording of historical components required and any dilapidations found will be rectified by agreement with the Local Authority.

A traditional bitumen underfelt, type 1F, suitable for use with potential bat entry, (no breathable roofing membranes must be used) is to be fitted along with roofing battens.

Stone roof tiles as approved by the Local Planning authority are to be fixed, allowing for the recommended bat penetrations.

New roosting provision is to be incorporated in the form of one roof access vent in the location indicated in the accompanying bat report, along with two bat bricks within the adjacent south facing wall.

Finally all scaffold is to be removed, ensuring repair to any holes made to secure such.

Should you require any additional information, please do not hesitate to contact the writer.

Yours sincerely,

Gary Dearden