



RIBBLE VALLEY
BOROUGH COUNCIL

**This form should accompany
all planning applications
for change of use
of rural buildings to dwellings**

1. GUIDELINES FOR THE PREPARATION OF THE CONVERSION ASSESSMENT AND METHOD STATEMENT

GENERAL NOTES

In the preparation of the conversion assessment and method statement, consideration should be given to the following observations:

Roof Structures

The removal of roof structures has a great influence on the overall stability of the walls, the removal of the roof therefore increases the risk of damage and/or failure of part or whole of the existing structural elements

Removal of the roof structure should only be considered when works to stabilise the existing walls have been completed and following a full risk assessment identifying all precautions to be taken during these operations.

Walling Materials

The assessment of existing structures where the wall construction is that of random stone requires special consideration. This type of wall generally relies on the mass of that wall and its material for load sharing qualities and structural integrity; alterations to walls and in particular the insertion of new openings, their size and location/method of installation has considerable bearing on their future ability to sustain loading conditions

The Council's design requirements in general seek to reduce to a minimum the number of new openings. In order to sustain the future viability that is to retain those parts of the existing structure, openings should, therefore, be kept as small as is practical, the number of new openings in each elevation should be decided with sensitivity having regard to the integrity of the structure.

Details should also be given of the nature, source and method of integration of any new materials to be used both for repair and reconstruction

Building over existing structure

Building on top of existing structures should be avoided, the design scheme should always aim to utilise the existing structure with the minimum effect and alteration.

Building on top of the existing structure by increasing the height of the existing walls can cause failure of the existing structure or its foundations. Furthermore the new wall is likely to be constructed in modern materials over masonry construction; the mixing of differential materials can itself cause serious problems in the life cycle of that structure.

External features

The proximity of watercourses, trees, and external services should always be taken into account in the conversion assessment.

General advice

It is further recommended that conversion works should only be carried out by a competent person with knowledge and experience in conversion work. Those carrying out the works should hold the necessary insurances including for financial loss.

Works should always be carried out following good practice following an identified sequence, incorporating adequate precautions so as not to prejudice or weaken any part or whole of the existing structure.

Those responsible for carrying out conversion operations should take the responsibility to consult with the local authority where there is any doubt with regard to any part of demolition or part of the repair process or indeed when an unknown defect presents itself.

2. CONVERSION ASSESSMENT

The conversion assessment must draw together all the elements in the conversion/construction process (having regard to the condition of the existing structure), which have an influence on the stability and/or integrity of the structure.

The assessment must be distinctive and specific to that project.

The report should follow this general format and headings; the space between the headings is mainly indicative; you may wish to expand or extend the information provided under a particular heading.

Site/Location Address

MAADSVICKS FARM, SETTLE RD., ROSTON BN BOWLAND

CUTWORTH

BB7 4NT

Ordnance Survey Grid Reference

E-378004 N-449928

CONDITION OF EXISTING STRUCTURAL ELEMENTS

List the condition/type of construction/materials of each structural element separately, along with your intentions to alter/repair/extend or demolish elements in connection with this conversion.

A. Roofs;

Condition of existing roof/roofs:

Including the type of construction and roof covering, condition of trusses, purlins and rafters. The degree of attack by wood-boring insects should be assessed together with remedial measures.

TRADITIONAL OAK TRUSSES AND PURLINS WITH S.W. RAFTERS,

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STRUCTURALLY SOUND GENERALLY.

Roofs;

Alteration/repair/removal:

ALL EXISTING TIMBER TO BE TREATED WITH PRESERVATIVE!

ANY MEMBERS FOUND TO BE FAULTY (ON REMOVAL OF EXISTING
ROOF COVERING) TO BE REPLACED -

B. Walls;

Condition of existing walls:

Including type of construction and materials; list each elevation separately eg north, south, etc in conjunction with the accompanying plans

Any defects (ie cracks and bulges etc) should be clearly identified and marked on the accompanying plans.

Walls significantly out of plumb also need identifying together with an assessment of their effect on the overall integrity of the structure. The method of repairing defects should be fully specified in the paragraphs below

WEST ELEVATION: APPROXIMATELY 600mm THICK RANDOM COURSED STONE
IN LIME MORTAR (EXCLUDING OUTBUILDING TO BE DEMOLISHED) NEAR TO
PLUMB WITH NO SIGNIFICANT DEFECTS.

EAST ELEVATION: AS WEST, WITH RECENT WINDOW OPENINGS AND STEEL
LINTOLS TO BE REPLACED WITH STONE.

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NORTH ELEVATION : (GABLE) AS WEST, WITH DOOR OPENING, & LINTOL
TO BE CHECKED FOR STRUCTURAL SOUNDNESS AT CONVERSION.
SOUTH ELEVATION : (GABLE) AS NORTH.

C. Walls;

Alteration/repair/extension or demolition:

Indicate type of construction and materials

List each elevation in sequence eg north, south, etc in accordance with the accompanying plans.

The formation of each new or altered opening should be assessed having due regard to the size and position of the opening with respect to the overall structural integrity of the building.

EXISTING WALLS : RANDOM COURSED STONE IN LINE MORTAR.

ALL NEW OPENINGS TO BE FORMED WITH APPROPRIATE PROPPING, & NONE
PRESENT ANY THREAT TO THE STRUCTURAL INTEGRITY OF THE BUILDING.

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D. Walls;

Formation of internal lining walls:

Indicate if it is the intention for new walls to provide additional support to the existing structure.

INTERNAL SKIN TO EXTERNAL WALLS AND ALL LOADBEARING
INTERNAL WALLS TO BE CONSTRUCTED IN 7N. BLOCKWORK
TIED TO THE EXISTING STONEWORK WHERE RELEVANT.

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E. Floors;

Existing/proposed floors:

Include construction materials and relationship to internal and external ground levels, also relationship to depth of existing and proposed foundations.

Identify where upper floors are to be used to provide additional support to the existing structure.

GROUND FLOOR : TO BE FORMED IN IN SITU CONCRETE SLABS,
AT A LEVEL AS EXISTING GROUND FLOOR.
FOUNDATIONS : PERIMETER AND INTERNAL FOUNDATIONS TO
BE FORMED AT EXISTING BASE OF WALL LEVELS. (UNDERPINNING
TO BE CARRIED OUT WHERE NECESSARY)

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F. Ground works;

Identify all external or internal ground works which may require alteration and the effect on the existing structure and the conversion process. These should include:

Foundations:

* Including any remedial works ie underpinning or retaining walls.

The assessment should consider the level of the existing foundations in relation to existing and proposed ground floor and external levels.

Any proposal to reduce external levels should identify how adequate cover is to be maintained to the foundations

NO LEVEL CHANGES ANTICIPATED IN THIS CONVERSION:

MINOR UNDERPINNING MAY BE REQUIRED LOCALLY.

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Services:

Identify all service excavations in close proximity likely to affect the existing structure. Include existing/proposed drainage arrangements.

A NEW PROPOSED DRAINAGE + SERVICE CONNECTIONS TO BE FORMED IN ACCORDANCE WITH CURRENT BUILDING REGULATION REQUIREMENTS.

G. Other factors;

Include all other features which you feel either have a bearing on the structural conversion assessment and/or should be brought to the attention of the developer. Including:

- Assumptions made which must be proven by further investigation.
- Items which require specific cross reference to the method statement

EXISTING STRUCTURE : FROM VISUAL INSPECTION AND SITE INVESTIGATION THE EXISTING STRUCTURE APPEARS GENERALLY SOUND WITH NO SERIOUS DEFECTS. ON CONVERSION THE ROOF STRUCTURE SHOULD BE THOROUGHLY CHECKED AND IT SHOULD BE ESTABLISHED THAT IT IS STRUCTURALLY CAPABLE OF CARRYING THE PROPOSED ROOF LOADS. DURING CONVERSION ADEQUATE PROPPING / SHORING SHOULD BE INTRODUCED IF NEEDED TO MAINTAIN INTEGRITY OF THE STRUCTURE.

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3. METHOD STATEMENT

The method statement must demonstrate that works will be carried out in such a manner, following an identified sequence, incorporating adequate precautions, so as not to prejudice or weaken any part or whole of the existing structure.

Where parts of the structure have been identified for demolition, those demolition processes to form part of this method statement.

The assessment must be distinctive and specific to that project.

The report should follow this general format and headings, the space provided between the headings is merely indicative; you may wish to expand on the extent of information provided under a particular heading.

Site/Location Address

CUDWICK'S FARM BARN

SETTLERS

BOLTON BY BOLWARRAN

LUTHERNE

B37 4AJT

Ordnance Survey Grid Reference

E: 378004 N: 449928

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A. Initial Procedures;

Identify the initial procedures which must be carried out prior to any works commencing on site.

This to include; notifications and familiarisation with the site conditions and construction elements. Areas of the building which are to be retained and those which are to be demolished.

1) CARRY OUT LOCAL EXTERNAL & INTERNAL EXPLORATORY
GROUND EXCAVATIONS TO ESTABLISH THE DEPTH AND COMPOSITION
OF EXISTING FOUNDATION DETAILS AT EXTERNAL WALLS.

2) INSPECT ALL ROOF TIMBERS IN DETAIL TO ESTABLISH THEIR
CONDITION

3) IF CONSIDERED NECESSARY COMMISSION A STRUCTURAL REPORT
FROM A QUALIFIED CONSULTANT ON ALL STRUCTURAL ASPECTS OF
THE CONVERSION.

B. Initial Precautions;

Indicate clearly all walls and other structural elements to be propped and/or provided with raking shores. Itemise the full extent of those operations and the method to be employed; the location of props and shores to be marked on the accompanying plans and elevations

IT IS NOT ANTICIPATED THAT ANY MAJOR PROPPING OR SHORING
WILL BE REQUIRED. FORMATION OF DOOR/WINDOW OPENINGS
TO BE PROPPED AS STANDARD PROCEDURE

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WORK ELEVATION: (GABLE) AS WEST, WITH DOOR OPENING & LINTOL
TO BE CHECKED FOR STRUCTURAL SOUNDNESS AT CONVERSION.
SOUTH ELEVATION: (GABLE) AS NORTH.

C. Sequence of Works;

Clearly identify the sequence in which the works are to be carried out; including the precautions to be taken. This should be carried out having regard to the interaction of structural elements and operational procedures

Particular reference should be made to works which require independent support measures ie the formation of openings in the existing structure. Where necessary make reference to the accompanying plans and elevations

Sequence as follows:

- 1) REMOVAL OF EXISTING ROOF COVERING AND FIRST / GROUND FLOOR
CONSTRUCTION & EXCAVATION FOR NEW FOUNDATIONS
- 2) NEW FOUNDATIONS AND STRUCTURAL BLOCKWORK TO INTERNAL SKIN
& WALLS,
- 3) FORMATION OF EXISTING / NEW EXTERNAL WALL OPENINGS WITH
ALL NECESSARY PROPPING OF EXISTING STONE WALLS.
- 4) CONSTRUCTION OF NEW 1st FLOOR AND BLOCKWORK
- 5) ROOF STRUCTURE TREATMENT + REPAIR AS NECESSARY, REPLACE OF
ROOF.

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D. Special Considerations;

Demolitions

Clearly identify the areas of the existing structure which are to be removed in part or whole, these areas to be marked on the accompanying plans and elevations (areas to be removed edged red on the plan and elevation).

Make clear distinction where walls are being repaired ie parts of walls being removed for defective areas and where lengths of the walls full height are being demolished.

The method statement should include these parts of the demolition by each structural element ie south facing wall, and shall include all necessary precautions to restrain and support the remaining structure during the course of these works.

EXTENSION TO WEST ELEVATION - ROOF, WALLS + ASH FOUNDATIONS
TO BE DEMOLISHED. NO PROPPING OF THE REMAINING EXISTING
STRUCTURE NECESSARY.

ALL OTHER OPENINGS TO BE FORMED TO INCLUDE LOCAL PROPPING OF
EXISTING STONE WALL.

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E. General

Attention should be drawn to all items of work which, although not identified specifically within the sequence of works, may have a bearing upon or influencing factor within the conversion process

GROUND WORKS:

SPECIFIC ATTENTION REQUIRED TO THE INTERNAL SKIN AND INTERNAL LOAD BEARING WALLS FOUNDATIONS ONCE EXCAVATION HAS ESTABLISHED THE CURRENT EXTERNAL WALLS FOUNDATIONS NATURE AND DEPTH, WHERE STRUCTURAL CONSULTATION SHOULD BE INVOLVED IF REQUIRED.