



320110702P

DAVID & CHERIE SLATER

FAIRCLOUGH HOUSE, LOUD BRIDGE, CHIPPING, NEAR PRESTON, LANCs. PR3 2NX.

Tel: 01772 783658 Fax: 01772 785007

DATE 31st August 2011

FAO RIBBLE VALLEY BOROUGH COUNCIL - Planning Department

FROM David Slater

TOTAL NUMBER OF PAGES (including this header sheet) One

PHOTOGRAPHS SHOWING EXISTING VIEWS OF OUTBUILDING - INDEX

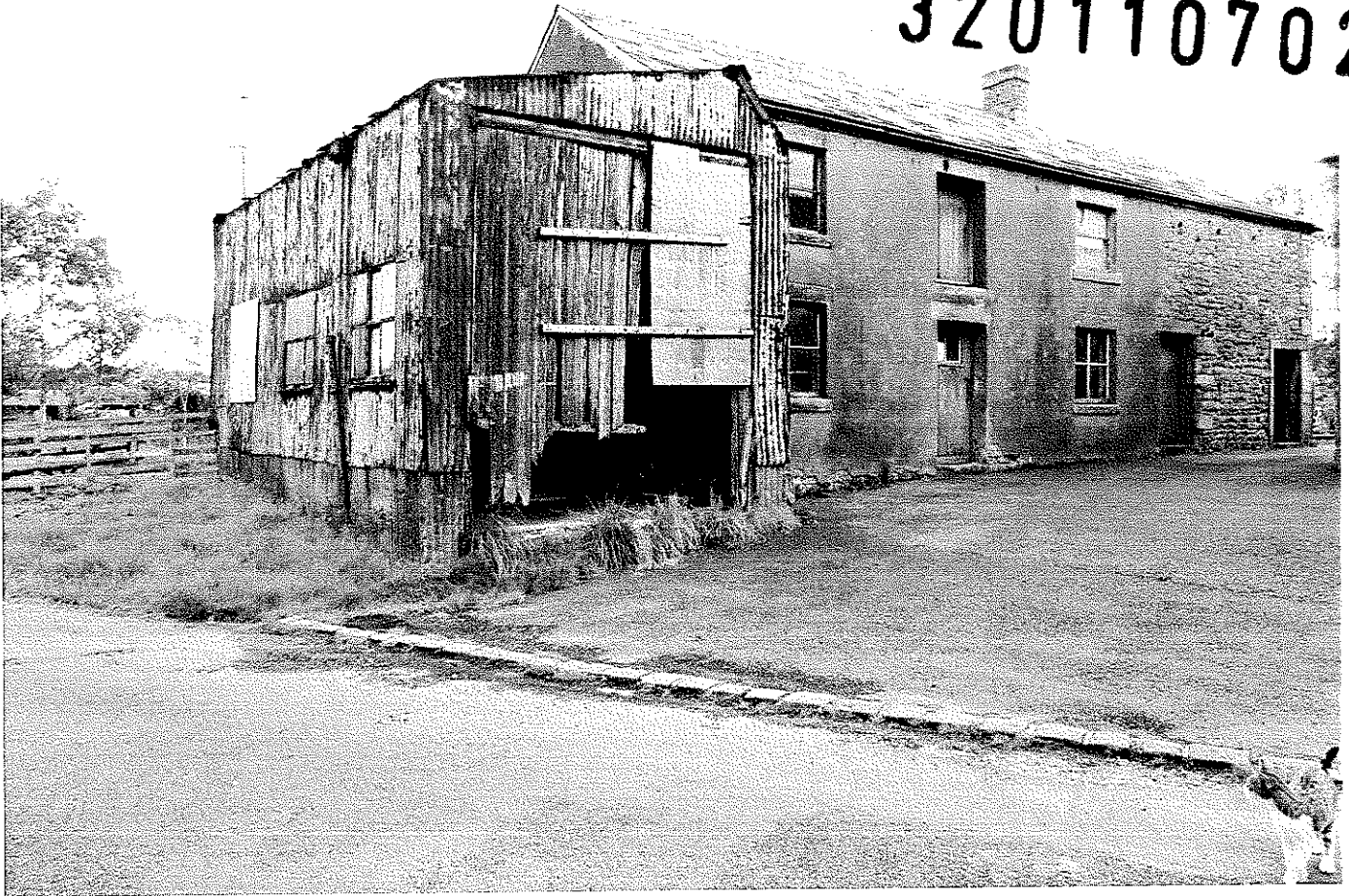


- ① WEST ELEVATION & SOUTH ELEVATION (road facing gable)
- ② EAST ELEVATION
- ③ NORTH ELEVATION
- ④ Ground Floor View internally of Part of North Elevation & East Elevation taken from within right hand front door opening of Stone Annex
- ⑤ First Floor View internally of North Elevation wall taken from within stone annexe.
- ⑥ First Floor View internally of Dividing Wall between stone annexe and brick outbuilding portions taken from within the stone annexe.
- ⑦ Ground Floor View internally of South Elevation wall taken from within the brick outbuilding.
- ⑧ First Floor View internally of Dividing Wall between brick outbuilding and stone annexe portions taken from within the brick outbuilding.
- ⑨ Ground Floor View internally (as ⑧)

- ⑩ First Floor View of South Elevation wall taken from within the brick outbuilding. ⑩
- ⑪ South Elevation wall shown from inside of tin lean-to (to be demolished). ⑪

West Elevation
& South Elevation (road facing gable) ①

320110702P



East Elevation ②



320110702P



North Elevation ③



⊕



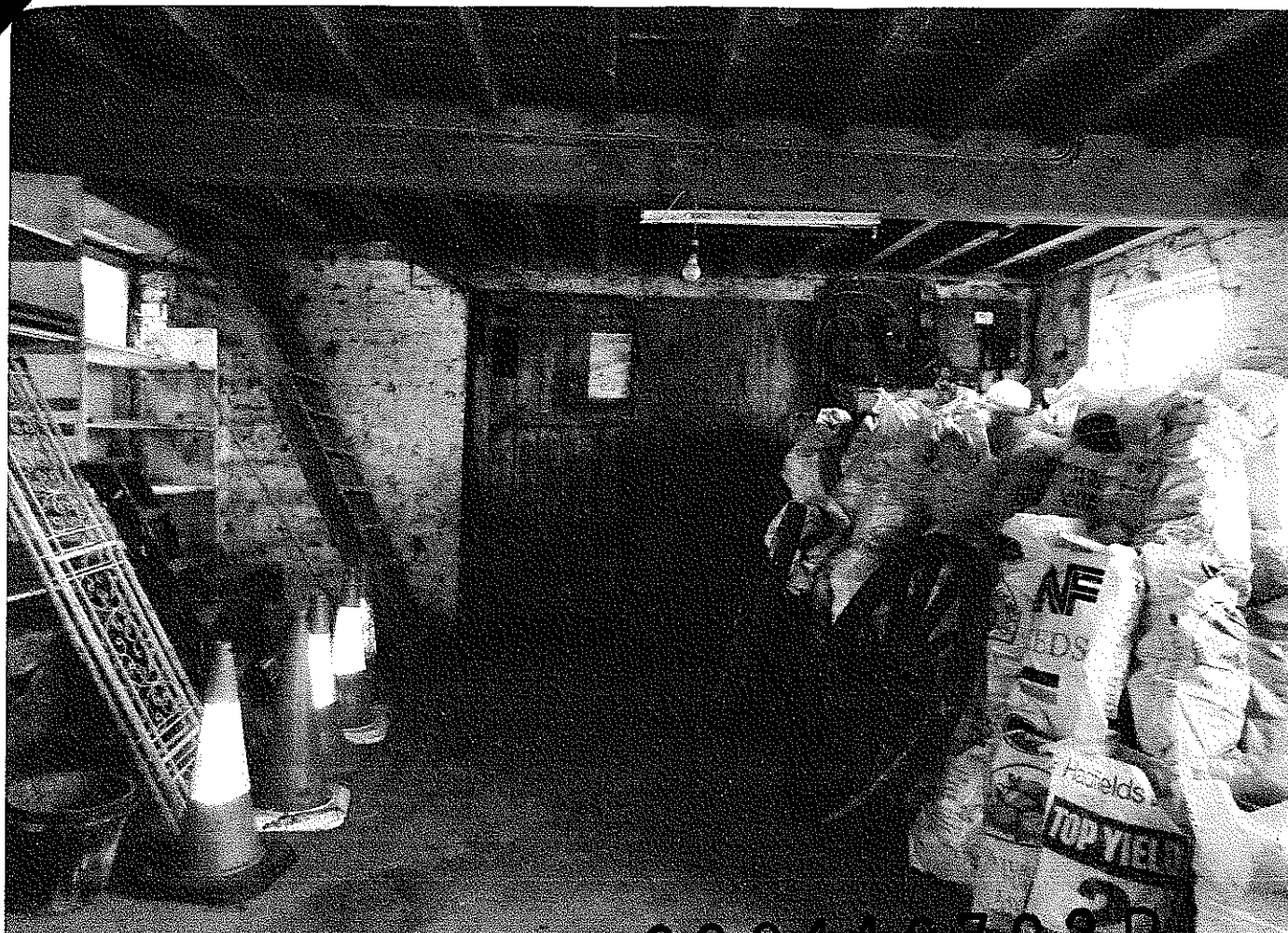
5

820110702P



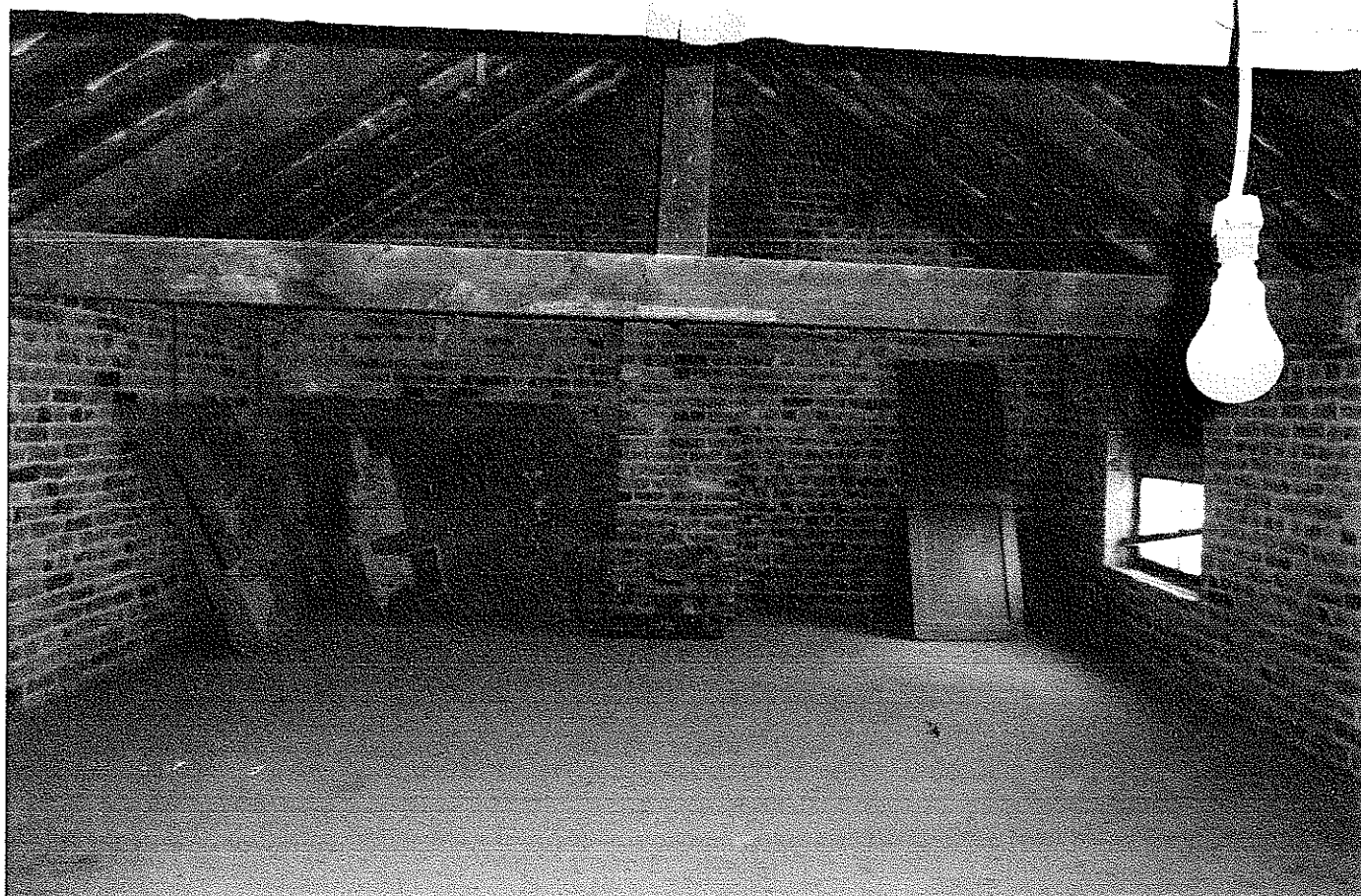
6

7

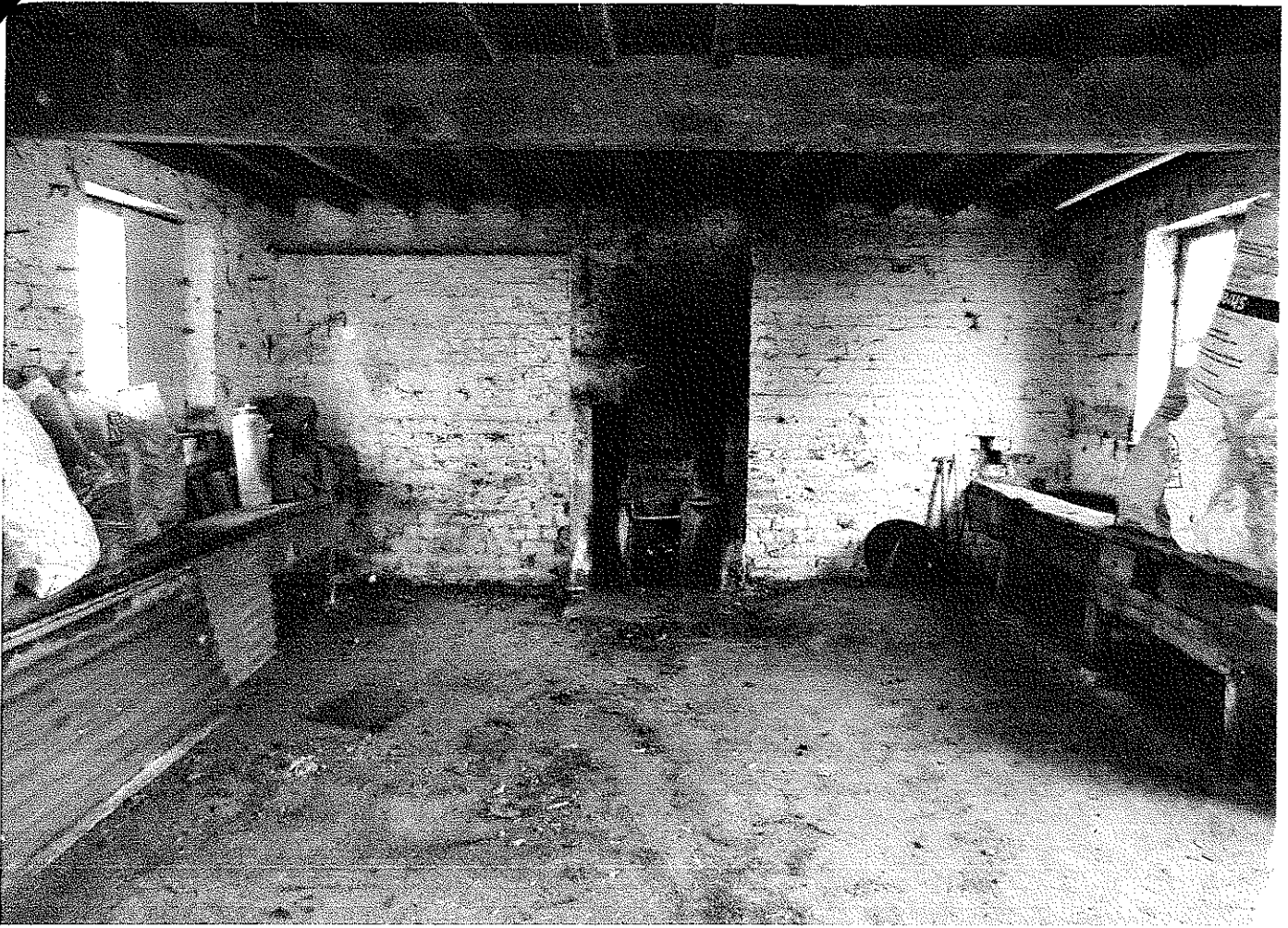


320110702P

8



9



10



DAVID SLATER

From: "Hornby, Mark" <Mark.Hornby@lancashire.gov.uk>
To: "DAVID SLATER" <rhslater@gotadsl.co.uk>
Sent: 26 July 2011 14:45
Subject: RE: Site Plan for David Slater - Fairclough House, Chipping

David

Further to our meeting on site today I email to confirm the following points:

1. The parking and turning area proposed is adequate for the type of development
2. Access onto Loud Bridge Road is satisfactory provided that:
 - The existing shed on the western side of the access is demolished
 - The existing stone wall on the eastern side of the access is taken back to the line of the frontage fence
 - The first 2.4m of the property frontage from the eastern side stone wall to the western boundary fence shall be kept clear of all objects over 0.9m high

If you wish to discuss these matters further my contact details are shown below

Mark Hornby BEng MSc MCIHT
Principal Engineer (Traffic & Development)
Environmental Services East
Lancashire County Council
T: 01254 828052
M: 07891 238303
www.lancashire.gov.uk

320110702P

From: DAVID SLATER [mailto:rhslater@gotadsl.co.uk]
Sent: 07 July 2011 11:36
To: Hornby, Mark
Subject: Site Plan for David Slater - Fairclough House, Chipping

Dear Mark,

As requested please find attached Site Plan for proposed conversion of Outbuildings to Cottage and House at Fairclough House, Loud Bridge, Chipping, Preston, PR3 2NX

Can you please either ring me on 01772 783658 or e-mail me on rhslater@gotadsl.co.uk and arrange a visit to see myself & Peter Bamber to discuss the proposed access for these properties within the existing access for Fairclough House.

Regards, David Slater

This e-mail contains information intended for the addressee only

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it

26/07/2011

Heritage Statement for Outbuilding at Fairclough House, Loud Bridge, Chipping, Preston, PR3 2NX

The farmhouse originally known as 'Higher Fairclough Farm' was built in 1823 with the outbuilding appearing to be built between 1850 and 1892, probably in two stages with the brick element we presume built first then the stone annexe added within the above dates. (See attached copies of O.S first editions, 1: 10,000 map surveyed in 1844-1850 and published in 1847-1853, and 1:2,500 map surveyed in 1884-1892 and published 1891-1894).

The Outbuilding is constructed of rendered brickwork, with sandstone heads & cills, timber doors and single glazed windows, brick chimney stack, clay floor and slate roof. The stone annexe is built of random sandstone with stone heads & cills to window and door openings, concrete floor and a slate roof. The lean-to shed is constructed with corrugated tin roof and side sheets on a timber frame above small brick & concrete walls, pair of tall boarded doors to front, timber glazed windows and concrete floor. The access drive is formed in tarmac and leads to parking space to the rear garden for house.

The property according to the 1841 census (copy of census details 1841-1901 attached) was occupied by the family of William Charnley who was a wheelwright by profession, his descendents continued as wheelwrights and joiners until 1905 at which time Robert Holden Slater purchased the already established business from Mr Charnley and rented the house, land and buildings from the Derby estate owned by Lord Derby.

The Slater family moved to 'Higher Fairclough Farm' from Garstang and continued the wheelwright and joinery business which included making carts, wooden wheelbarrows, cart wheels, general joinery and blacksmith work, also making coffins out of oak, elm and cedar in the rendered brick portion of the outbuilding. The stone annexe was used as a cow shippon to the ground floor and a hay loft above, the family also kept many pigs in other buildings within their six acre smallholding.

The tall corrugated tin lean-to shed was added circa 1920 to accommodate joinery work to be carried out on 'cattle wagons', (as it was not shown on the 1912 edition of the 1:2,500 Ordnance map or on the historical family photograph circa 1915 showing Thomas John Wareing Slater seated in the car at approx 14 years old, he was born in 1901 but it was shown on the 1940 ordnance survey aerial photograph). (Copies of the map and the 2 photographs are attached). Also at this time a new large 'Workshop' began being constructed attached to the rear of the house, it gradually replaced smaller buildings and was completed circa 1950.

This new workshop building was used to accommodate engine driven joinery machines used by the increasing amount of employees, the bench work was still carried out in the rendered brick outbuilding until 1960 when new benches were located in this new workshop, since then this portion of the outbuilding has been used by the past two generations of the Slater family as a domestic store. The stone annexe portion of the outbuilding was used to house cattle until 1965 and again it has also been used as a domestic store since. In 1998 the joinery workshop at the rear of Fairclough house was replaced by a new portal frame building in the rear yard. The attached sheds were then removed and Fairclough House extended to what it is today.

The red brick outbuilding portion of the property is typical of the farm barns and outbuildings within the adjacent two mile area to the west of this property (Whitechapel parish) built in the second half

of the 19th century (1850-1899). The outbuilding consists of external rendered red brick walls with sandstone heads and cills to window openings and stone heads and steps to door openings, there is also a brick chimney stack at ridge level (see photographs 1, 2 and 11). The original doors are timber vertically boarded and the windows timber fixed pane single glazed (photos 1, 2 and 11).

The ground floor is clay with the original joinery timber workbenches to both side walls still in place (photos 7 and 9). A brick built fireplace is located on the dividing gable wall complete with stone surrounds, stone flag hearth and a deep cast iron 'smithy' fireplace. This fireplace was used in the past for the forge work required in forming cart wheels etc, the design and the stone surrounds will be retained for the proposed new fireplace but the stone head will have to be replaced as it is cracked (photo 9). The existing first floor is timber boarded on timber ceiling joists and support beams and is accessed by a flight of steep timber access stairs (photo 7, 8, 9, 10). The roof has been renewed some two years ago with reclaimed natural slates and ridges on treated battens over breathable membrane fixed to new treated timber rafters and wall plates on original timber purlins and two original timber trusses which are to be retained (photos 1,2,8 and 10).

The stone annexe portion of the property is a very typical construction for agricultural barns in the Ribble Valley and in the adjoining Preston Rural North areas. The annexe consists of external random sandstone walls with stone surrounds to window and door openings including hay loft access door to north elevation gable wall (see photos 1, 2 and 3). The left hand stone jamb to the doorway on west elevation adjacent to the north gable wall has an ordnance survey benchmark engraved into it, this will be retained (photos 2 and 3). The doors are timber vertically boarded and the windows timber fixed pane single glazed (photo 1, 2 and 3). The ground floor is concrete and all the original cattle boskins etc have been removed years ago (photo 4). The existing first floor is timber boarded on timber ceiling joists and support beams and is accessed by a flight of 900mm wide timber stairs (photos 5 and 6). The roof was also renewed some two years ago with reclaimed natural slates and ridges on treated battens over breathable membrane fixed to new treated timber rafters and wall plates on original timber purlins (photos 5 and 6).

Design and Access Statement for Outbuilding at Fairclough House, Loud Bridge, Chipping, Preston, PR3 2NX

This application is for the conversion of an outbuilding at Fairclough House (formally Higher Fairclough Farm) into two dwellings; one to have three bedrooms and the other to have one bedroom; including the demolition of a lean-to shed, demolition of two storey garage/bedroom extension to Fairclough House (already approved under planning permission no. 3/2011/0094 dated 16 May 2011) and the provision of three parking spaces with a turning area.

There is no structural report included with this application as there are absolutely no physical or structural alterations to be made to the building other than the demolition of the lean-to shed, it is sound in all ways and the internal lining of it will enhance its strength.

Layout

The building is readily converted into a three bedroom house and a one bedroom cottage due to the nature of its construction and the position of existing openings, this is demonstrated in the fact that no new openings are required. Privacy to Fairclough House is not affected by the orientation of the

existing windows. The land to the rear provides ample parking and turning space including storage areas for bins.

Appearance

The building's appearance will consist of re-rendering the existing brick wall portion with exposed stone heads & cills and the re-pointing of the existing stone wall portion. The roof covering will be slates, the windows timber double glazed and the doors also in timber. The drive will be tarmac with stone sett edgings.

Scale

Due to the layout of the existing building it lends itself to the provision of a 3 bed cottage and a one bedroom cottage of which there is a shortage in the Ribble Valley area.

Use

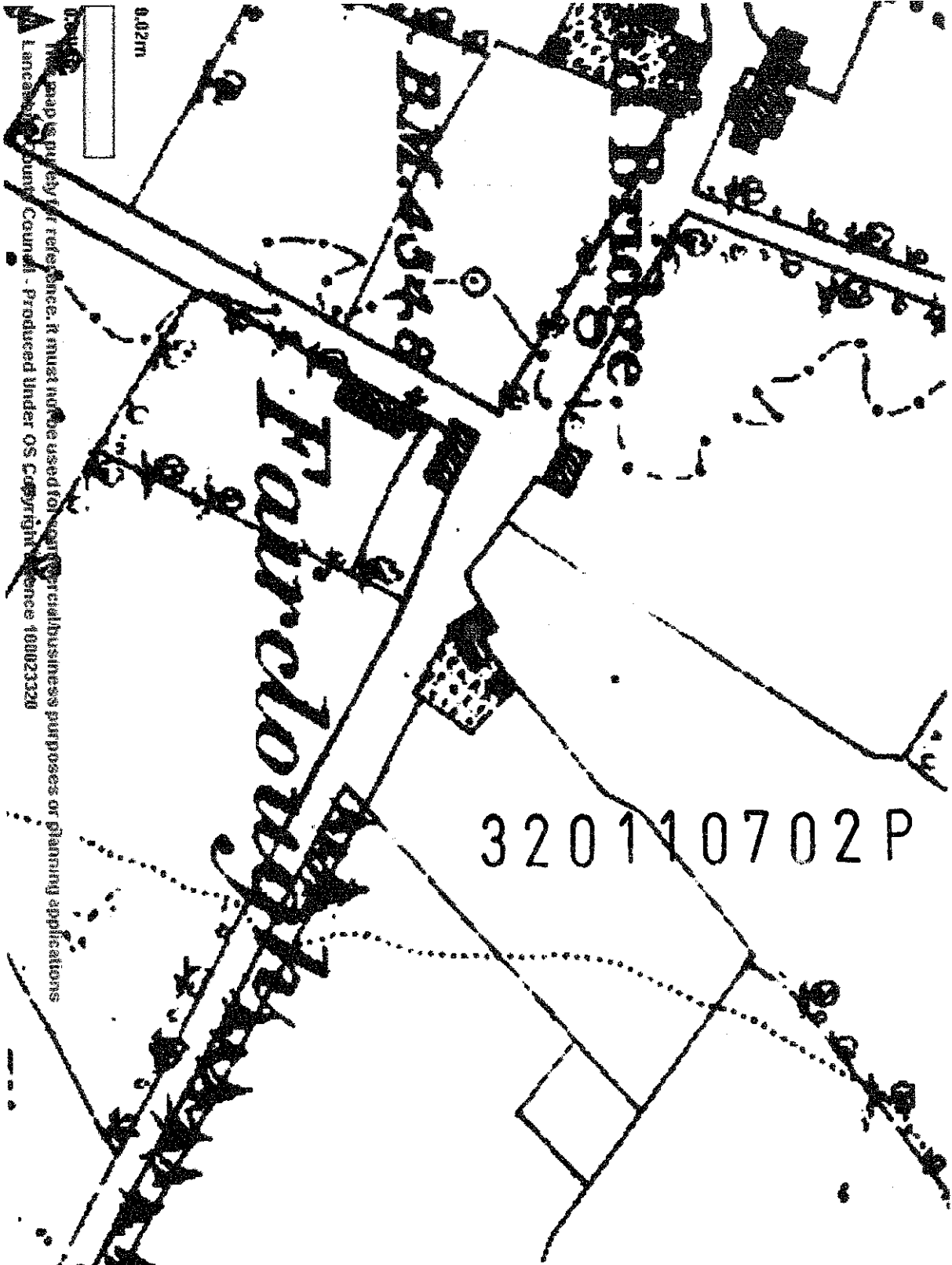
The creation of a one bedroom and a three bedroom cottage with associated parking.

Landscape

Timber fences between farmhouse & parking area and to garden area, tarmac drive with stone sett edgings, existing dry stone boundary wall not affected.

Access

The existing full width access for both the farmhouse and the outbuilding is to be segregated using stone setts to delineate a drive, a turning area and parking spaces to the rear. In accordance with advice from Mr Mark Hornby, Principal Engineer (Traffic & Development) at Lancashire County Council (e-mail dated 26th July 2011 attached), the existing garden wall to the front of Fairclough House will be taken back to the line of the existing garden fence, otherwise the sight lines are considered acceptable for access and egress for the two properties. The Fairclough House farmhouse is to retain two car parking spaces at the front, outside the segregated area.



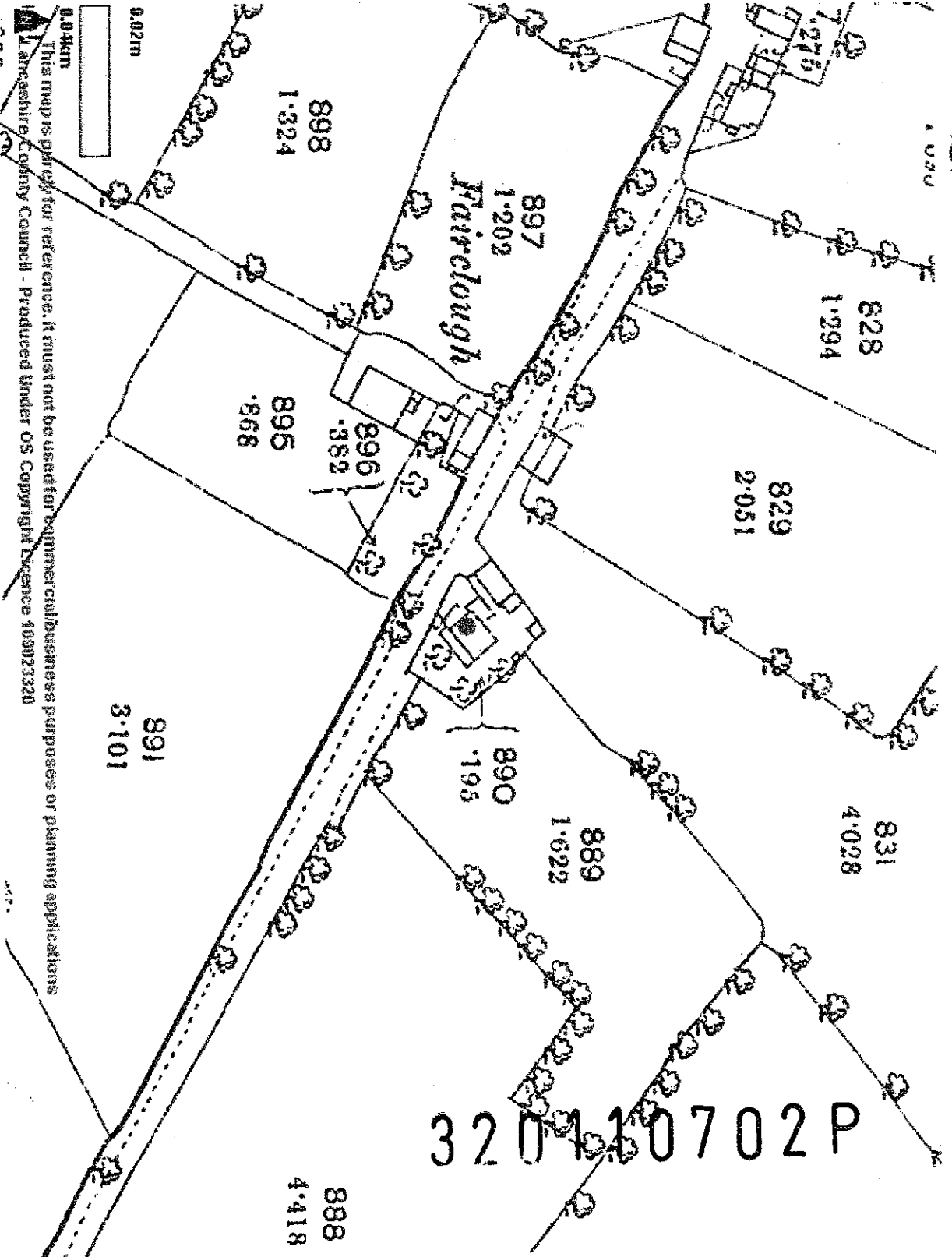
OS First Edition 1:10,000

Red: Band_1
Green: Band_2
Blue: Band_3

Local Government Offices

County Council
Borough or City Council

This map is purely for reference. It must not be used for any commercial purposes or planning applications.
Lancashire County Council - Produced under OS Copyright Licence 100023320



This map is purely for reference. It must not be used for commercial/business purposes or planning applications
Lancashire County Council - Produced under OS Copyright Licence 100023320

OS First Edition 1:2,500

Red Band_1
Green Band_2
Blue Band_3

Local Government Offices
County Council
Borough or City Council

Census details of Loud Bridge Chipping (Higher Fairclough)

Year	Name	Rel	Con	Age	Occupation	Where Born
1841	William Charnley			55	Wheelwright	Lanc's
	Alice do			30		Lanc's
	Nathan do			20		Lanc's
	Agnes do			10		Lanc's

Loud Bridge (Higher Fairclough)

1851	William Charnley	Head	Wid	70	Wheelwright emp 1 man	Lanc's Chipping
	Nathan do	Son	Mar	30	Wheelwright / Journeyman	Lanc's Chipping
	Jane do	D' in- law	Mar	26	Housekeeper	York's Slaiburn
	William do	Gr' son		3		Lanc's Chipping

Loud Bridge (Higher Fairclough)

1861	Nathan Charnley	Head	Mar	40	Farmer	Lanc's Chipping
	Jane do	Wife	Mar	36		Yorks Newton
	William do	Son		13	Scholar	Lanc's Chipping
	Ann do	Dtr		10	Scholar	Lanc's Chipping
	Lawrence do	Son		7	Scholar	Lanc's Chipping
	Elizabeth do	Dtr		2		Lanc's Chipping

Loud Bridge (Higher Fairclough)

1871	Nathan Charnley	Head	Mar	50	Joiner / Fmr of 4ac	Lanc's Chipping
	Jane do	Wife	Mar	47		York's Bowland
	William do	Son	Um	23	Joiner	Lanc's Chipping
	Lawrence do	Son	Um	16	Joiner	Lanc's Chipping
	Elizabeth do	Dtr		12	Scholar	Lanc's Chipping

Loud Bridge (Higher Fairclough)

1881	Nathan Charnley	Head	Widr	60	Farmer / Joiner	Lanc's Chipping
	Lawrence do	Son	Um	26	Joiner	Lanc's Chipping
	James Walmstey	Appretice	Um	18	Apprentice	Lanc's Brindle
	Jane Smith	Servant	Wid	62	Domestic Servant	Lanc's Myerscough

Loud Bridge (Higher Fairclough)

1891	Nathan Charnley	Head	Widr	70	Joiner	Lanc's Chipping
	Jane Knowles	Servant	Wid	60	Housekeeper Domestic	Lanc's Chipping

Loud Bridge (Higher Fairclough)

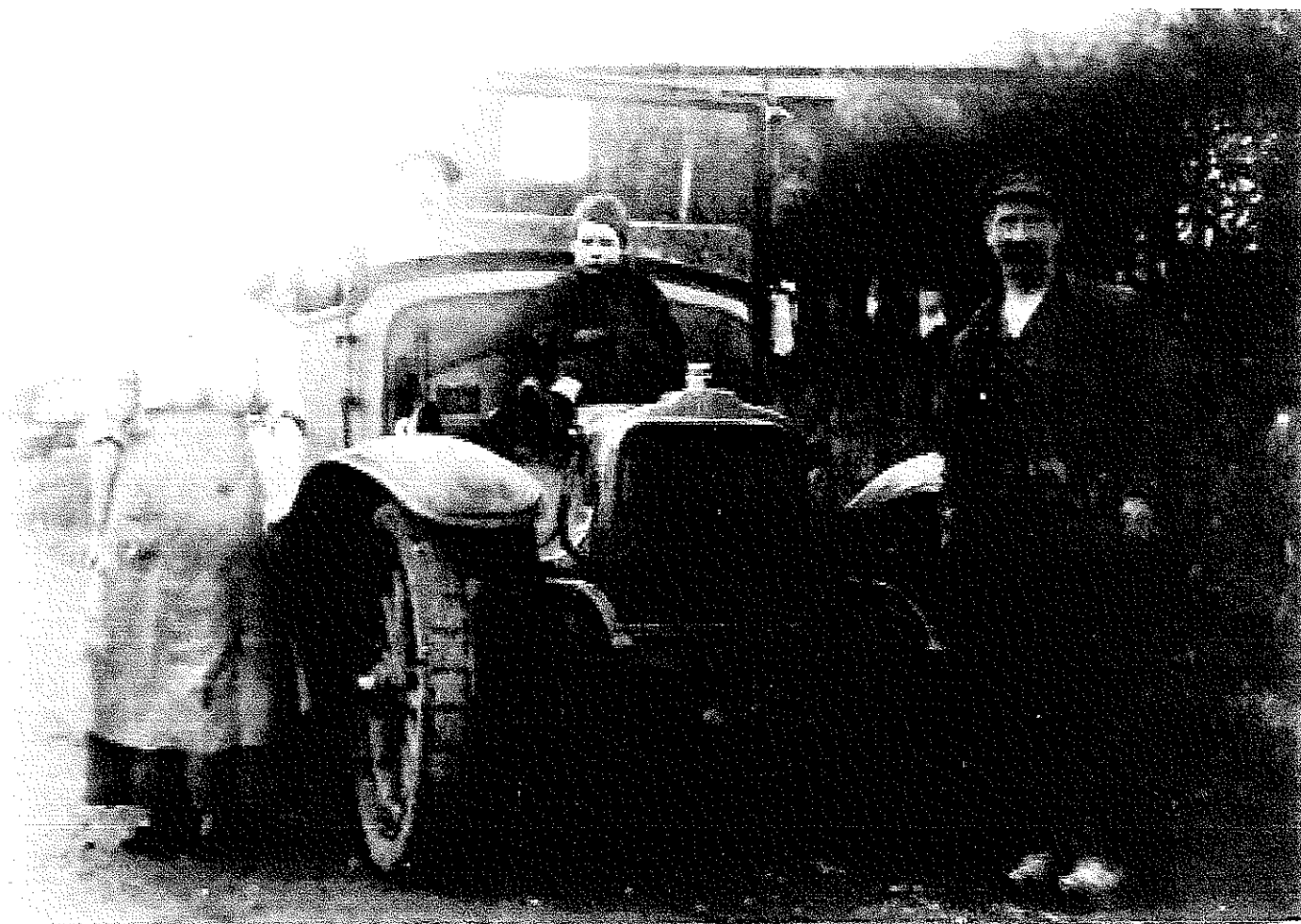
1901	William Charnley	Head	Mar	53	Wheelwright /Own acc	Lanc's Chipping
	Elizabeth do	Wife	Mar	55		Little Bowland
	William do	Son	Um	14		Lanc's Chipping
	Nathan do	Father	Widr	80	Retired Wheelwright	Lanc's Chipping



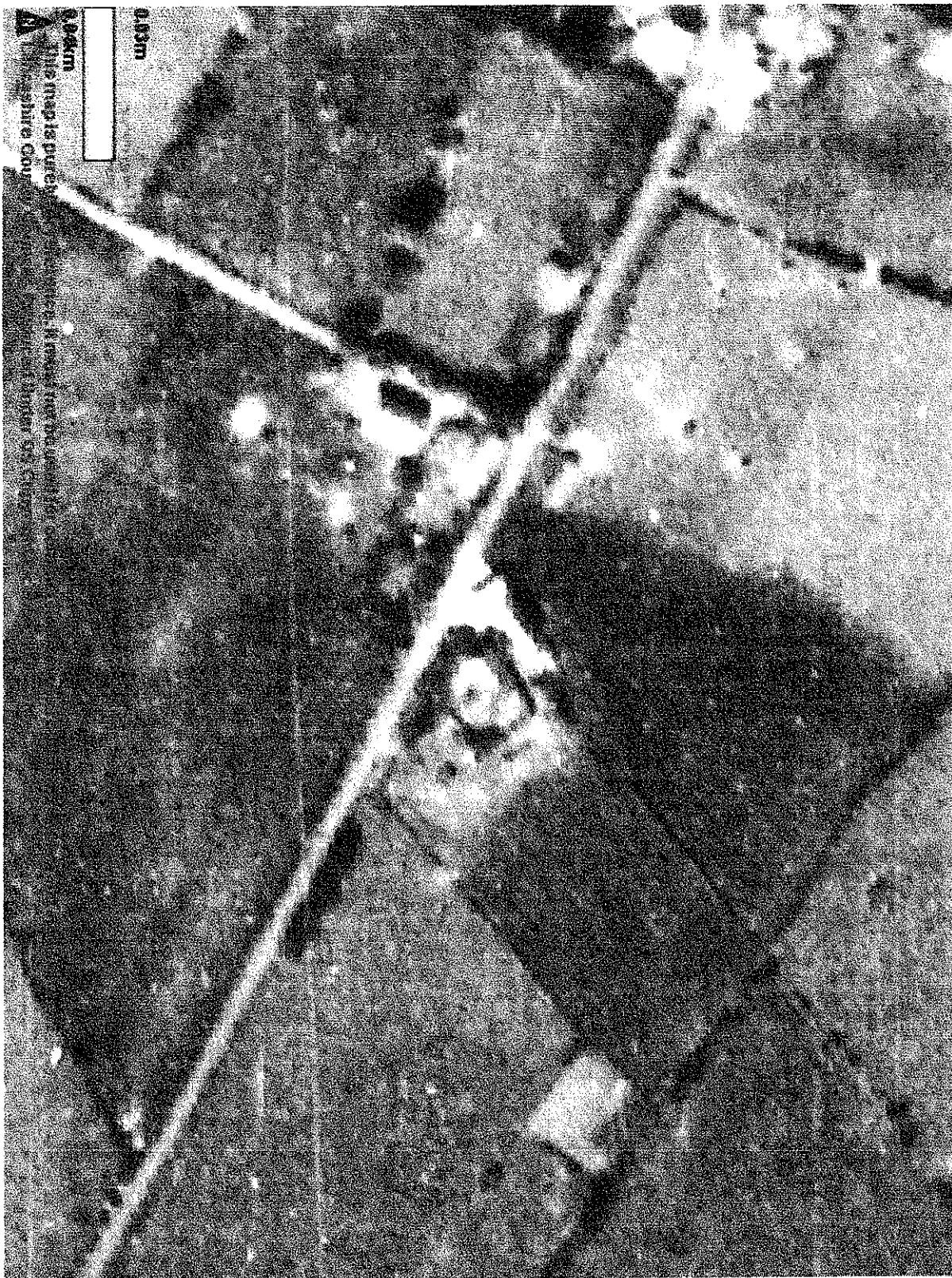
Higher Fairclough Loud Bridge

320.110702P

1823



320110702P



320110702P



RIBBLE VALLEY
BOROUGH COUNCIL

320110702P

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

1/10/2011

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

320110702P

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

320110702 P

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

Fairclough House,
Loud Bridge,
Chipping,
Preston, Lancashire PR3 2NX

Ordnance Survey Grid Reference

SD 5941 SW

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

The existing roof structure to the Domestic Store was

Continue on next page/

removed some two years ago and consists of reclaimed natural slates & ridges laid on treated timber battens over superfoil SF19 breathable membrane fixed to new treated timber rafters & wallplates, on original timber purlins and to 2 original timber roof trusses (to brick outbuilding portion). All timber has been treated with preservative and shows no signs of attack by wood-boring insects.

Roofs;

Alteration/repair/removal:

No structural alterations, repairs or removal works are required to the renewed roof structure.

320110702P

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

Brick Outbuilding portion of Domestic Store, construction :-

West Elevation (front) :- 350mm solid brick wall (1½ brick thick) built with red bricks with 13mm sand: cement render to external face.

East Elevation (rear) :- as above

South Elevation (end elevation - road facing) :- as above

Continue on next page/

Stone Annexe portion of Domestic Store, construction:-

West Elevation (front):- 450mm solid random sandstone

East Elevation (rear):- as above

North Elevation (end elevation):- as above

Internal load bearing Dividing Wall between Brick Outbuilding and Stone Annexe portions including chimney breast & stack, construction:-

350mm solid brick (1½ brick thick) built with red bricks

All the above walls are built on their original foundations and are structurally sound.

There are no structural cracks or bulges to either the solid stone external walls or the rendered brick walls of the building. (The visible cracks are hairline cracks within the external render but they do not continue in the attached brickwork).

There are small areas where the external face of the bricks have suffered frost damage, these bricks will be raked back and repointed around same prior to re-rendering all the external face of the brick portion.

There are also no walls significantly out of plumb.

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

There are no walls which require alteration or repair and there is no extension proposed.

The only walls to be demolished are the 125mm thick shuttered

Continue on next page/

concrete base walls to the tin lean-to (height varies from 600 to 1050mm high) on the South and West Elevations and the 350mm red facing brick solid wall to the base of the tin lean-to (750mm high) on the East Elevation.

All the window and door openings shown on each proposed elevation are the same size and in the same position as the existing openings, there are no new or altered openings proposed and so the structural integrity of the building has not altered.

320110702P

Continue on next page/

D. Details of demolition work;

Total wall area , measured externally

227 square metres

Total wall area to be demolished

9 square metres

% of walls demolished

4%

(refer to guidance notes on method of calculation)

320110702P

E. Walls;

Formation of internal lining walls:

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

The internal lining walls will comprise of 100mm solid dense 7N concrete blocks with insulated cavities.

The blockwork will be tied to the existing walls with stainless steel ties to help with their structural integrity.

Continue on next page/

320110702 P

D. Walls;

Formation of internal lining walls:

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

(see item E above)

Continue on next page/

320110702P

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

The existing floor to the Brick Outbuilding portion (proposed 3-bedroom Cottage) is an unlevel clay floor and the existing floor to the Stone Annex portion (proposed 1-bedroom Cottage) is a 100mm thick concrete slab laid on a hardcore base. Both existing floors are at a level of approximately 50mm below the external ground level.

The new floor construction to both portions will be a solid concrete slab at a finished floor level of 150mm above the existing external ground level, thickened at the perimeter edges so that the existing foundations are not undermined. This new concrete slab will be laid on the required floor insulation or DPM on a sand blinded compacted hardcore base.

The existing timber first floor constructions will be retained and hence the support to the existing structure will remain the same as it does now.

Continue on next page/

320110702 P

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

There are no external ground works that require alteration as the proposed floor levels will be raised to 150mm above the external ground level, maintaining the cover from the existing ground level to the existing foundation level and increasing the cover from the proposed ground floor level to the existing foundation level.
(see item E. Floors)

Continue on next page/

Services:

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

The underground electric and mains water services are already existing and the supplies are accessible internally, so there are no further excavations required.

The surface water drainage system will remain unchanged and is shown on drawing no DJS 002 rev A (Proposed Plans & Elevations), it discharges into the road drain on the near side of Loud Bridge Road and subsequently into the River Loud (approx. 250 metres away).

The proposed foul water drainage system will consist of new excavated trenches from the proposed bathrooms and kitchens to the existing Klagerster 18 person sewage treatment plant some 5 metres from the north elevation as shown on drawing no DJS 002 rev A (Proposed Plans & Elevations).

These excavations will be a minimum of one metre away from all external walls and will not affect the existing structure.

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

None.

320110702P

Continue on next page/

320110702P

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

Fairclough House,
Loud Bridge,
Chipping,
Preston,
Lancashire.

PR3 2NX

Ordnance Survey Grid Reference

SD 5941 SW

Continue on next page/

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

Perimeter safety fencing will be erected to surround the proposed conversion of the Outbuilding prior to commencement of work on site. Building Regulations 'notice of commencement' will be issued to Building Control at Ribble Valley Borough Council.

Existing electrical supply within Outbuilding to be made safe by approved electrician.

Excavate trial pits to established depth of existing foundations to ensure the construction proposed earlier does not risk the structural integrity of the building.

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

No walls or any other structural elements are to be propped and/or provided with raking shores.

320110702 P

Continue on next page/

320110702 P

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 i.e. the formation of openings in the existing structure. Where necessary make reference to the accompanying plans and elevations.
Sequence as follows:

As identified earlier the only risk to the integrity of the existing structure is the new floor and drainage services. Construction methods proposed reduce this risk and plans identify drainage/services runs which do not risk the integrity of the foundations.

Continue on next page/

320110702P

Continue on next page/

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

The tin shed lean-to is to be removed, this portion of the existing structure is shown and annotated on the proposed Site Plan (DJS-004A), the existing Site Plan (DJS-005), the existing Plans & Elevations (DJS-001) and the Location Plan (DJS-003).

The horizontal timber roof beam fixed to the South Elevation gable wall of the brick outbuilding which supports the corrugated tin roof will be unscrewed and removed as the roof is taken off. This work will be carried out by men working from independent scaffold and will not require any restrain or support precautions to be carried out to the existing wall.

The base walls to the tin lean-to will be demolished and as they are not bonded into the existing brickwork of the outbuilding will not affect them structurally and so no restrain or propping precautions are required to the remaining structure.

There are no walls or parts of walls to the original brick outbuilding and stone annexe that need repairing, removing or demolishing ie all original walls and openings are to remain as they are for the proposed dwellings.

Continue on next page/

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.

None

320110702P