



RIBBLE VALLEY
BOROUGH COUNCIL

26 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120089P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	A	Surname:	Rigby
Company name:					
Street address:	C/O AGENT		Telephone number:		
			Mobile number:		
Town/City:			Fax number:		
County:			Email address:		
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:	Julia Pye				
Street address:	Hill Crest Farm		Telephone number:		
	Startifants Lane		Mobile number:		
	Chipping		Fax number:		
Town/City:	Preston		Email address:		
County:					
Country:	United Kingdom				
Postcode:	PR3 2NP		jullapye1@hotmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

CONVERSION OF BARN TO RESIDENTIAL UNIT

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	LANSHAW BARN		
Street address:	WOODHOUSE LANE		
	SLAIDBURN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 3AH		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	370110
Northing:	453829

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Natural Random Sandstone

Description of *proposed* materials and finishes:

As existing

Roof - description:

Description of *existing* materials and finishes:

Partial Natural Slate

Description of *proposed* materials and finishes:

The roof will be recovered in reclaimed natural slate

Windows - description:

Description of *existing* materials and finishes:

white painted wooden single glazed units

Description of *proposed* materials and finishes:

dark stained wooden double glazed units

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

dark stained wooden units

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Ground Plans and elevations
location map
heritage statement
design and access statement
structural survey
bat and owl survey

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10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☒ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural Land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

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Table 18B Planning Portal Balance

18. All Types of Development: Non-residential Floorspace (continued)

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Not Tradeable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	240.0	240.0	240.0	0.0
Total	240.0	240.0	240.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19 Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

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19. Employment

If known please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

180

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mrs First name: Julia Surname: Pye

Person role: Agent

Declaration date: 19/01/2012

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient				Date notice served
Name:	n/a sole tennant			
Number:		Suffix:		
Street:				
Locality:				
Town:				
Postcode:				

25. Certificates (Agricultural Land Declaration - continued)

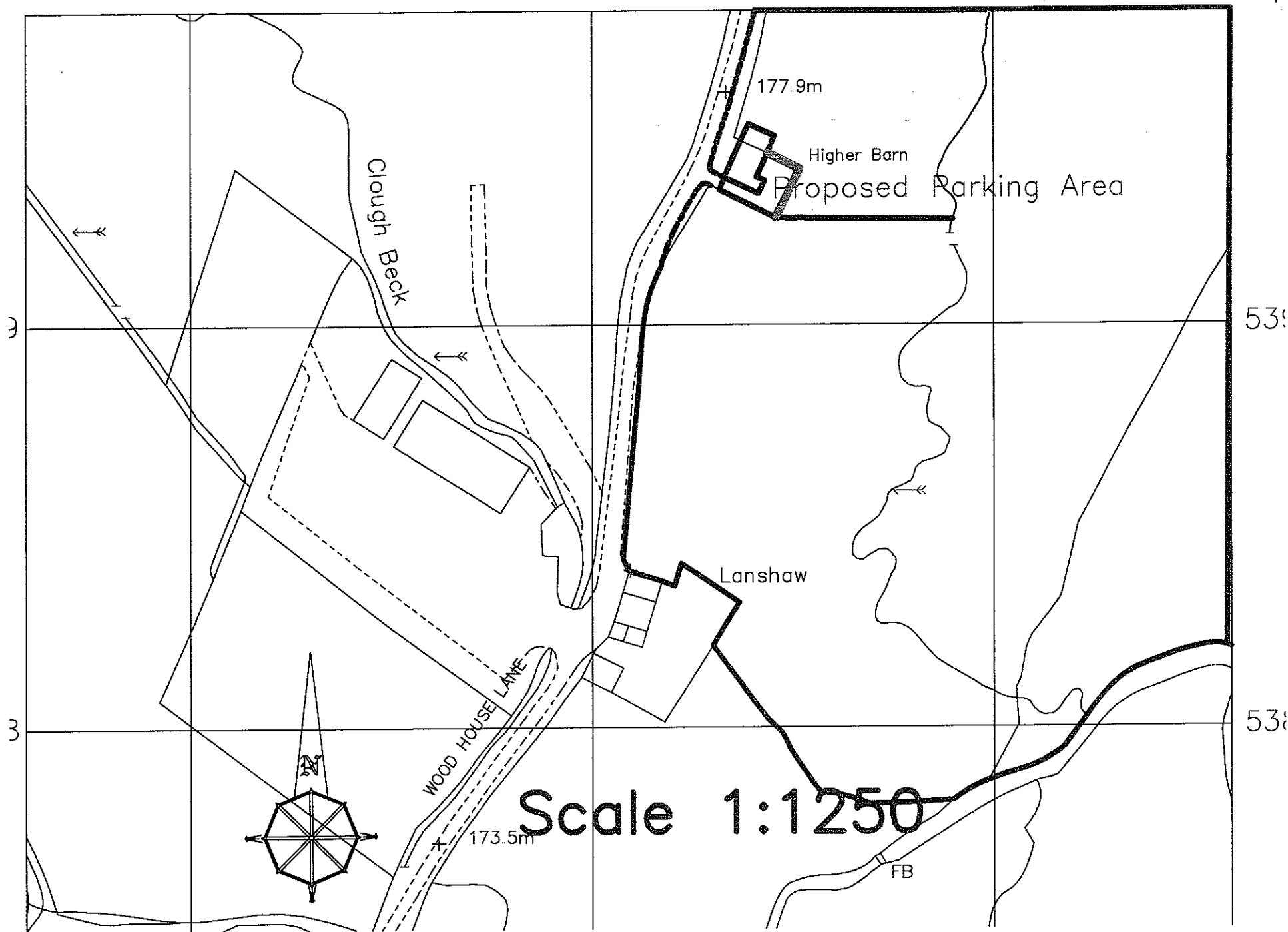
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date



3/2012/0089P

IN SUPPORT OF A PLANNING APPLICATION FOR
CHANGE OF USE OF BARN TO FORM RESIDENTIAL UNIT

AT

LANSHAW BARN, HIGHER WOODHEAD ROAD, SLAIDBURN,

HISTORY

The barn was constructed in around 1750 and is a detached barn, together with lean to outrigger to the northerly side of the building. The barn is constructed from sandstone with a slate roof and approximately 500mm thick.

The barn without the outrigger is detailed on the First Edition OS Map 1:10,000 (1844-1850) which shows that these buildings have some value in terms of historic importance in the local area. The barn and surrounding buildings have been in the same position since the barn was erected with little changing in the immediate area since this time.

The large barn has always been used for agricultural purposes and it is still utilised to a small degree by the applicant, for field shelter, however over the recent months with the roof falling into a state of disrepair the barn cannot be utilized as it once was

APPLICATION

This application seeks to convert the barn into one residential dwelling to protect the building in the future from becoming into a further state of disrepair, which in turn will protect the heritage of the countryside within this area. As the barn in question is of importance to the history of the area. The barn has no value in terms of agriculture in both its design and location, (sited approximately ½ mile from the applicants farm), nor are barns of this type suitable for modern farming practices as they provide an inflexible area for housing, nor are they accessible by large modern farming machinery and implements.

The design of the building has been considered alongside Policies H15 and H16 of the Ribble Valley Borough Council Local Plan and also guidelines from English Heritage on the conversion of rural buildings to ensure that once converted the barn will not cause any detrimental impact on the surrounding area, and ensure that the barn will retain its agricultural appearance and integrity, with as much of the historic features of the barn remaining as possible.

Policy H2 allows for the conversion of buildings to dwellings in the open countryside subject to certain criteria including a requirement for the buildings to be suitably locate along with H15 H16 and H17. H 15 says that: "the conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable. Problems arise however where isolated buildings in the landscape such as barns are proposed for conversion. The local landscape can be damaged and a degree of urbanisation imposed upon an otherwise wholly rural view. This is linked to additional factors such as garden areas, car parking facilities, garages, sheds even the presence of washing lines which are totally out of keeping within the rural setting of the building".

As detailed within this report the barn is not isolated and due to its location and matches the pepper potting of dwellings along Woodhouse Lane. Due to the topography surrounding the application site and nearby farms and dwellings the conversion of this barn would not damage the rural landscape in fact by converting the barn into a dwelling, the rural landscape in this instance would be enhanced.

The view from the rear of the barn which faces Woodhouse Lane will remain the same. It is envisaged that the garden area will be fenced off the field with a typical agricultural type fence (post and rail) as the property next door and no provision for garaging is proposed. A small area of hardstanding adjacent the entrance will be proposed, however there is some existing hardstanding in this area, under the grass to enable agricultural machinery to access the site during wet periods.

Therefore this application is felt to comply with all the relevant planning policies.

The window openings will be glazed in a simple manner as not to detract from the previous function of the building to ensure that the barn retains its original form. The cart door on the front of the barn will be glazed, to allow natural light, with a timber door and in filled with sandstone to create an interesting combination of solid and void. Conservation windows are proposed the roof on the front of the barn to allow natural light into these bedrooms which will also act as escape windows in the event of a fire.

A Structural Report carried out by D J Lingard and Associates accompanies this planning application. It clearly states at no more than 30% of the barn would need to be rebuilt.

SITE AND SURROUNDINGS

Lanshaw Barn is on Woodhouse Lane on the outskirts of Slaidburn Village. At one time the barn would of belonged to Lanshaw Farm, but has historically been separated for some time. The barn although is not closely linked to other buildings in close proximity to it, is in no way and isolated field barn.

The map below shows the surrounding area, Lanshaw Barn is marked Higher Barn on the map. From this map it can clearly be seen that the Barn is positioned within a reasonable distance to Lanshaw house and the buildings on site.

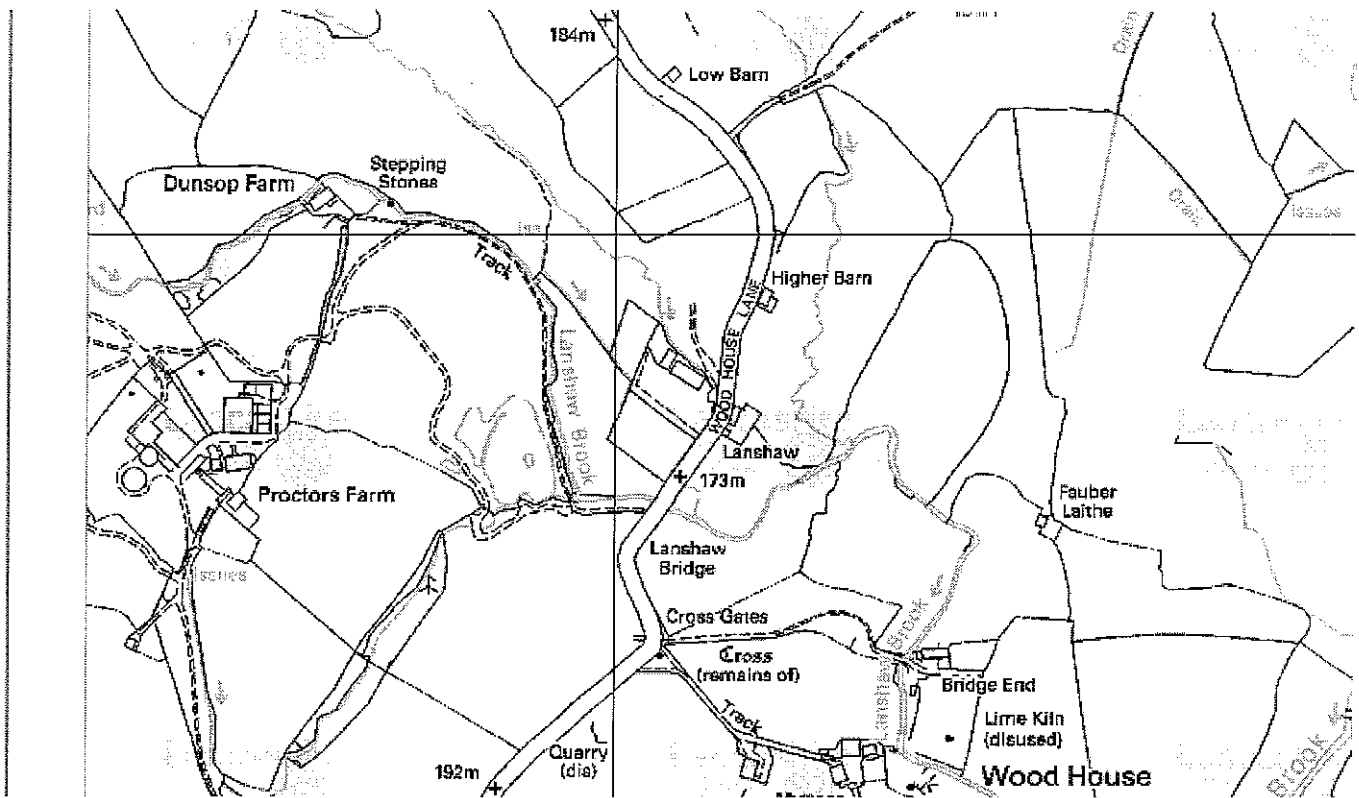
In this area it is more common to have dwellings spread out rather than clumped together and a dwelling in this location would certainly not be out of character on Woodhouse Lane.

The barn is approximately 89 meters to the buildings at Lanshaw and 189m to the nearest dwelling.

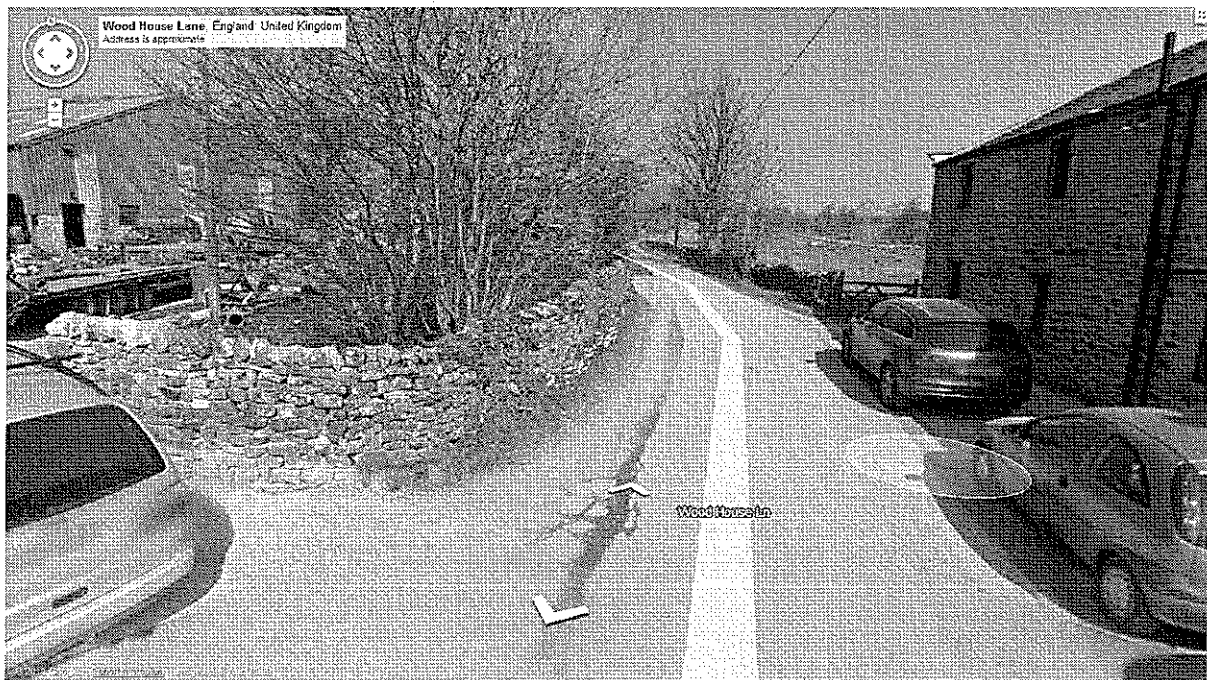
Electricity connection will not be a problem as there is already a pole sited adjacent to the barn nor will water as there is already a water supply in existence to the field.

The access to the barn will remain from the existing field access which will be widened to accommodate domestic traffic. No other domestic paraphernalia is proposed as part of this application to ensure that the integrity of the agricultural status of the barn remains.

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Looking down Woodhead Lane, towards Lanshaw Farm this can clearly be seen in relation to the barn.



Looking towards Lanshaw Barn from Lanshaw Farm (Barn obscured by the existing tree)

Picture taken from Google Earth

IMPACT ON THE BARN

The design of the barn has been done to ensure the existing built structure has as minimal impact as possible. No new window openings are proposed and the size and shape of the existing windows will remain. There are no important historic features within the barn and the conversion will be done sympathetically to the existing structures to ensure that the external features remain. The conversion of this barn can only have a positive effect on the redundant barn and ensure that it

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remains part of the heritage of the countryside in the local area, as it stands the barn is in danger of becoming in a serious state of disrepair in the very near future.

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Design and Access Statement

In Support of a Planning Application for

**Change of use of agricultural Barn to form
1 dwelling**

Mr A Rigby

**Lanshaw Barn
Woodhead Lane
Slaidburn
Clitheroe
BB7 3AH**

**Mrs Julia Pye
Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

Amount

This application is for a change of use of an agricultural barn, to form 1 dwelling.

Use

The barn has now become redundant in terms of modern farming practices and has been used as a field shelter for some time, due to the condition of the roof this is now too feasible and the barn has become redundant. It makes sense for the barn to be converted into domestic dwellings as it has no value in terms of agriculture and could become dilapidated and allowed to fall into disrepair if not converted in the near future.

Layout

Lanshaw Barn is sited approximately 89 meters from Lanshaw Farm to the North of Woodhead Lane. The barn is sited adjacent the road, however the entrance to the property will be from the elevation away from the road. The proposed living accommodation within the barn takes into account the existing openings and has been designed around these to provide simple modern living accommodation within the barn which was constructed in approximately 1750.

Scale

The scale of the development will not alter in terms of size, bulk or mass from the existing barn. However the occupancy will increase as the building is converted from an agricultural building into a residential dwelling. This will increase the efficiency of the site and turn a redundant building into one of value. The conversion will also ensure that the building is protected against dilapidation in the future and will remain part of the heritage of the countryside.

Landscaping

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No domestic landscaping is proposed as part of this application, however the curtilage of the dwelling will be fenced with a post and rail type fence around the perimeter. A small area of hardstanding is also proposed next to the existing field gate to allow the parking of vehicles. It should be noted however that there is already hardstanding under the grass in the gateway to allow for better access by heavy farm machinery.

Appearance

The appearance of the barn will not be dissimilar from that of the existing barn. The roof will be repaired and will be clad with Natural reclaimed Slate to ensure that the property is in keeping with the surroundings and the Area of Outstanding Natural Beauty. With the walls remaining natural random sandstone, these will be fixed where necessary and all repointed in a traditional method. Windows will all be hardwood units with double glazing to meet building regulations.

Access

Access to each property will remain from Woodhead Lane and, there is adequate site lines to ensure good highway safety for each of the properties along with adequate room for the turning and maneuvering of vehicles and room for emergency services if ever required.

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STRUCTURAL REPORT

LANSHAW BARN

WOODHEAD LANE

SLAIDBURN

BB7 3AH

LINGARD & ASSOCIATES LTD

26 St James Street, Accrington, Lancashire BB5 1NI • tel 01254 399711/399044 • fax 01254 233804 • email dling@globalnet.co.uk

Our Ref: DJL/DB/5866

320120089P

Your Ref:

Date: 15th August, 2011

**STRUCTURAL REPORT
LANSHAW BARN
WOODHEAD LANE
SLAIDBURN
BB7 3AH**

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 5th July, 2011, to examine and report on the structural integrity of the building with regard to its suitability for conversion to dwelling

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible

This report has been prepared for the Client and no responsibility is accepted to any third party for its contents

This report has been prepared as part of a Planning Application Submission and is to be read in conjunction with Drawing No. JP/AR/152 and Photograph Nos 1 – 14, attached to this report.

INTRODUCTION

The property was built circa 1750 and is a detached barn, together with lean to outrigger to the northerly side of the building

The roof of the barn was grey slate supported by rafter and purlin construction on timber queen post trusses. The lean to roof was weathered by corrugated asbestos / cement sheeting

Walls were constructed in random stone and were approximately 500 mm thick

Lanshaw Barn, Woodhead Lane, Slaidburn, BB7 2AH

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OBSERVATIONS

An external inspection of the easterly elevation (Plates 1 – 3) showed the outer wall of the projected section on the left side of the main opening to lean out of plumb significantly upto 1 in 24, with fine cracking through masonry joints evident above the right lintel bearing of the access doorway. The side wall of the projected section was significantly displaced out of plumb (Plate 4). The masonry above the large central door opening was bulged with fine diagonal cracking to masonry joints. A timber lintel was evident over the doorway, which was in poor structural condition due to rot. The grey slate roof coverings over a large section of the roof have collapsed inwards. The wall to the right of the large central door opening was reasonably plumb with no signs of any recent significant movement.

An external inspection of the northerly gable showed the wall to be reasonably plumb with only slight bulging and irregularities being measurable. No signs of any recent significant movement were evident (Plates 1 and 5).

An external inspection of the lean-to structure to the northerly side of the building (Plates 1, 3 and 5) showed the wall to be reasonably plumb with no signs of any recent significant movement. Grey slate roof coverings were largely intact but displayed sinuous alignment.

An external inspection of the westerly side wall of the barn showed the wall to be reasonably plumb with only slight bulging and irregularities being measurable. Some fine vertical cracking was evident to masonry joints but no signs of any recent significant movement were evident (Plate 6).

An external inspection of the westerly side wall of the lean-to structure (Plate 7) showed slight bulging and vertical cracking between the barn and lean-to.

An external inspection of the southerly gable (Plate 6) showed diagonal cracking to masonry joints above the left and right timber lintel bearings, otherwise the wall was reasonably plumb with no signs of any recent significant movement.

An internal inspection of the barn showed the easterly bearing of the southerly queen post truss to have lost its support, due to timber rot (Plates 8 and 9).

Plate 10 shows the masonry below the truss bearing on the easterly side wall adjacent to the front central opening. Cracking was visible to the masonry joints. Plate 11 shows the opposite truss bearing where cracking was evident to the masonry joints. Plates 12 – 14 show vertical cracking to gable walls and general condition of queen post roof trusses.

Lanshaw Barn, Woodhead Lane, Slaidburn, BB7 3AH

CONCLUSIONS

The barn and lean-to walls are generally sound except for the outer and side walls of the projecting section of the easterly elevation which have suffered significant displacement

Some bulging of the easterly side wall over the large central door opening has resulted from inadequately sized and defective timber beams over the opening

The westerly side wall of the lean-to has suffered some settlement, giving rise to slight bulging and consequential cracking between lean-to and barn

Cracking was evident internally to other walls which were reasonably plumb and which are likely to repair by stitching. The diagonal cracking to masonry joints over the window opening to the southerly gable has resulted from defective timber lintel.

The depth of the footings has not been examined, but shallow or inadequate footings may have to be underpinned to ensure long term stability.

The corrugated roof coverings to the lean-to may contain asbestos, which should be disposed of by specialist contractor to licensed tip.

The grey slate roof coverings have largely collapsed to the front side of the property, mainly due to defective purlins and truss towards the southerly end of the building, however other trusses and purlins appear sound.

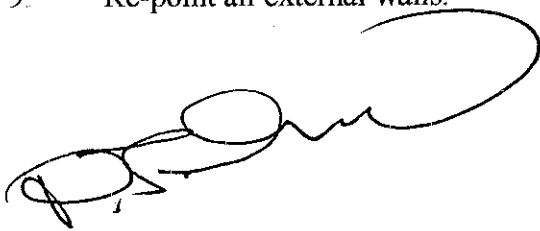
The proposals for conversion can be carried out satisfactorily, so as to ensure long term stability, provided the following recommendations are implemented.

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Lanshaw Barn, Woodhead Lane, Slaidburn, BB7 3AH

RECOMMENDATIONS

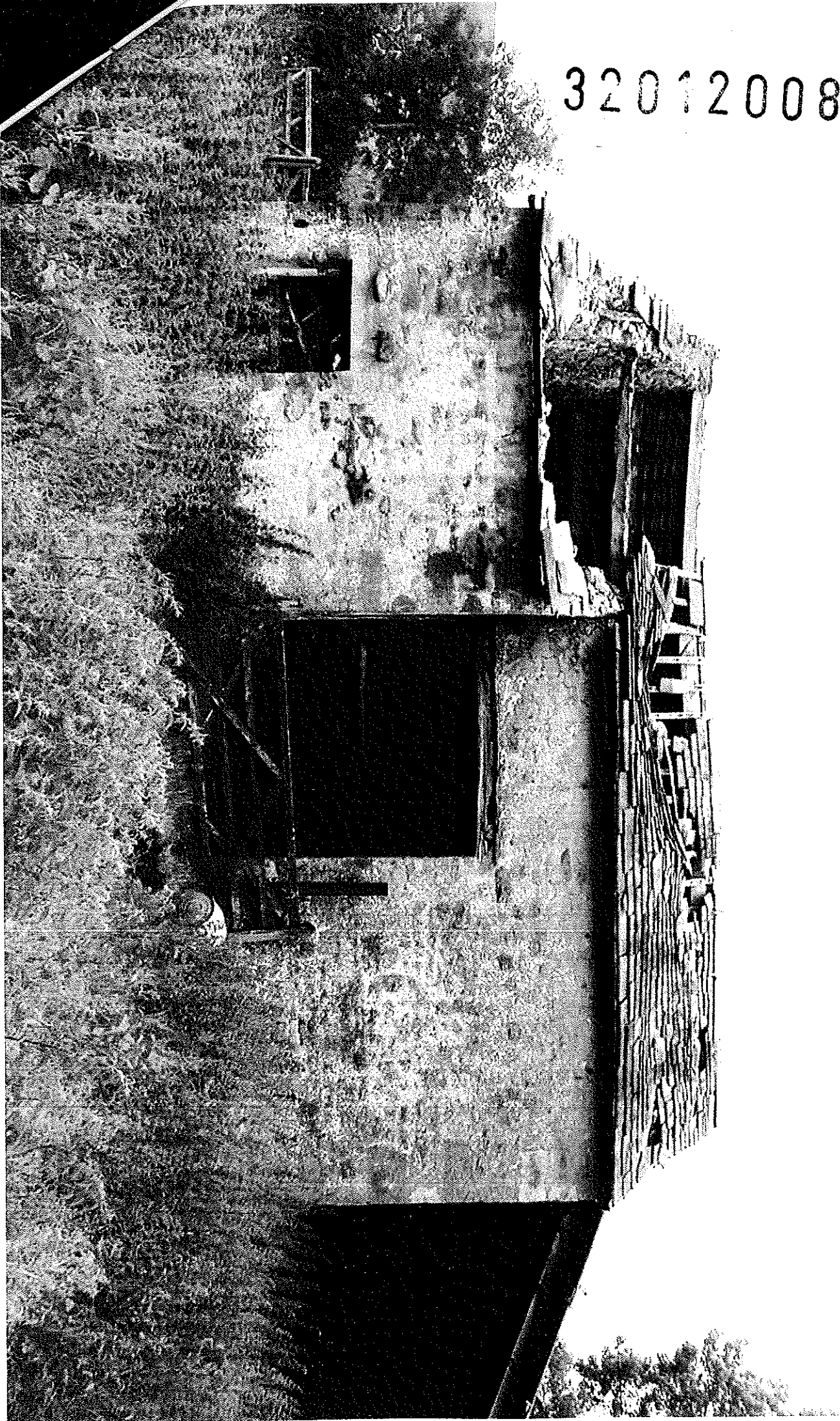
1. Rebuild outer and side walls of projecting structure to easterly elevation, on new foundations, taken down to firm stratum.
2. Rebuild westerly side wall of lean-to extension on new foundations, taken down to firm stratum.
3. Underpin retained walls, as necessary
4. Stitch cracked masonry.
5. Rebuild bulged section of masonry above large central door opening to easterly elevation, including the replacement of timber beams over opening with suitable alternative.
6. Take down defective timber queen post trusses and replace or otherwise provide safe support to the roof structure.
7. Re-roof in grey slate, including the use of retained materials and including replacement of defective timbers.
8. Replace timber lintel to window opening of southerly gable with suitable alternative.
9. Re-point all external walls.



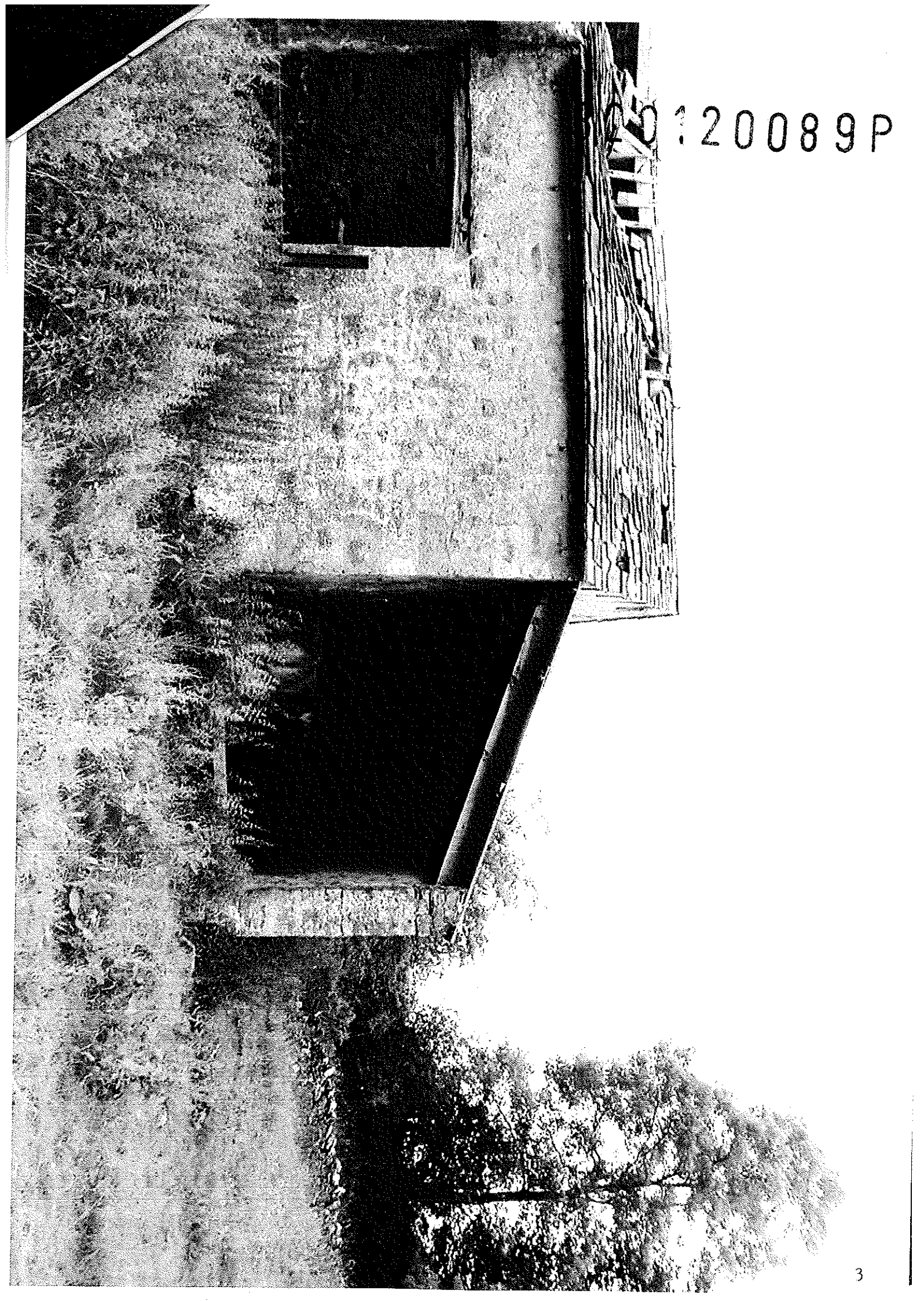
D. J. LINGARD.

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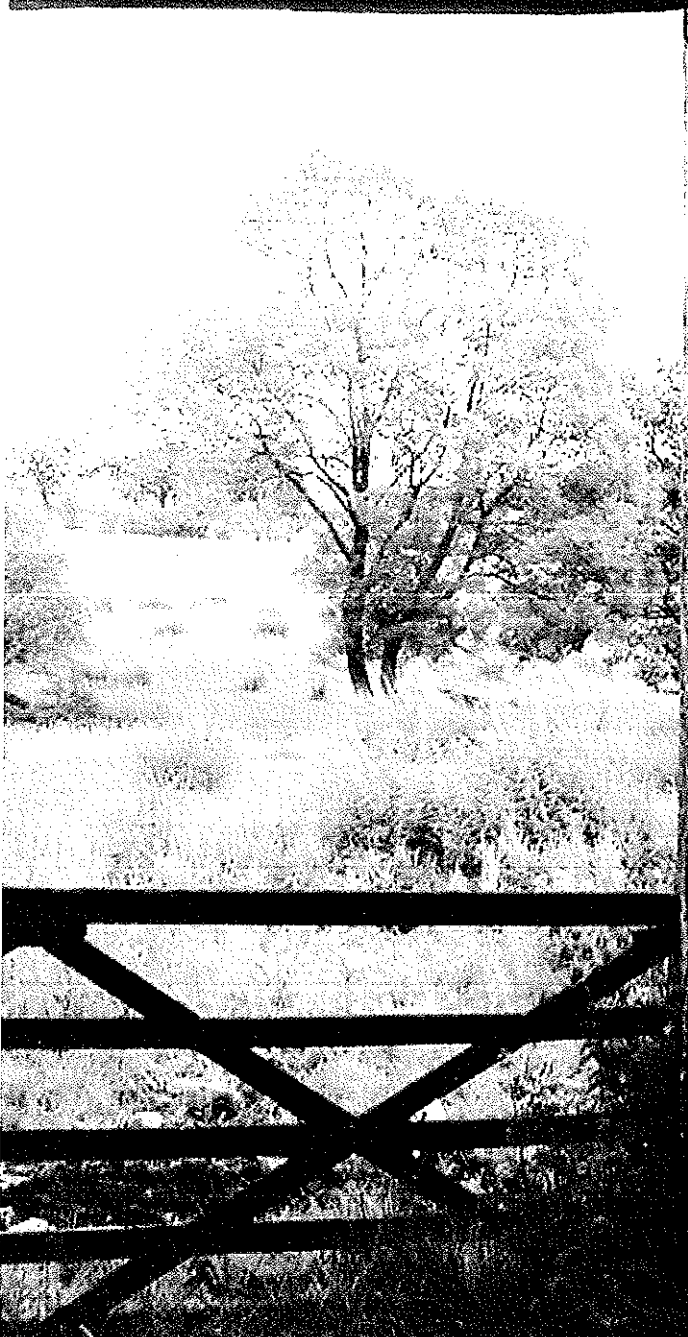
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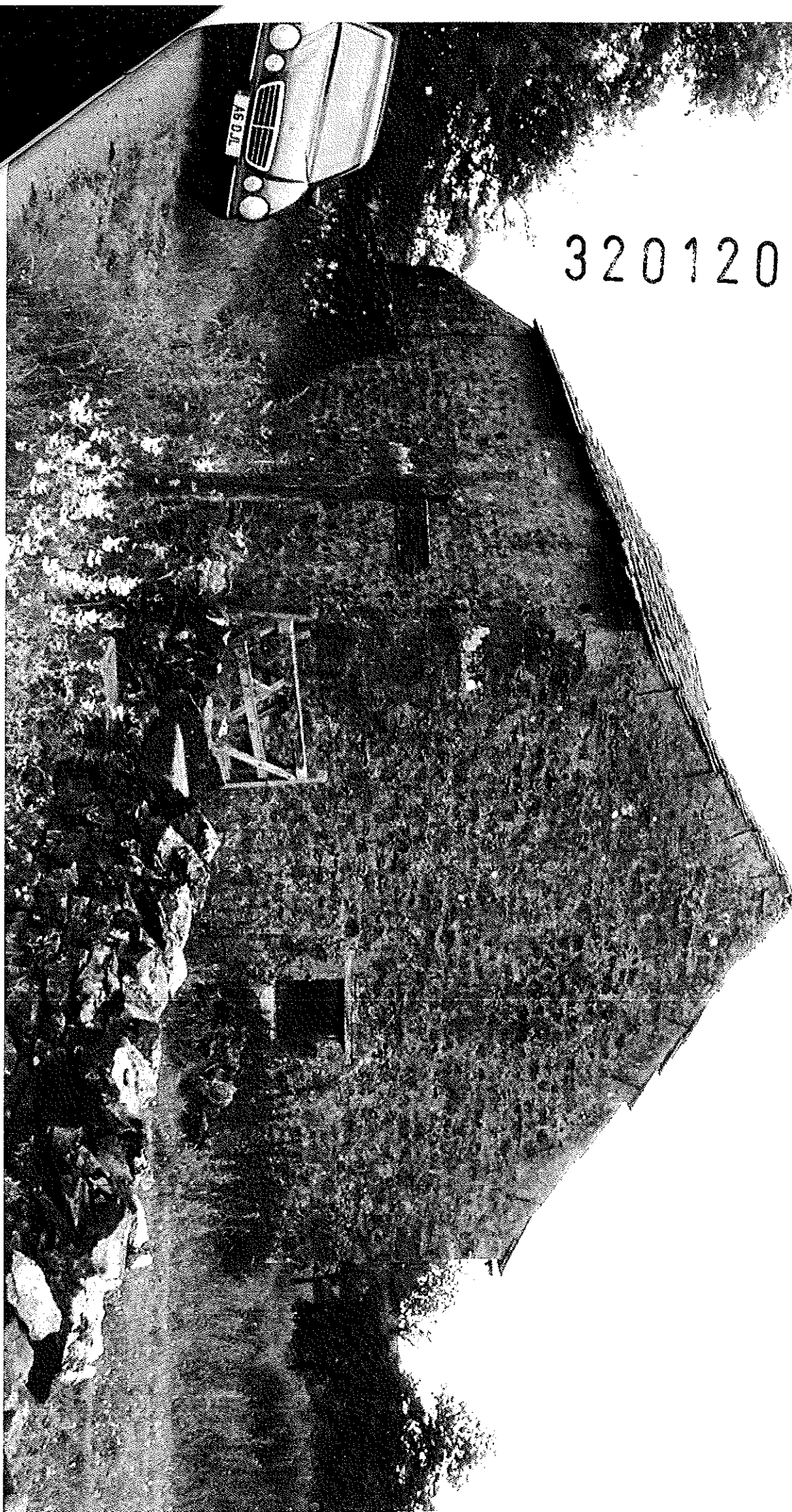


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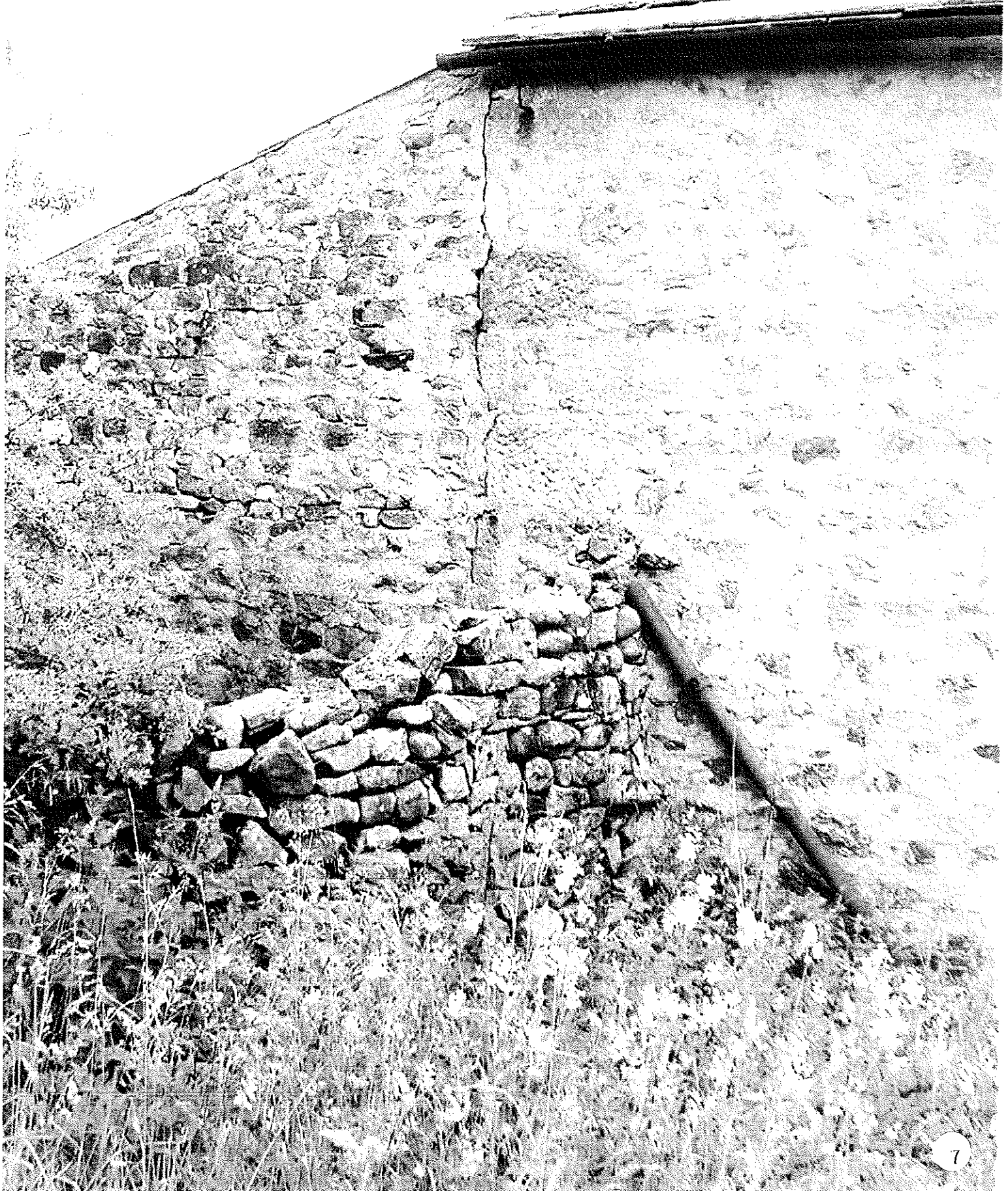


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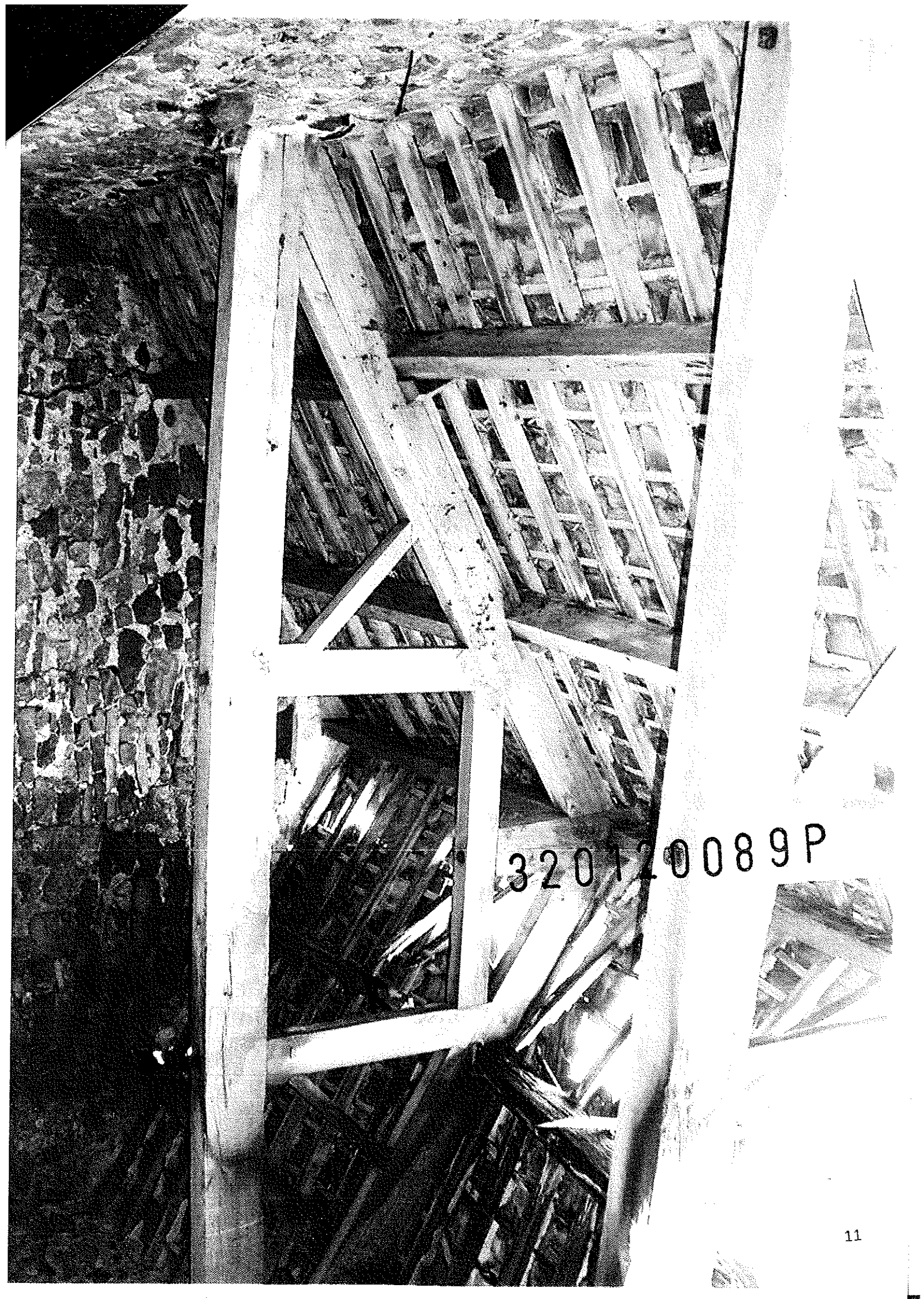
A high-contrast, black and white photograph. On the left, a rough stone wall is visible. To its right, a dark wooden structure with several beams is shown. The background is a bright, featureless white. The number '2012008' is printed in a simple, sans-serif font across the center of the image, partially overlapping the wooden structure and the white background.

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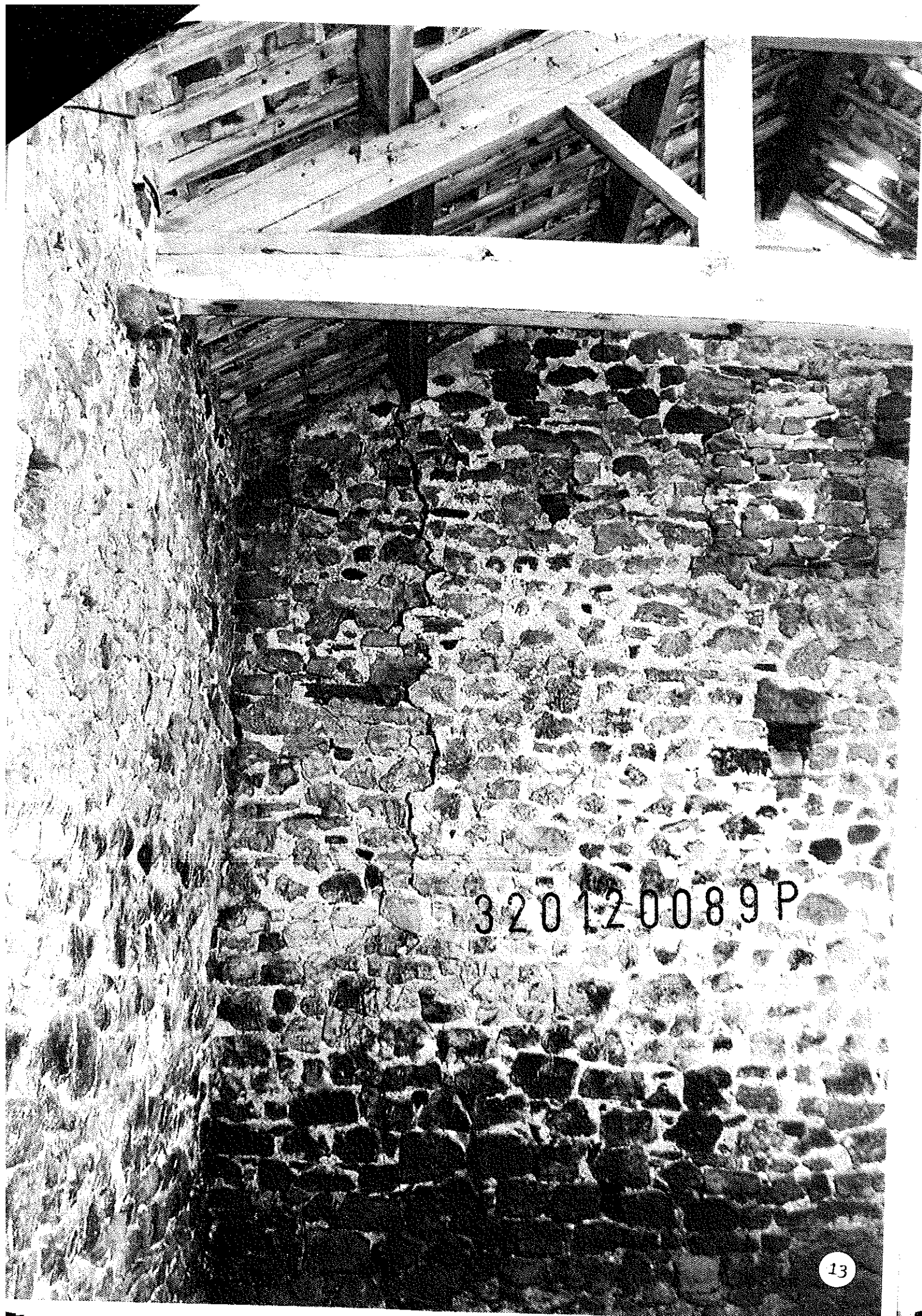
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