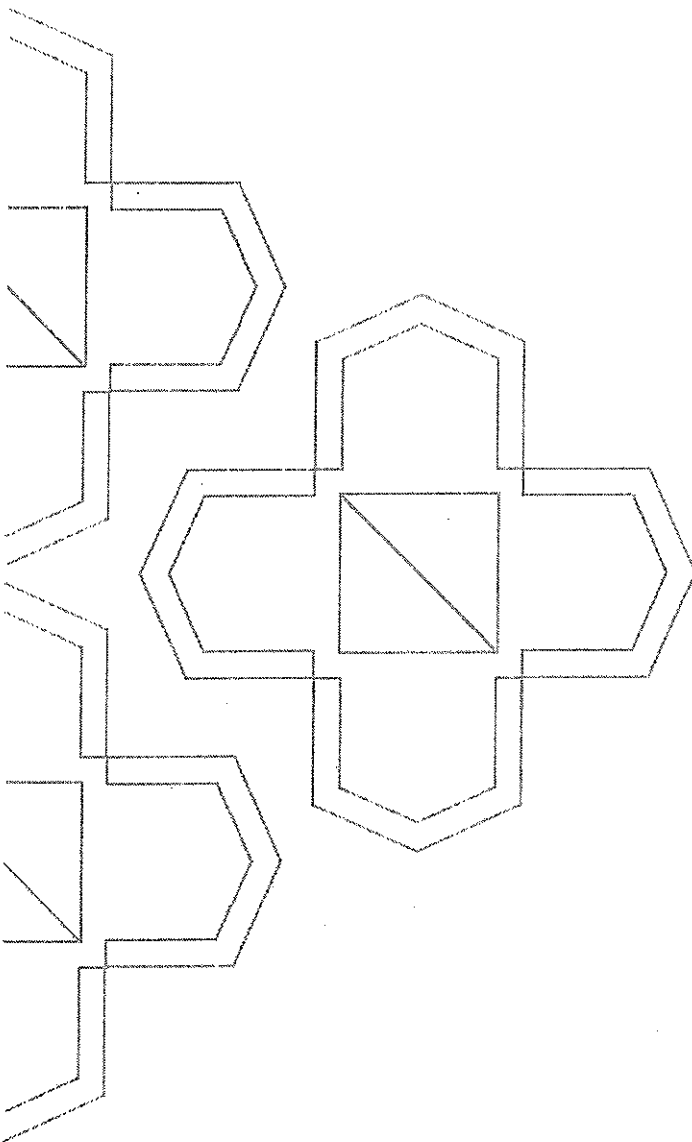


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Barn 1 Camping  
Barn/Holiday Cottage) -  
Dwelling 1  
Greengore Farm  
Hurst Green  
Cliteroe  
BB7 9QT

PREPARED FOR: Mr and Mrs Kay  
PREPARED BY: Daniel March  
DATE: 11<sup>th</sup> May 2012  
REFERENCE: AG637 Rev A

## **DESIGN**

### **LOCATION**

The site is located at Greengore Farm, Hurst Green, Clitheroe, BB7 9QT.

### **DESCRIPTION**

The existing barn is a random stone building with a double pitched slate roof.

Windows and doors are of timber construction with stone heads and cills.

The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

### **JUSTIFICATION OF DESIGN**

In accordance with the good practice guide to converting existing buildings in the countryside, all walls have been retained in their original form. All existing openings are to be retained and there are no new openings proposed.

The proposed design has been limited to two bedrooms to reduce the need for alterations to the truss's. Each bedroom will be provided with its own independent staircase, which again will reduce any need to cut into the truss cord to introduce doors.

Landscaping and access to the dwelling will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape. The external forecourt area will remain gravel/cobbled as existing.

### **USE**

The existing properties on the site are currently of agricultural use. Other buildings in the area are predominantly a mixture of agricultural and residential use. The surrounding properties are a mixture of rural designs, but are generally substantial properties with a large footprint.

The site is located within the Area of Outstanding Natural Beauty (ENV1).

### **AMOUNT**

The existing barn has a footprint of approximately 109m<sup>2</sup>.

There will be no change in size to the proposed barn, which will also have a footprint of approximately 109m<sup>2</sup>.

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#### LAYOUT

The proposed design incorporates a large open plan living area to increase the passage of natural light into the building and therefore reduce the need for additional window openings.

Rooms which are thought to be more sensitive i.e. the master bedroom are positioned in such a way that the privacy of the occupants will not be adversely affected. This reduces the need to introduce/alter perimeter boundary fences so that the landscape remains similar to that already existing.

#### SCALE

The scale and size of the proposed barn will not be altered.

#### LANDSCAPE

Landscaping will be generally soft domestic landscaping within the curtilage of the proposed dwelling including areas of permeable hard landscaping to driveways, pathways etc. to match existing. Landscaping will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape.

A 1.5m high matching stone wall will be constructed to define the space between the new dwelling and original dwelling.

#### APPEARANCE

The appearance of the building will remain unaltered externally, except for the addition of one conservation style rooflight to the rear less visible roof slope in order to keep the principal elevation unchanged.

#### RELEVANT PLANNING POLICY GUIDANCE

##### **POLICY G1**

Policy G1 states:

*"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."*

The proposal is for a high specification dwelling which has been carefully designed to avoid alterations which will significantly affect its appearance externally.

Policy G1 (a) states:

*"Developments should be sympathetic to existing and proposed land uses in terms of size, intensity and nature."*

The proposal is sympathetic to the existing barn and retains all features of importance.

Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are

- a. Essential to the local economy or the social well being of the area or
- b. Needed for the purposes of agricultural or forestry or
- c. Sites developed for local needs housing (subject to Policy H20 of this plan); or
- d. Small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or
- e. Other small scale uses appropriate to a rural area which conform to the policies of this plan"

We consider that the proposal is suitable for other small scale uses appropriate to a rural area and detail within this relevant planning policy guidance section how the proposal conforms to the relevant policies of the local plan.

Policy H2 states:

"Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

- ii. The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction (see policies H15, H16 and H17 for further advice)."

The existing barn has been surveyed by a qualified Chartered building surveyor and has been deemed to be structurally sound and suitable for conversion without the need for substantial reconstruction. It is our opinion that the building is well situated as a residential dwelling, being close to Hurst Green village. The proposed development therefore satisfies the criteria of the above policy.

Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwelling in situations where:

- (i) There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- (ii) There would be no materially damaged effect on the landscape qualities of the area;
- (iii) There would be no unacceptable harm to nature conservation interests,
- (iv) There would be no detrimental effect on the rural economy; and
- (v) Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area"

The proposals do not involve any expenditure by the public authorities and utilities. The landscape qualities of the area will remain unchanged. The scheme will not affect nature conservation interests.

Policy H16 states:

"Conversion of buildings will be granted providing

- (a) The building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed,
- (b) The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;
- (c) The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting,
- (d) The building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise."

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for extensive building or major alterations. The barn is of sufficient size for minimal living accommodation and no extensions are proposed. We believe that the building is worthy of retention and have made every effort to keep the scheme sympathetic to its character.

Policy H17 states:

"Planning permission for the conversion of buildings will be granted providing

- (a) The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- (b) The impact of the development or the effects of the creation of a garden area, together with any garage or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;
- (c) The area to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area"

The design is to a very high standard and is in keeping with local tradition in terms of materials. All existing window and door openings are retained. There are no new openings proposed.

Policy H17 (a) Roofs states:

"The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain specific no-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation."

The existing roof profile will remain unchanged. Where the design incorporates new roof lights, these will be of a conservation style to reduce the visible appearance on the profile of the roof.

Policy H17 (b) New Openings in Walls states:

"Agricultural buildings are characterized by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings

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should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

All existing window and door openings are retained. There are no new openings proposed.

Policy H17 (c) Materials states:

"With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminum and plastic are generally unacceptable materials."

All of the original fabric is to be retained.

## **ACCESS**

### **CONSIDERATION**

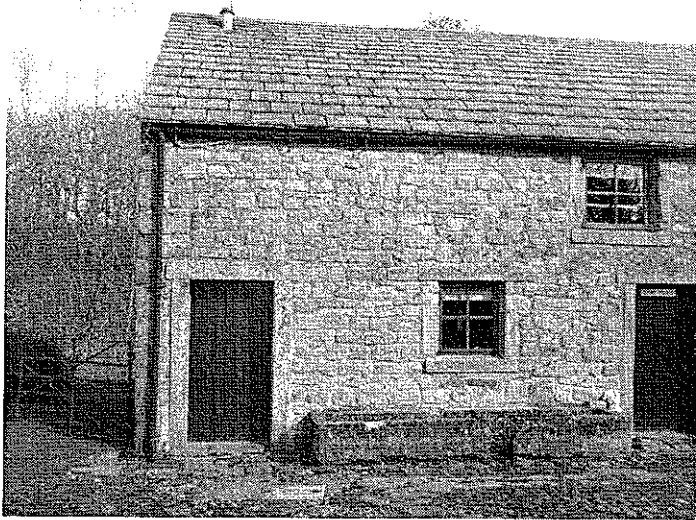
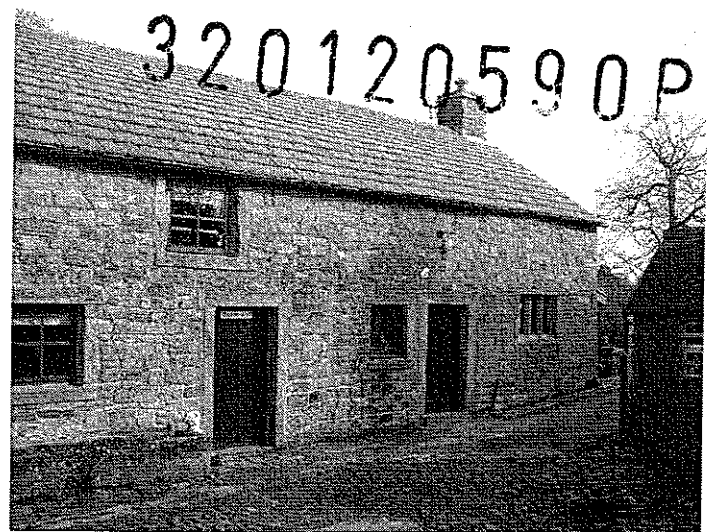
Access to the site is off Shire Lane and once vehicles have entered the site, they will have adequate room to turn and maneuver. The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

### **APPROACH**

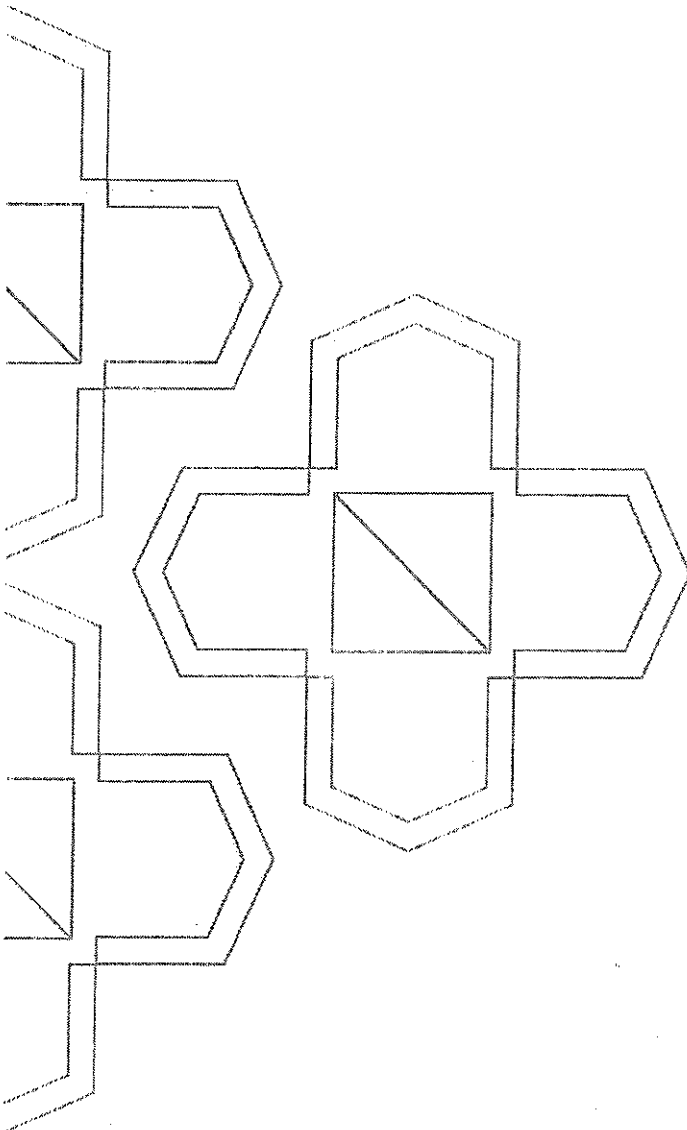
The design of the property fully takes into account the requirements of part M Building Regulations in terms of both circulation and accessibility.

### **CONSULTATION**

No consultation has been conducted with Highways in respect of the proposal.



320120590P



Main Barn/Outbuildings -  
Dwelling 2 and Garage  
Greengore Farm  
Hurst Green  
Cliteroe  
BB7 9QT

PREPARED FOR: Mr and Mrs Kay  
PREPARED BY: Daniel March  
DATE: 11<sup>th</sup> May 2012  
REFERENCE: AG637 Rev A

## **DESIGN**

### **LOCATION**

The site is located at Greengore Farm, Hurst Green, Clitheroe, BB7 9QT.

### **DESCRIPTION**

There are currently a number of redundant outbuildings occupying the site. These include a large block building with corrugated steel double pitched roof and a smaller part stone, part block building with a single pitched corrugated roof.

The existing barn is a random stone building with a double pitched concrete tile roof. There have been a one addition to the building over recent years comprising a single skin blockwork extension with a lean-to profiled cement roof.

The mis-match of building styles and use of modern cheaper building materials are thought to have an adverse impact on the character of the original barn.

The proposals involve the removal of the more recent addition to the barn and restoration of various elements to restore its former character. In brief this includes; the removal of the blockwork and extension with profiled lean-to roof, the removal of the non-original barn and store doors, demolition of the structurally unstable northern lean-to section and the recovering of the modern concrete tile roof with a traditional slate roof.

The larger more modern blockwork building to the rear of the main barn which has a corrugated steel profiled roof is thought to detract from the character of the site and will be demolished. The later addition of the blockwork to the existing stone garage will also be removed so that only the stone portion remains.

The outbuilding/store adjacent to the main barn comprises solid stone walls with a corrugated metal sheet roof. The front of the right hand portion has been infilled at some point in the past with brickwork and render finish.

The proposal involves replacement of the corrugated metal roof with matching slate, re-building of the contrasting rendered brick section in matching stone with the introduction of timber garage doors and demolition of the left hand portion of the building.

### **JUSTIFICATION OF DESIGN**

In accordance with the good practice guide to converting existing buildings in the countryside, all walls have been retained in as near to their original form as possible. The design incorporates large open plan areas to reduce the introduction of new walls and therefore minimize the need to create additional openings.

A large full height glazed gallery area has been positioned centrally to allow the passage natural light into the building through the existing openings, to reduce the need for a large number of additional openings. Similarly, the main living area will also use borrowed light from the study area as the internal dividing wall will be constructed from glazed blockwork.

Redundant door openings such as the second door to the RHS elevation, the two LHS barn doors to the front elevations and the barn door to the rear will be retained and provided with fixed glazed stable type doors. All stone lintels and corner quoins will remain unchanged. The existing small openings which are predominantly located to the gable walls and rear elevation, to allow cross-flow ventilation will remain and be glazed.

Although the orientation of the existing building is not ideal to maximize solar heat gain provided from the sun, the design makes the best use possible of the existing space by locating the more commonly used rooms, i.e. the kitchen/diner and master bedroom so that they benefit natural light. This should help to reduce the need for artificial lighting and heating and allow for a more sustainable way of living.

Landscaping and access to the dwelling will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape. The external forecourt area will remain gravel/cobbled as existing.

We feel that we have produced a design which facilitates improved modern day living requirements, whilst ensuring the character of the building remains. We also believe that conversion of the barn is vital to ensuring the buildings future survival as it is currently redundant and therefore considered to be a liability. A change of use will allow new funds to be injected into the building and as a dwelling will ensure that finances are in place to ensure maintenance costs are met so the building may survive for future generations.

#### USE

The existing properties on the site are currently of agricultural use. Other buildings in the area are predominantly a mixture of agricultural and residential use. The surrounding properties are a mixture of rural designs, but are generally substantial properties with a large footprint.

The site is located within the Area of Outstanding Natural Beauty (ENV1).

#### AMOUNT

The existing barn has a footprint of approximately 215.9m<sup>2</sup>.

The proposed barn has a footprint of approximately 203.8m<sup>2</sup> (due to the demolition of the blockwork lean-to extension and small stone lean-to).

## LAYOUT

The more commonly used rooms, i.e. the kitchen/diner and master bedroom are located so that they benefit natural light. This should help to reduce the need for artificial lighting and heating and allow for a more sustainable way of living.

Rooms which are thought to be more sensitive i.e. the master bedroom are positioned in such a way that the privacy of the occupants will not be adversely affected. This reduces the need to introduce/alter perimeter boundary fences so that the landscape remains similar to that already existing.

## SCALE

The scale and size of the proposed barn will not be altered, other than the small lean-to extension which will be removed and also the northerly lean-to which will also be removed.

## LANDSCAPE

Landscaping will be generally soft domestic landscaping within the curtilage of the proposed dwelling including areas of permeable hard landscaping to driveways, pathways etc. to match existing. Landscaping will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape.

## APPEARANCE

The concrete tile roof and metal roof sheeting will be recovered with a traditional slate roof. This will restore the former character to the barn/outbuilding whilst ensuring durability and provide a low maintenance long term solution. The slate coverings will be in keeping with surrounding buildings.

Walls will be random stone and will remain unchanged apart from a small number of additional openings. Where new openings are to be provided, they will be provided with stone heads, cills and corner quoins to match existing.

Existing windows and doors will be replaced with stained timber glazed designs. These will be broken down into smaller units with mullions and transoms, to limit where possible large areas of glazing.

The colours, profiles and textures of all materials to be both compatible and sympathetic to the nearby buildings and local vernacular.

RELEVANT PLANNING POLICY GUIDANCE

## POLICY G1

Policy G1 states:

*"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."*

The proposal is for a high specification dwelling which has been carefully designed to avoid alterations which will significantly affect its appearance externally; whilst restoring the barns original character by removing more modern additions such as the concrete roof, corrugated steel sheet roof and blockwork extension.

Policy G1 (a) states:

*"Developments should be sympathetic to existing and proposed land uses in terms of size, intensity and nature."*

It is our opinion that the proposal is appropriate in terms of its size, intensity and nature. The original existing barn footprint will remain unaltered. The more modern blockwork extension, large blockwork outbuilding and blockwork extension to the stone garage will be demolished as these are thought to detract from the site aesthetically.

The proposal is sympathetic to the existing barn and retains all features of importance. Where new openings are introduced, these have been carefully positioned away from public view, are small in size and have stone heads, cills and corner quoins to match existing. They are also few in number.

Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are

- a. Essential to the local economy or the social well being of the area or
- b. Needed for the purposed of agricultural or forestry or
- c. Sites developed for local needs housing (subject to Policy H20 of this plan); or
- d. Small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or
- e. Other small scale uses appropriate to a rural area which conform to the policies of this plan"

We consider that the proposal is suitable for other small scale uses appropriate to a rural area and detail within this relevant planning policy guidance section how the proposal conforms to the relevant policies of the local plan.

Policy H2 states:

"Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

- ii. The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction (see policies H15, H16 and H17 for further advice)."

The existing barn has been surveyed by a qualified Chartered building surveyor and has been deemed to be structurally sound and suitable for conversion without the need for substantial reconstruction. It is our opinion that the building is well situated as a residential dwelling, being close to Hurst Green village. The proposed development therefore satisfies the criteria of the above policy.

Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwelling in situations where:

- (i) There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- (ii) There would be no materially damaged effect on the landscape qualities of the area;
- (iii) There would be no unacceptable harm to nature conservation interests,
- (iv) There would be no detrimental effect on the rural economy; and
- (v) Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area"

The proposals do not involve any expenditure by the public authorities and utilities. The landscape qualities of the area will be improved due to the removal of unsightly cheaply constructed modern buildings. The scheme will not affect nature conservation interests and will not have a detrimental effect on the rural economy as the buildings are redundant and unused.

Policy H16 states:

"Conversion of buildings will be granted providing

- (a) The building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed,
- (b) The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;
- (c) The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting,
- (d) The building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise."

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for extensive building or major alterations. The barn is of sufficient size for minimal living accommodation and no extensions are proposed. We believe that the building is worthy of retention and have made every effort to keep the scheme sympathetic to its character.

Policy H17 states:

"Planning permission for the conversion of buildings will be granted providing

- (a) The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- (b) The impact of the development or the effects of the creation of a garden area, together with any garage or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;
- (c) The area to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area"

As discussed elsewhere in this statement, we believe the design is to a very high standard and is in keeping with local tradition in terms of materials. The buildings original geometrical form will be restored due to the demolition of the lean-to extension. All existing window and door openings are retained.

There are very few new openings and those that there are, are small in size and located to elevations not visible to the public.

There is no provision for a separate garden area within the scheme. The scheme will incorporate the use of the proposed stone garage for vehicular parking. The access to the site is believed to be to a safe standard.

Policy H17 (a) Roofs states:

"The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain specific no-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation."

The existing roof profile will remain unchanged. The unsightly modern concrete tiles will be removed and replaced with a traditional slate roof. Where the design incorporates new roof lights, these will be of a conservation style to reduce the visible appearance on the profile of the roof.

Policy H17 (b) New Openings in Walls states:

"Agricultural buildings are characterized by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

As aforementioned, all existing window and door openings are retained. There are very few new openings and those that there are, are small in size and located to elevations not visible to the public. Where new openings are

introduced, they will have stone lintels, cills and corner quoins and will be in a similar style to match the existing.

Policy H17 (c) Materials states:

"With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminum and plastic are generally unacceptable materials."

As previously stated, the concrete tile roof will be recovered with a traditional slate roof. This will restore the former character to the barn whilst ensuring durability and provide a low maintenance long term solution. The slate coverings will be in keeping with surrounding buildings.

Walls will be random stone and will remain unchanged apart from a small number of additional openings. Where new openings are to be provided, they will be provided with stone heads, cills and corner quoins to match existing.

Windows and doors are timber and will remain unchanged. Where new windows are introduced, these will also be timber and will be broken down into smaller units with mullions and transoms, to eliminate large areas of glazing to match the existing style of window.

The colours, profiles and textures of all materials to be both compatible and sympathetic to the nearby buildings and local vernacular.

## **ACCESS**

### **CONSIDERATION**

Access to the site is off a dirt tract off Shire Lane and once vehicles have entered the site, they will have adequate room to turn and maneuver.

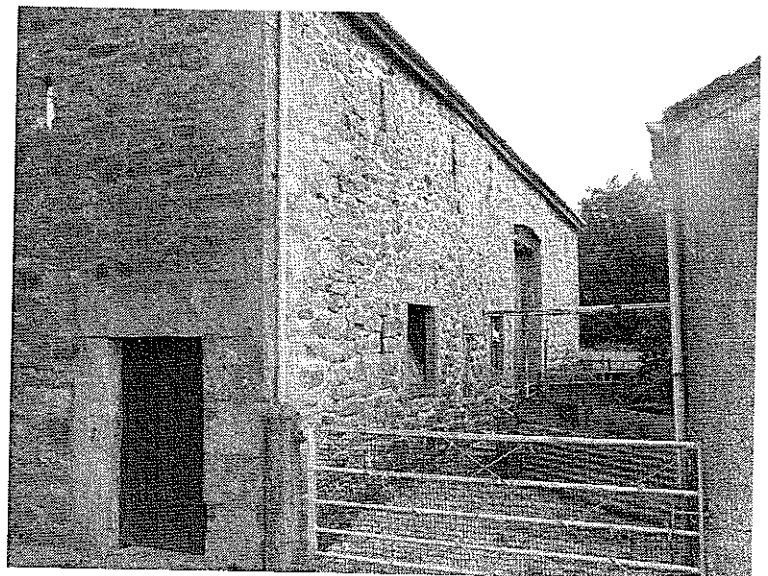
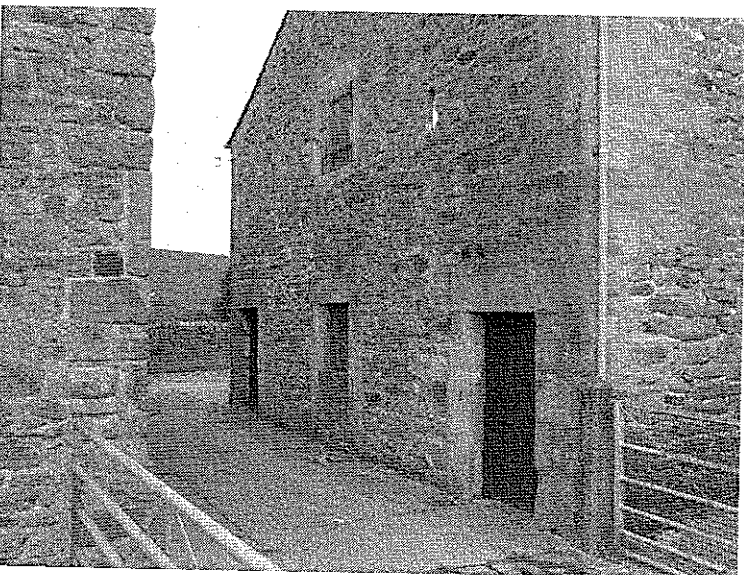
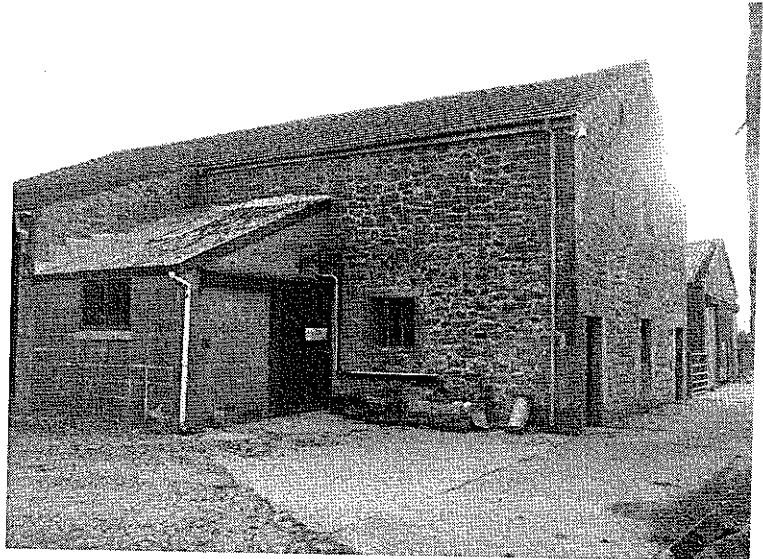
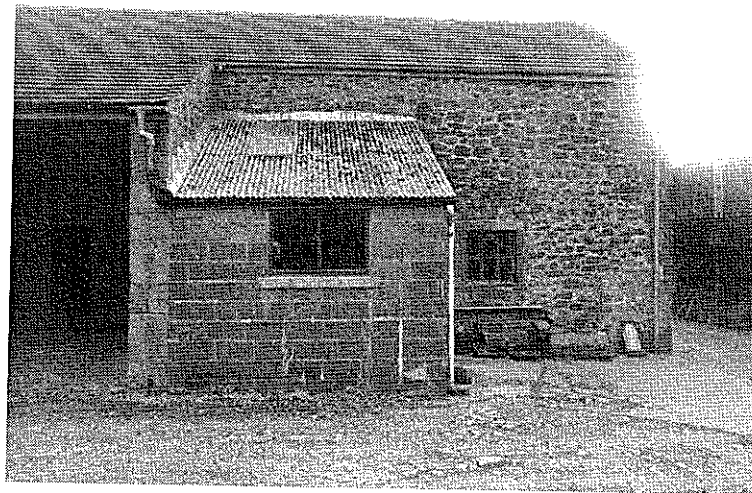
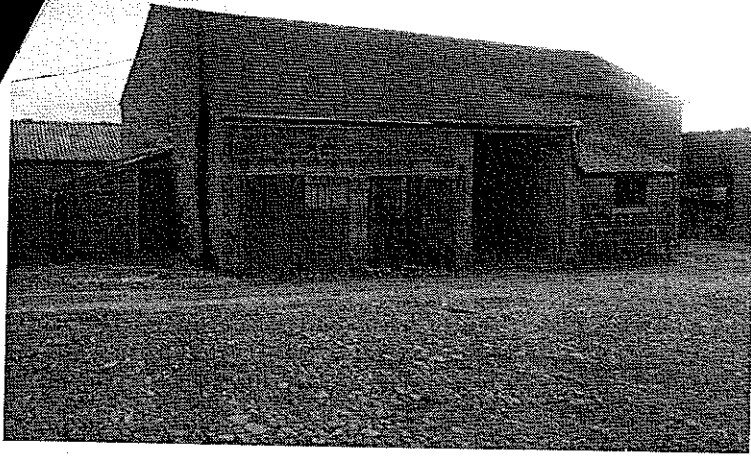
### **APPROACH**

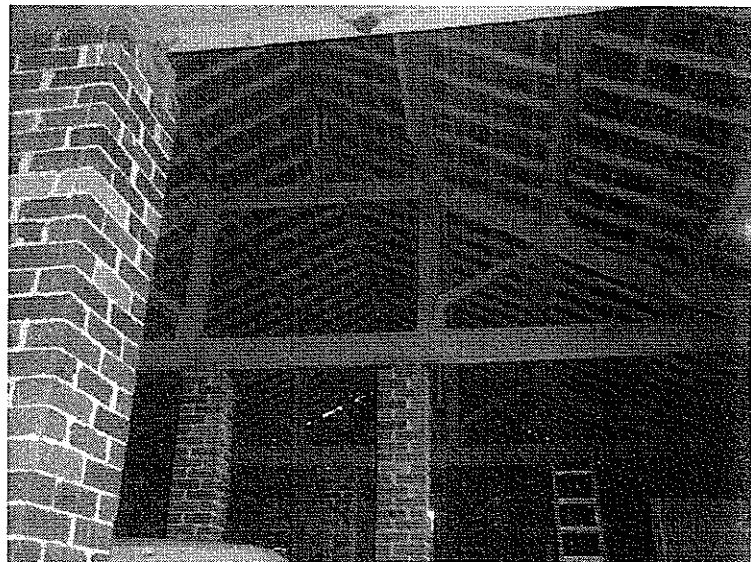
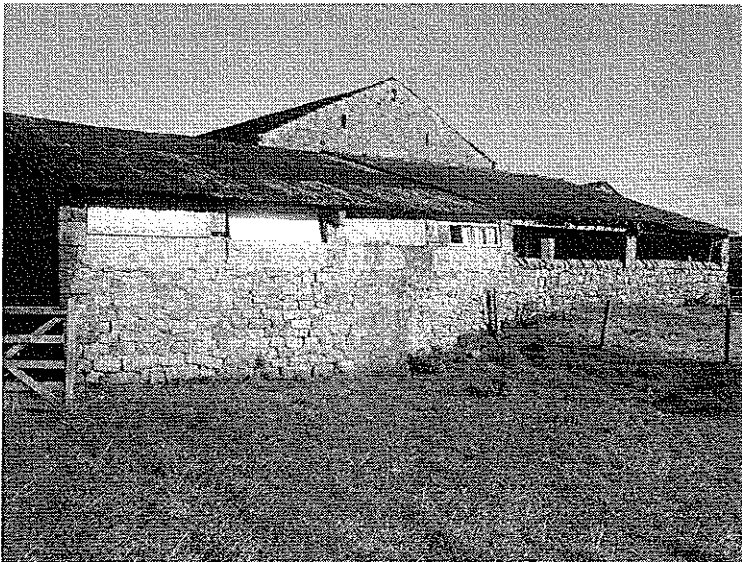
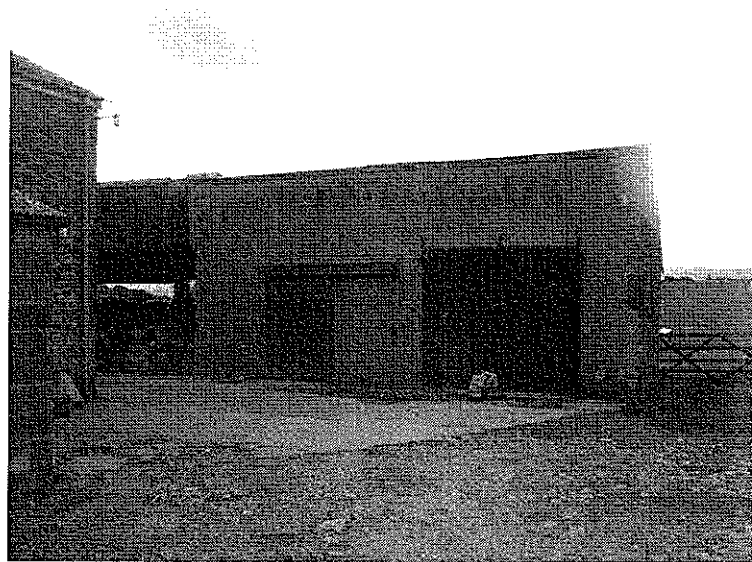
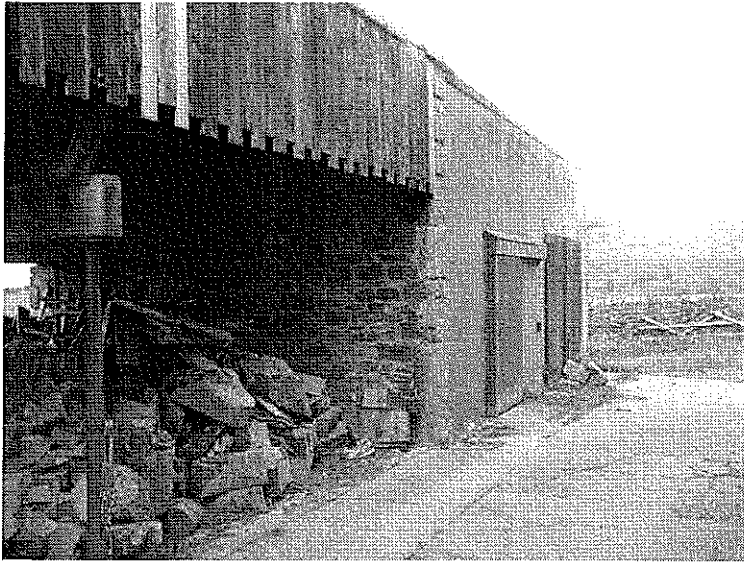
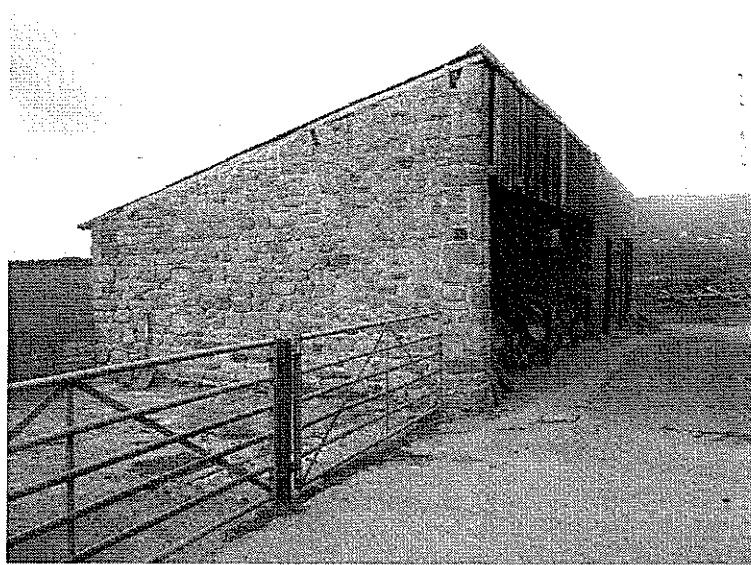
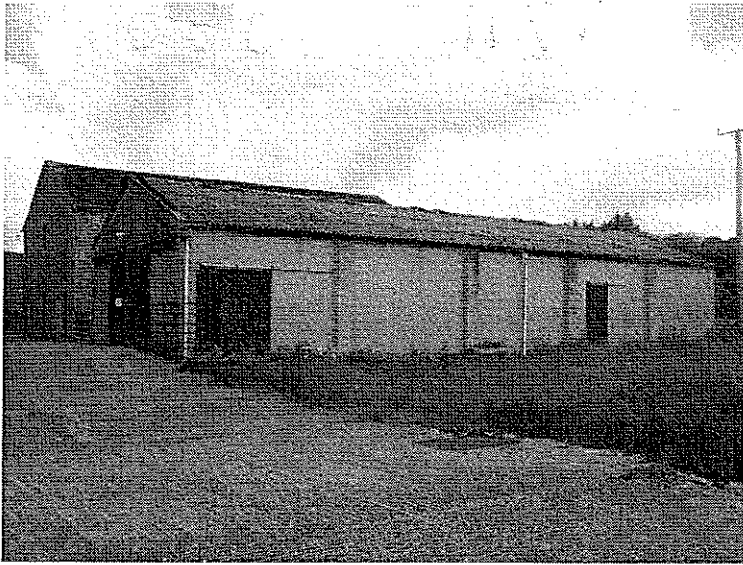
The design of the property fully takes into account the requirements of part M Building Regulations in terms of both circulation and accessibility.

### **CONSULTATION**

No consultation has been conducted with Highways in respect of the proposal.

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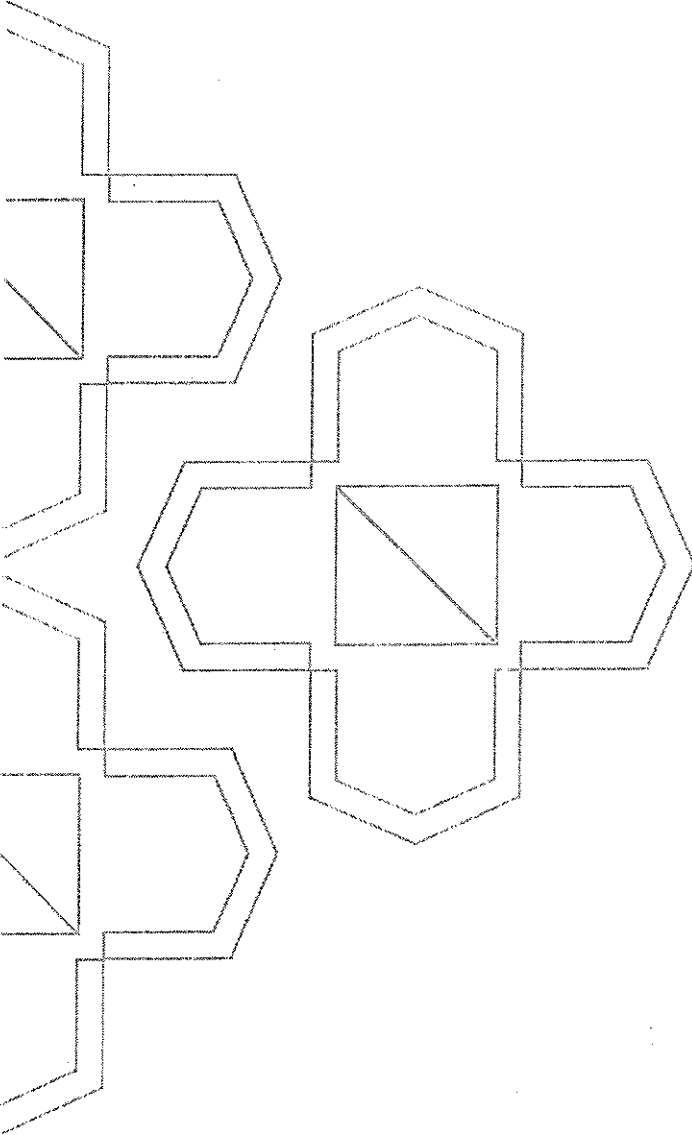


**ANDERTON GABLES**



CHARTERED BUILDING SURVEYORS  
& PROJECT CONSULTANTS

320120590P



Barn 1, 2 and Outbuilding  
Greengore Farm  
Hurst Green  
Cliteroe  
BB7 9QT

PREPARED FOR: Mr and Mrs Kay  
PREPARED BY: Andrew Whittle  
DATE: 10<sup>th</sup> May 2012  
REFERENCE: AG637

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**STRUCTURAL SURVEY**

## **1.0 Introduction**

### **1.1 *Description of Buildings***

### **1.2 *Design/Brief***

## **2.0 Structural Condition**

### **2.1 *Existing Condition***

### **2.2 *Summary***

## **3.0 Photographs**

## 1.0 Introduction

320120590P

### 1.1 Description of Buildings

#### Barn 1 (Camping Barn/Holiday Cottage – Dwelling 1)

The barn is a Grade II Listed building. A two-storey building briefly comprising slated roof over solid coursed stone walls around 500mm in thickness.

The roof coverings are supported on timber rafters on original hand cut timber purlins spanning between the external solid walls, intermediate king post trusses and internal dividing solid walls.

Solid walls are assumed to be supported on shallow foundations, likely to be made up of compacted stone given their age.

First floor joists are suspended timber generally spanning from left to right supported between the external walls and intermediate supporting timber beams, which in turn span from front to back supported on the external walls.

Ground floors are of solid concrete assumed to be ground bearing or stone flags, presumed to be laid in concrete.

In recent times the barn has been utilised as a camping barn and holiday cottage, which has necessitated internal alterations and provision of a rooflight to the rear roof slope. These alterations where relevant have been subject of the necessary planning/building regulation approvals.

#### Barn 2 (Main Barn – Dwelling 2)

The barn is not listed. A two-storey building briefly comprising concrete tiled roof over solid coursed stone walls around 500mm in thickness. Single storey portions are provided to the North and West elevations of similar construction. To the south west corner a further single storey exists, which comprises possible profiled cement roof sheets over blockwork walls around 100mm in thickness.

The roof coverings are supported on machine cut timber purlins spanning between the external solid walls and intermediate queen post trusses. The intermediate trusses are supported at ground floor level by brick columns, which are ground bearing.

Solid walls are assumed to be supported on shallow foundations, likely to be made up of compacted stone given their age.

A first floor hay store area is provided to the southern side of the barn comprising timber boarding supported on timber floor beams. The timber beams span between external walls and intermediate cast iron column supports, which are ground bearing.

Ground floors are a mixture of solid concrete and stone flags, which are ground bearing.

### **Outbuilding (Proposed Garage)**

The outbuilding is not listed. A single storey building briefly comprising a profiled sheet metal roof over solid coursed stone walls around 350mm in thickness. The northern elevation wall is an infill and comprises brickwork with a render finish.

The roof coverings are supported on hand cut timber purlins spanning between the external solid walls and intermediate half trusses. The intermediate trusses span between the external wall and/or cast iron columns, which are ground bearing.

Solid walls are assumed to be supported on shallow foundations, likely to be made up of compacted stone given their age.

Ground floors are a mixture of solid concrete and stone flags, which are ground bearing.

### ***1.2 Design/Brief***

The Client wishes to convert the existing barns into two separate dwellings and the outbuilding into a detached double garage. The garage being utilised by dwelling 2.

Barn 1 - will undergo minimal external alterations in the form of provision of additional roof light to the northern roof slope and replacement windows and doors. Internally, fairly significant structural alterations will be necessary to provide the required accommodation including removal of portions of the first floor and installation of a new staircase.

Barn 2 – will undergo slightly more significant structural alterations externally including formation of a new window opening, provision of new rooflights, replacement of concrete roof coverings with slates, replacement windows and doors and demolition of blockwork single storey portion to the south west corner.

Internally it would be proposed to construct a new reinforced concrete raft foundation and ground floor slab, which would support a new blockwork inner wall, which would tie to the existing stone external walls and support the new roof structure. A new internal floor structure and internal walls would be constructed.

## 2.0 Structural Condition

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### 2.1 Existing Condition

#### Barn 1 (Camping Barn/Holiday Cottage – Dwelling 1)

The slate coverings are weathered, but considered serviceable. The clay ridge tiles would benefit from re-pointing to their sides as the mortar is degraded. The roof planes appear fairly straight without significant deflection.

Internally inspection reveals the timber rafters are hidden from view by linings and we cannot therefore comment upon their condition.

The timber purlins are original and are subject to deflection, which has necessitated the introduction of timber packers to keep to roof planes straight (See Photos 9 & 11). Quite significant areas of old woodworm are visible indicating past problems with infestation. We would advise further inspection in this respect and possible treatment if this has not already been undertaken to ensure continued stability.

The timber trusses are also original and have been subject to past woodworm infestations. Once again further advice is recommended to confirm freedom from current infestation.

Some original timber lintels remain (See Photo 1), whilst others have been replaced in modern concrete (See Photos 10 & 12). It is likely that some decay will exist to the timber lintels where they are built into the wall.

The external walls are weathered, but serviceable. Areas of re-pointing are required to the rear elevation (See Photo 27), where the mortar has deteriorated.

The walls have suffered structural movement generally in the form of bowing outwards at mid height indicating a lack of lateral restraint. The degree of movement is considered acceptable given the thickness of the walls.

Consideration to improving lateral restraint will form part of the structural design for the scheme to ensure long term lateral restraint and stability.

Vertical cracking is evident towards to south west corner running at two positions, the first to the right side of the doorway up the eaves level, the second to the left side of the doorway up to around mid-height. The cracks taper in width from around 1mm to 4mm, with their greatest width at the top (See Photos 17 & 18).

The cracks do not appear recent in origin or obviously progressive. The vertical crack adjacent the gable may have suffered some recent movement, but this is likely to be due to deterioration of the pointing following some water penetration through cracks rather than continuing movement. It is likely that a small area of re-building and re-pointing will be required in this area.

Internal floors at first floor level will require upgrade/modification to suit new layout. Ground floors appear satisfactory, but further disruptive investigation will be required to confirm suitability and any requirement for upgrade in relation to dampness/insulation.

## **Barn 2 (Main Barn – Dwelling 2)**

The concrete tile coverings are weathered, but considered serviceable. The clay ridge tiles would benefit from re-pointing to their sides as the mortar is degraded. The roof planes are subject to slight undulations along their length and along the ridge.

It is proposed to replace the concrete tiles with a slate covering. It is likely that the use of much heavier concrete tiles has necessitated the introduction of the brick columns internally to assist in support (See Photo 33). Replacement of concrete tiles with much lighter slates should allow removal of the brick piers. This should be confirmed by calculation by structural engineer prior to these works being undertaken.

Internally inspection reveals the timber rafters, purlins and trusses are in serviceable condition. It is likely some repairs/replacements may be required following stripping of the roof coverings when fully exposed.

Original timber lintels remain and although no significant decay is obvious, it is likely that some decay will exist where they are built into the wall.

The external walls are weathered, but serviceable. Areas of re-pointing are required to the all elevations where the mortar has deteriorated (See Photo 45).

The walls have suffered structural movement generally in the form of bowing outwards at mid height indicating a lack of lateral restraint. The degree of movement is considered acceptable given the thickness of the walls. A slightly more significant bulge is evident on the east elevation, which would benefit from some re-building.

The formation of new internal walls and floor structures will improve lateral restraint to ensure long term lateral restraint and stability.

Vertical cracking is evident internally to the backing section of stone adjacent purlin positions due to point loads (See photos 36-40). No cracking is evident externally. These are of significant age and loading in these areas would be significantly reduced following introduction of the new loadbearing inner leaf. The cracks do not appear recent in origin or generally progressive, but it would be advisable that any cracked areas of stonework are repaired.

Rotation has occurred to the outside wall of the northern single storey portion. This is likely to be due to failure of the foundation in this area (See Photo 43 & 44). It is proposed to demolish this portion.

Ground and first floor are not suitable for domestic use and will therefore be replaced

## **Outbuilding (Proposed Garage)**

The profiled metal roofing is extremely weathered and corroded. The roof planes are subject to slight undulations along their length and along the ridge.

It is proposed to replace the metal roof sheeting with a slate covering to match the dwelling.

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Internally inspection reveals the timber rafters, purlins and trusses are in serviceable condition. It is likely some repairs/replacements may be required following stripping of the roof coverings when fully exposed.

The external walls are weathered and areas of re-pointing are required to the all elevations where the mortar has deteriorated. It is proposed to re-build the front elevation where currently built in brickwork and render using stone following demolition of the easterly section. This will be constructed off a new foundation forming the new garage openings.

The rear and right hand elevation have suffered movement due to failure of the foundation and it is proposed to re-build these sections of wall off new foundations continuing up to eaves height to improve support to the roof (See Photos 46-50).

The concrete/flag floors will be replaced as part of the works with new concrete floors

## *2.2 Summary*

Barns 1 & 2 have suffered some structural movement, but this is currently within acceptable limits and the proposed works will improve the long term stability. Limited repairs are required to the external wall in the form of isolated re-building and re-pointing.

Prior to works commencing further investigation will be required to confirm freedom from current woodworm and the suitability of some roof timbers/supports to support new roof coverings/insulation and plasterboard etc. will be required.

The outbuilding to be utilised for the proposed garage has been subject to more significant movement due to failings in the foundations etc. Subject to re-building of these areas off new foundations, the building will be structurally stable and capable of continued use.

The conversion and adaptation of the building can be carried out sympathetically and without any detrimental effect upon the existing structure or the aesthetics of the existing building.

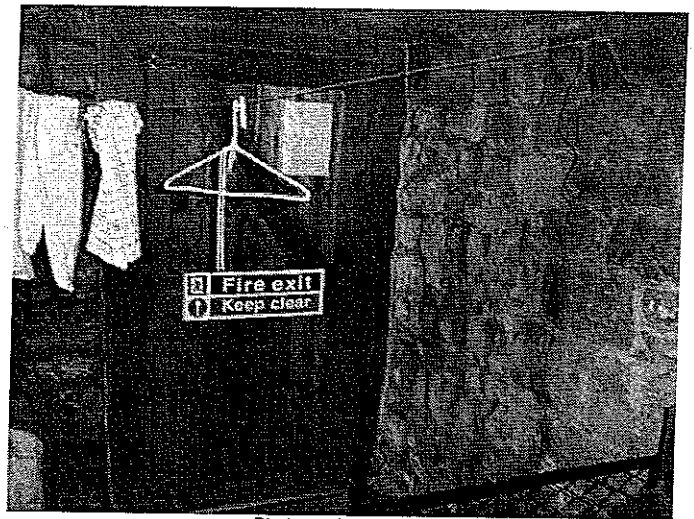
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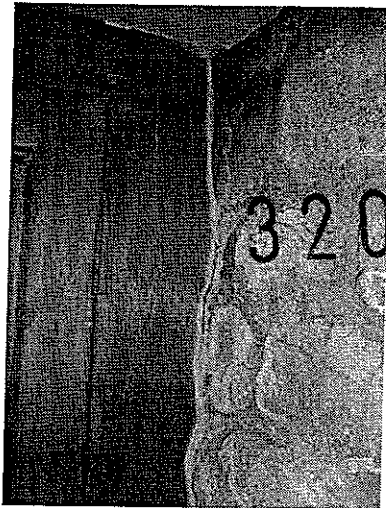
Andrew Whittle MRICS  
Chartered Building Surveyor



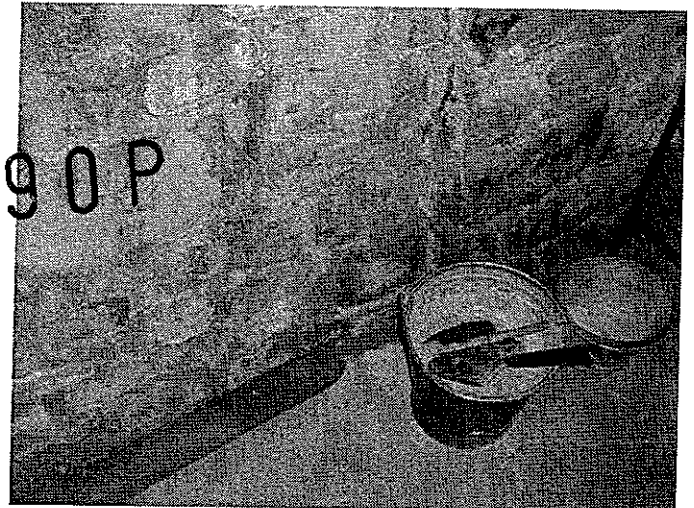
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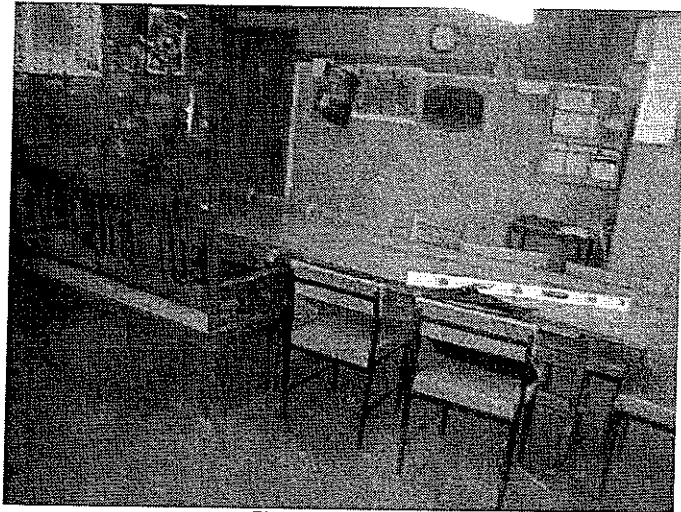
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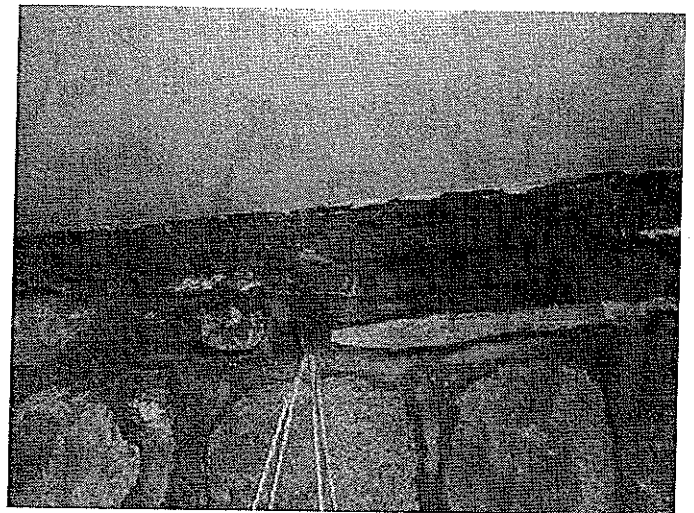
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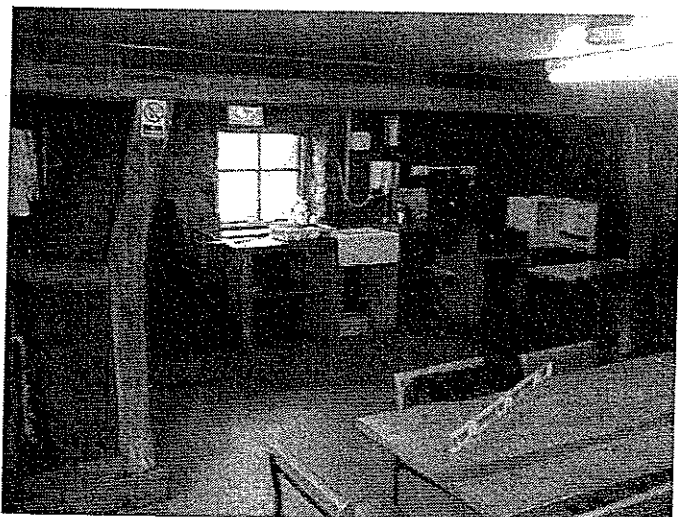
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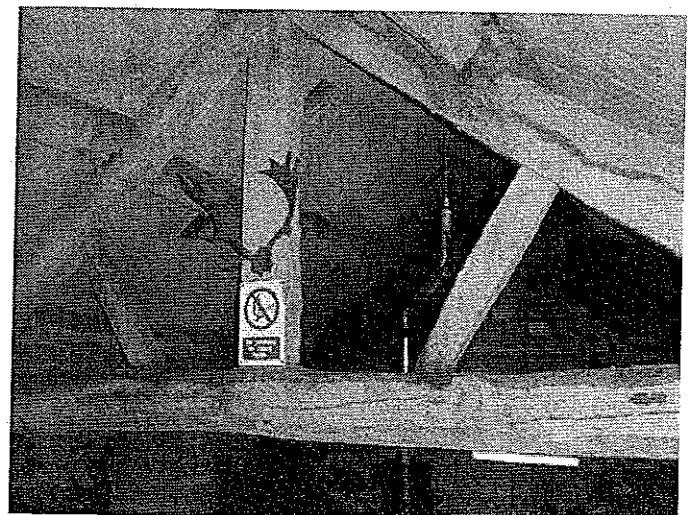
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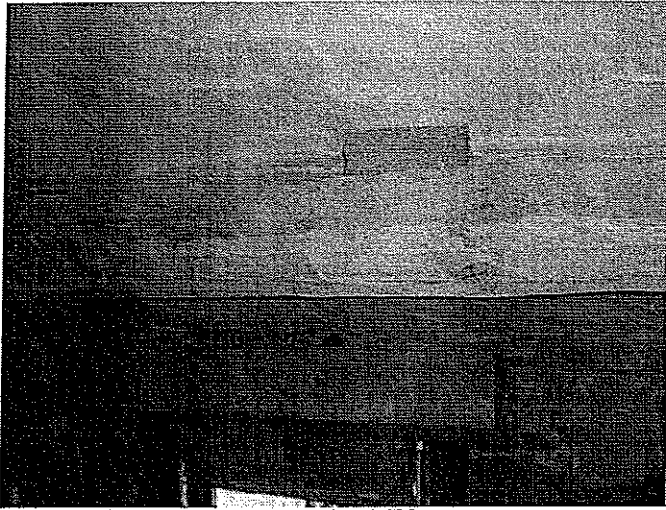
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Photograph 007.JPG



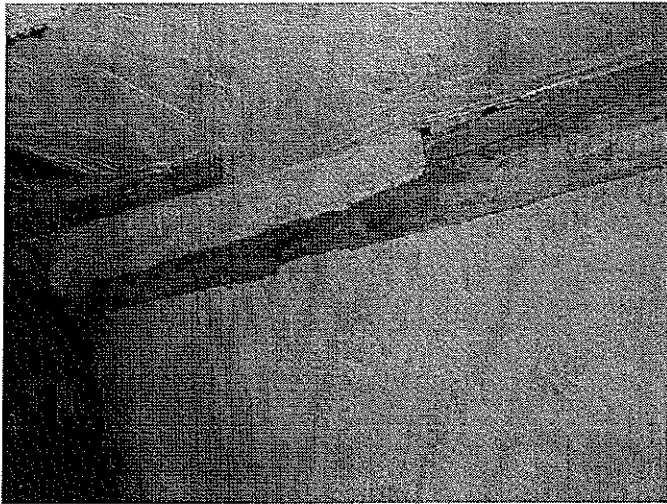
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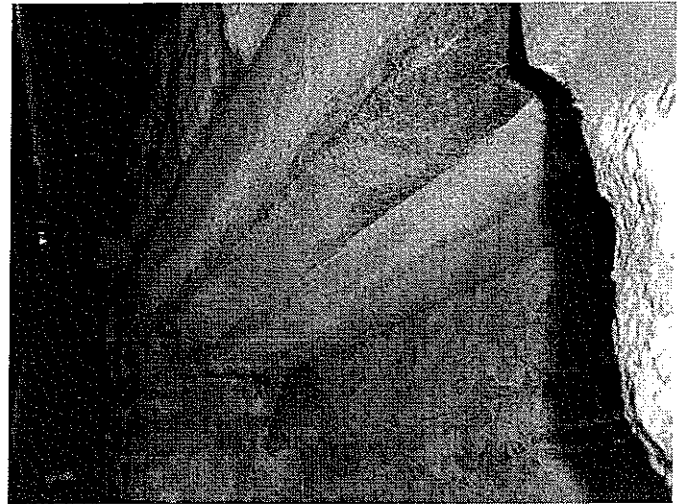
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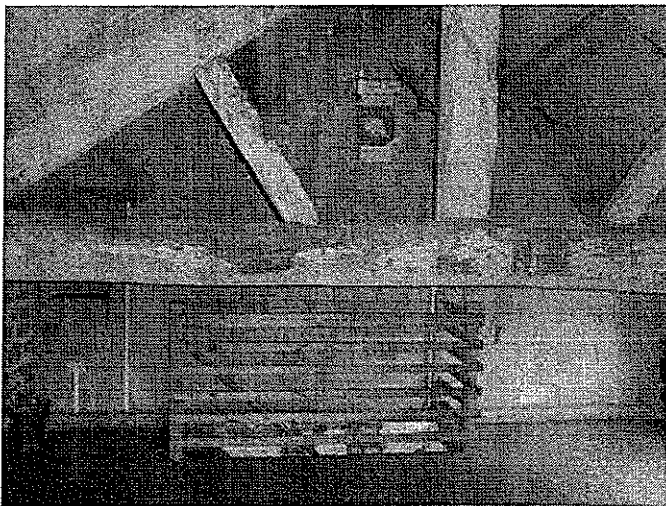
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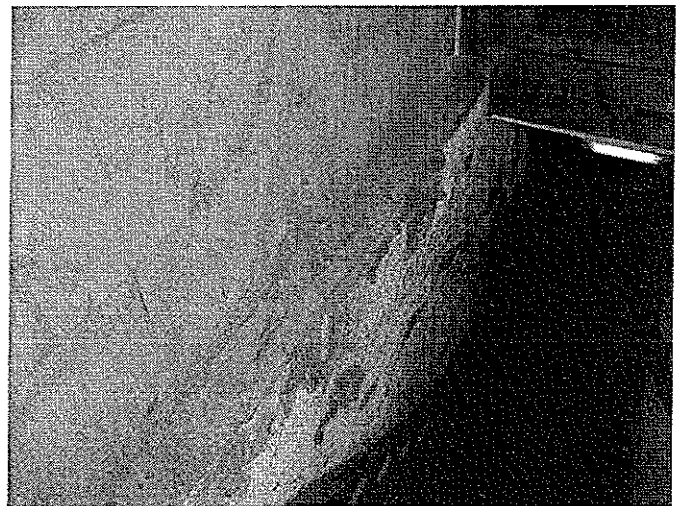
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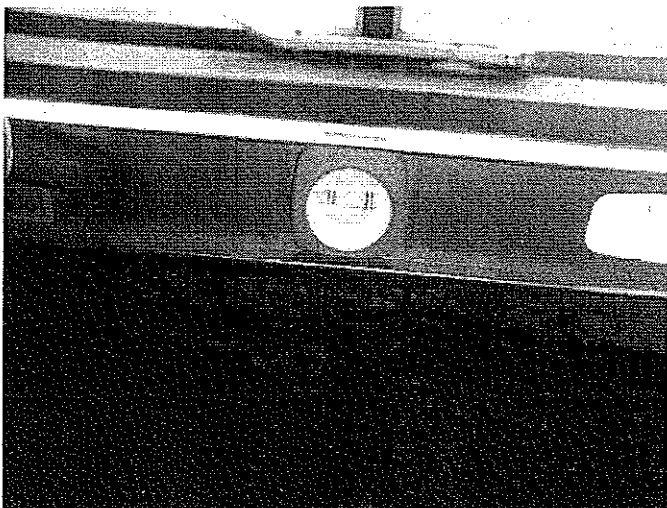
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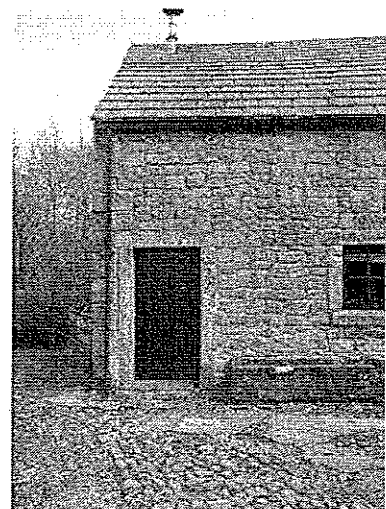
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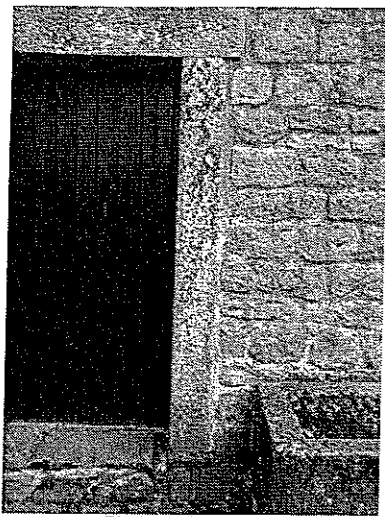
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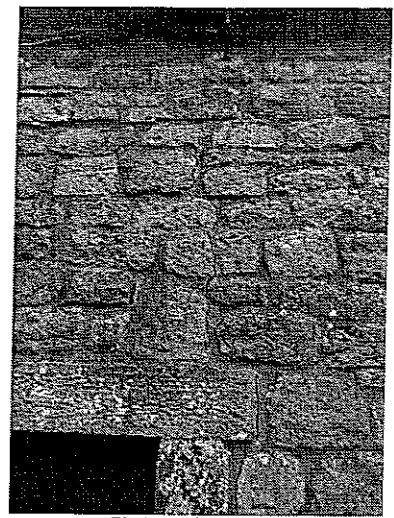
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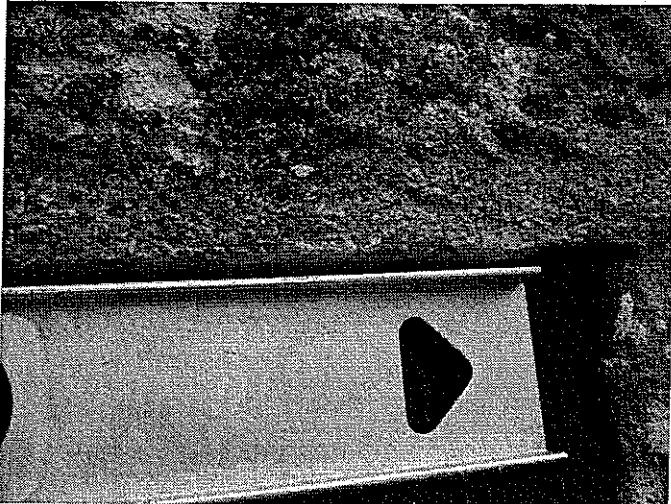
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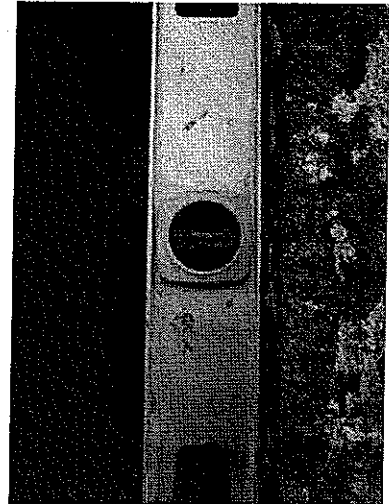
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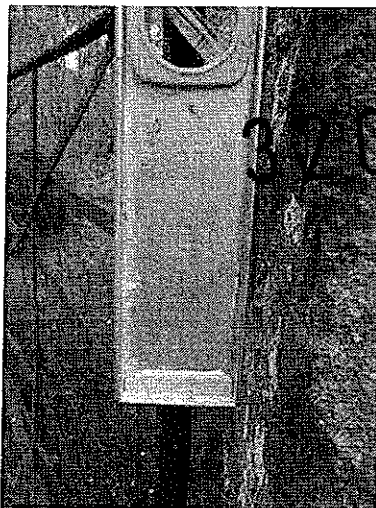
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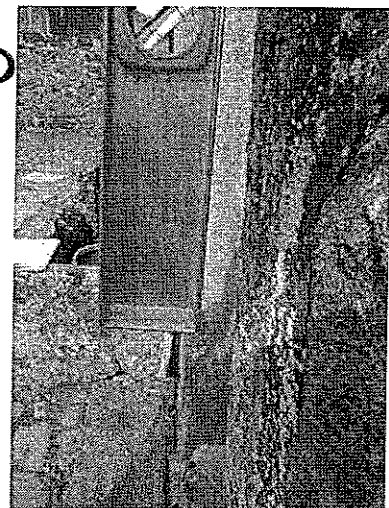
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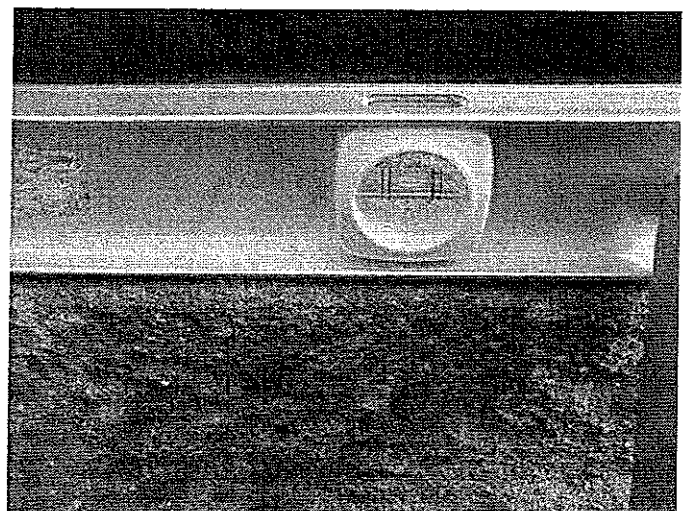
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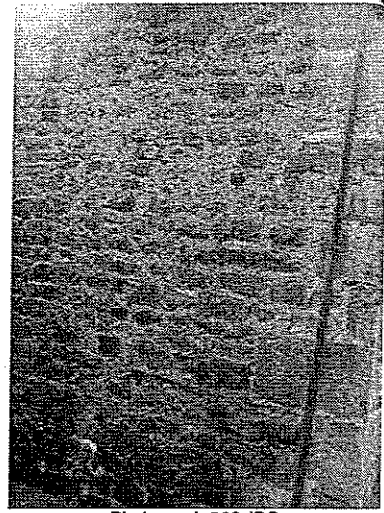


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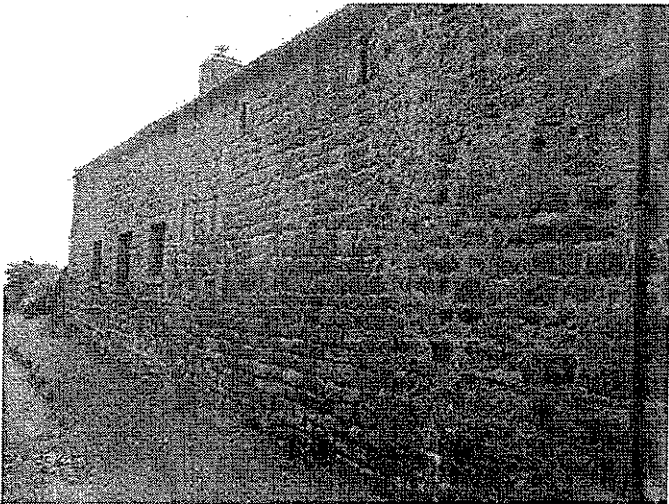
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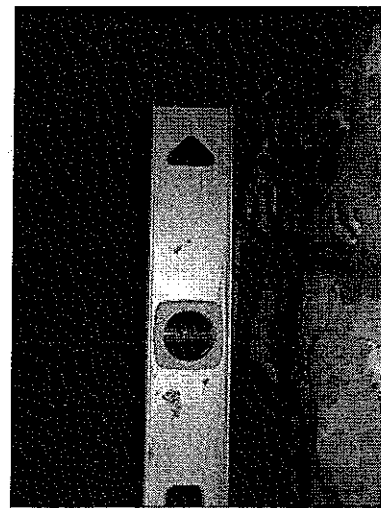
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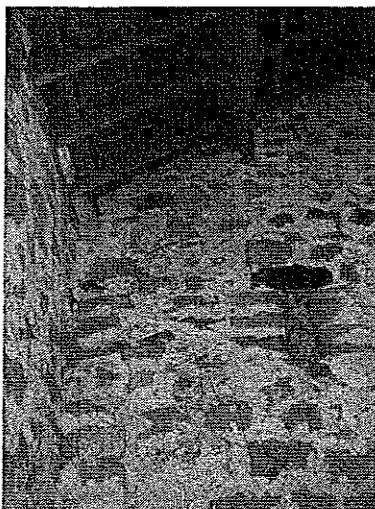
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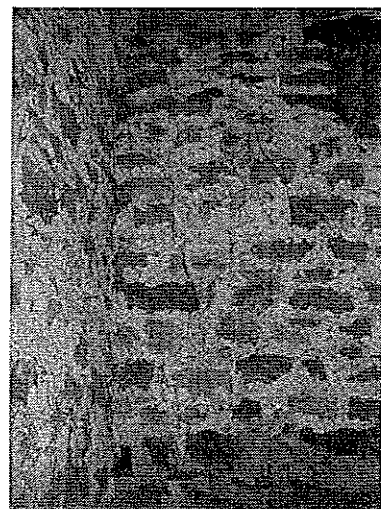
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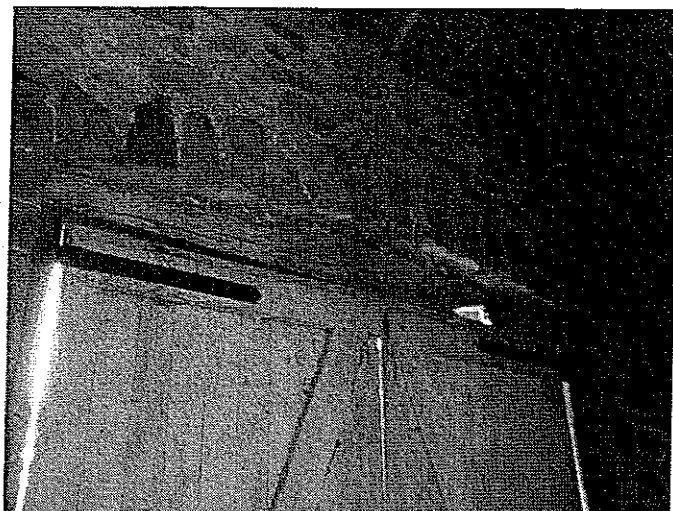
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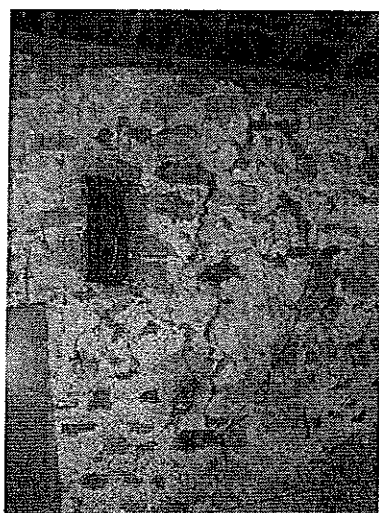
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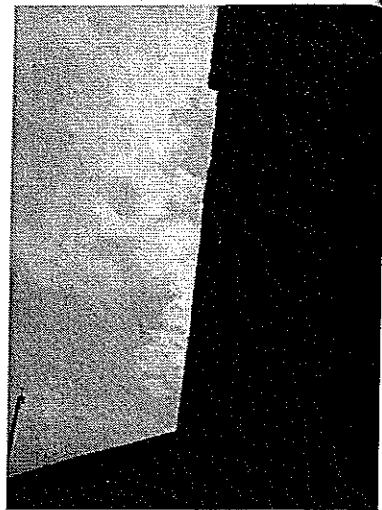


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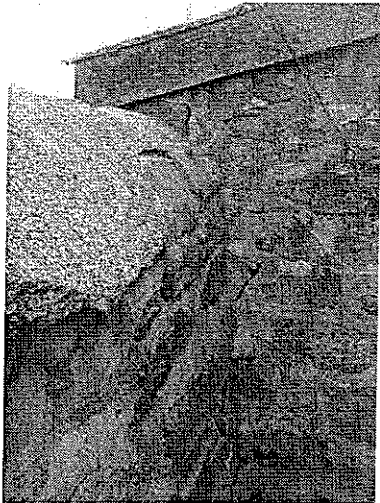
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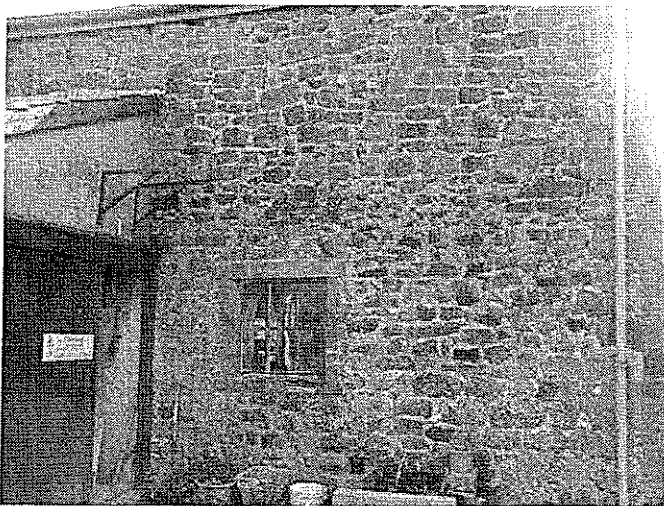
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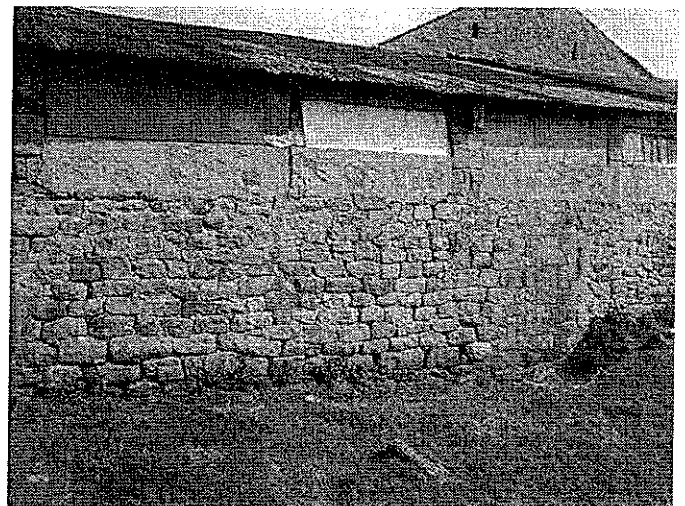
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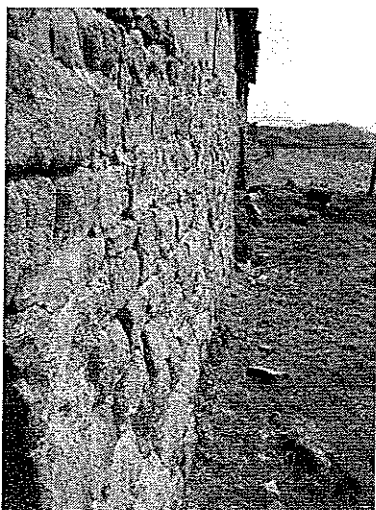
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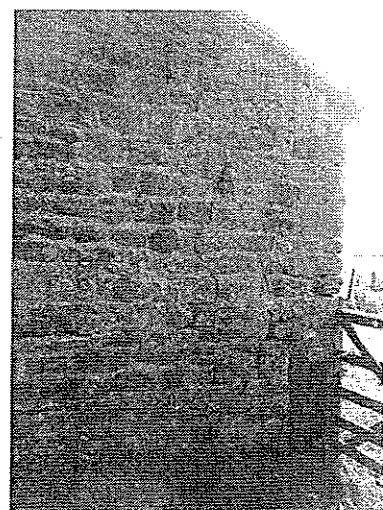
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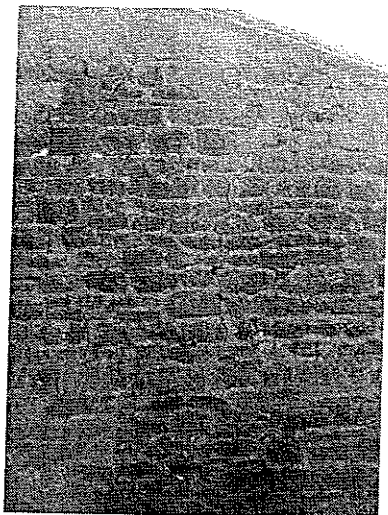
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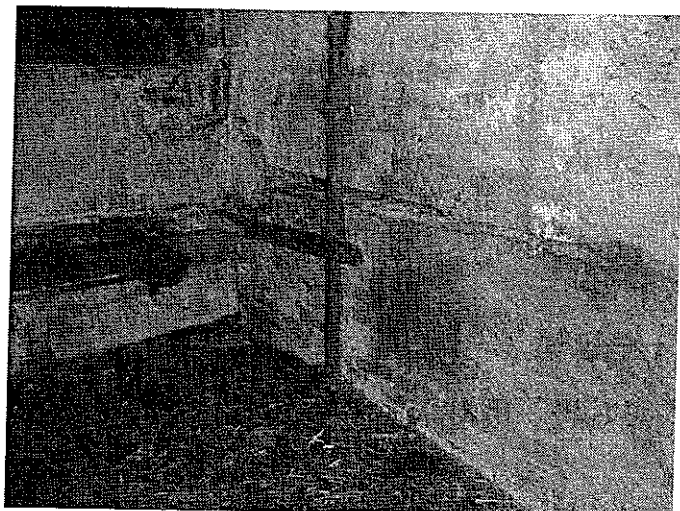
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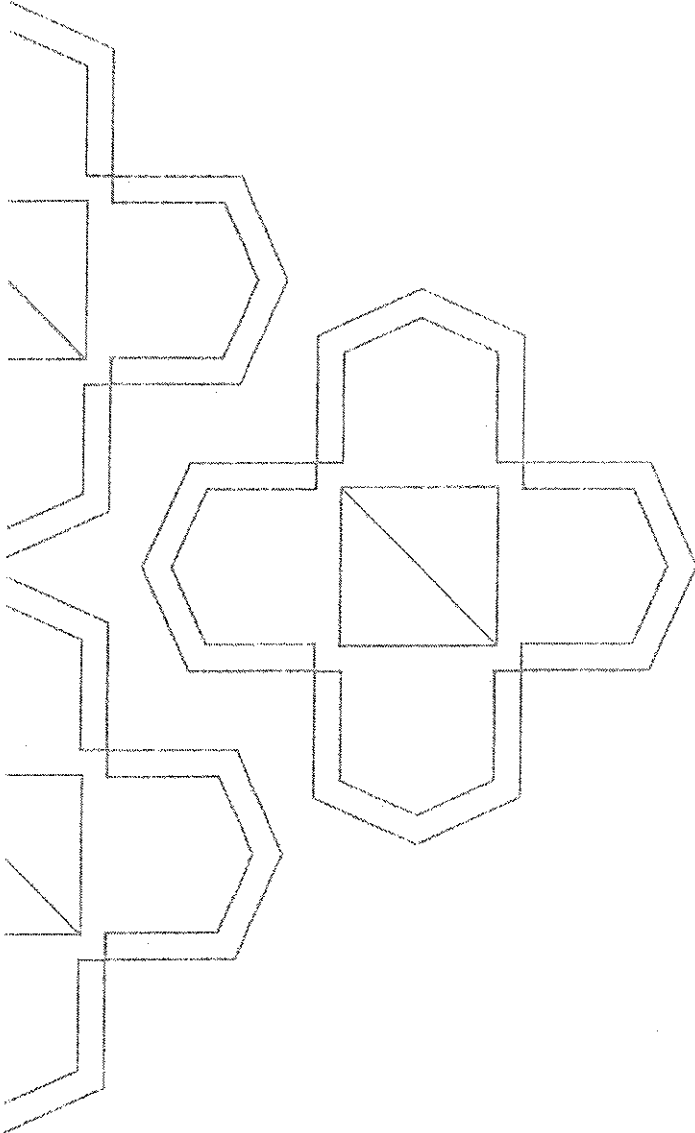
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Barns, Outbuildings & Garage  
Greengore Farm  
Hurst Green  
Cliteroe  
BB7 9QT

PREPARED FOR: Mr and Mrs Kay  
PREPARED BY: Daniel March  
DATE: 17<sup>th</sup> May 2012  
REFERENCE: AG637 Rev A

## **Introduction**

The site is located at Greengore Farm, Hurst Green, Clitheroe and is in an area of outstanding natural beauty.

### **Barn 1**

Barn 1 is a random stone building with a double pitched concrete tile roof. There has been a number of additions to the building over recent years including a single skin blockwork extension with a lean-to profiled cement roof. The property is thought to be built circa the 19<sup>th</sup> Century.

The mis-match of building styles and use of modern cheaper building materials are thought to have an adverse impact on the character of the original barn.

The property is currently unused, although we believe was formerly used for agricultural purposes.

### **Barn 2**

Barn 2 is a Grade 2 listed random stone building with a double pitched slate roof. Windows and doors are of timber construction with stone heads and cills. The property is thought to be built circa the 15<sup>th</sup> century.

The property is currently utilized as holiday lets/storage.

The proposed plans will involve a change of use from the properties current usages into residential dwellings. Overall this will involve a number of internal and external alterations; although these will be sympathetic and many would argue have a positive effect to the properties, by removing modern alterations and restoring the original character of the buildings.

## **Proposed works**

### **Barn 1**

The property will be converted into a high specification spacious four bedroom dwelling.

Externally, the proposals involve the removal of the more recent addition to the barn and restoration of various elements to restore its former character. In brief this includes; the removal of the blockwork and extension with profiled lean-to roof, the removal of the non-



original barn and store doors, demolition of the structurally unstable northern lean-to section and the recovering of the modern concrete tile roof with a traditional slate roof.

In accordance with the good practice guide to converting existing buildings in the countryside, all walls have been retained in as near to their original form as possible. The design incorporates large open plan areas to reduce the introduction of new walls and therefore minimize the need to create additional openings. Where the design incorporates new roof lights, these will be of a conservation style to reduce the visible appearance on the profile of the roof.

### **Barn 2**

The proposal involves the conversion of the existing property into a three bedroom high specification dwelling. Despite the relatively large size footprint of the property, the design has been restricted to a two bedrooms due to the height of the existing king post trusses. Two staircases have been provided to avoid cutting these trusses as these are seen an integral to the character of the property.

Externally, changes there are only minor changes to the external appearance of the building.

In accordance with the good practice guide to converting existing buildings in the countryside, all walls have been retained in as near to their original form as possible. The design incorporates large open plan areas to reduce the introduction of new walls and therefore minimize the need to create additional openings. The design incorporates four new rooflights to the rear roof slope which will remain hidden from view. These will be of a conservation style to reduce the visible appearance on the profile of the roof.

The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

### **Outbuildings**

The larger more modern blockwork building to the rear of the main barn which has a corrugated steel profiled roof is thought to detract from the character of the site and will be demolished. The later addition of the blockwork to the existing stone garage will also be removed so that only the stone portion remains.

The outbuilding/store adjacent to the main barn comprises solid stone walls with a corrugated metal sheet roof. The front of the right hand portion has been infilled at some point in the past with brickwork and render finish. The proposal involves replacement of the corrugated metal roof with matching slate, re-building of the contrasting rendered brick

section in matching stone with the introduction of timber garage doors and demolition of the left hand portion of the building.

### **Effect of the Works**

The proposed works are believed to have a positive impact upon the buildings, by restoring their former character and by removing modern unsympathetic additions such as: all recent extensions to the barns, concrete roof coverings, areas of modern blockwork construction, lean to roof additions and by replacing these with more traditional materials.

The designs facilitates improved modern day living requirements, whilst ensuring the character of the buildings remain.

### **Justification of the Works**

As discussed, it is thought the works will positively enhance the building and the surrounding area.

Conversion of the barns is vital to ensuring the buildings future survival. A change of use will allow new funds to be injected into the building and as a dwelling will ensure that finances are in place to ensure maintenance costs are met so that the buildings may survive for future generations.

Prepared By:

Daniel March Bsc (Hons)

Assistant Building Surveyor &  
Architectural Designer

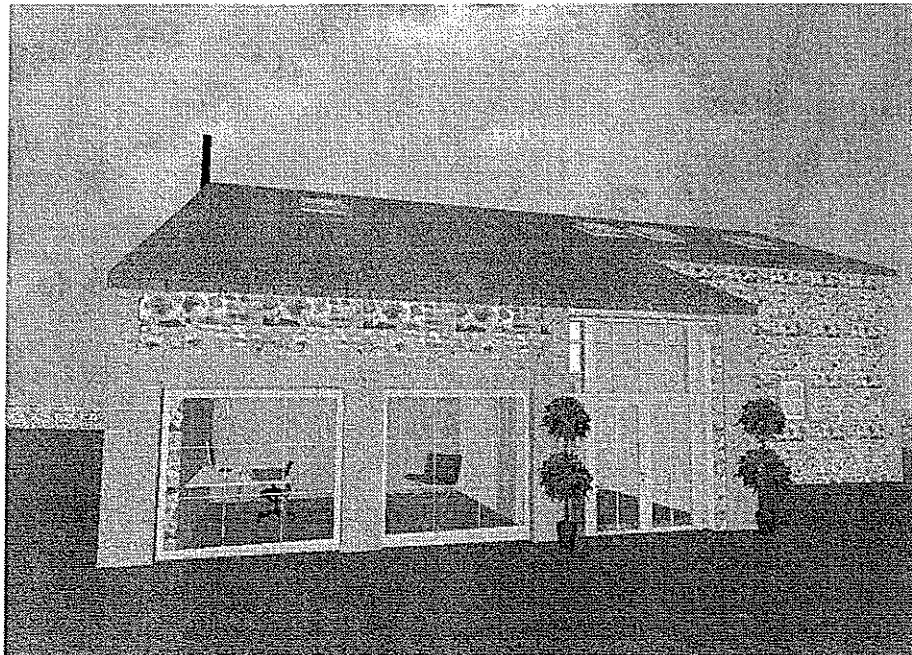
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17<sup>th</sup> May 2012

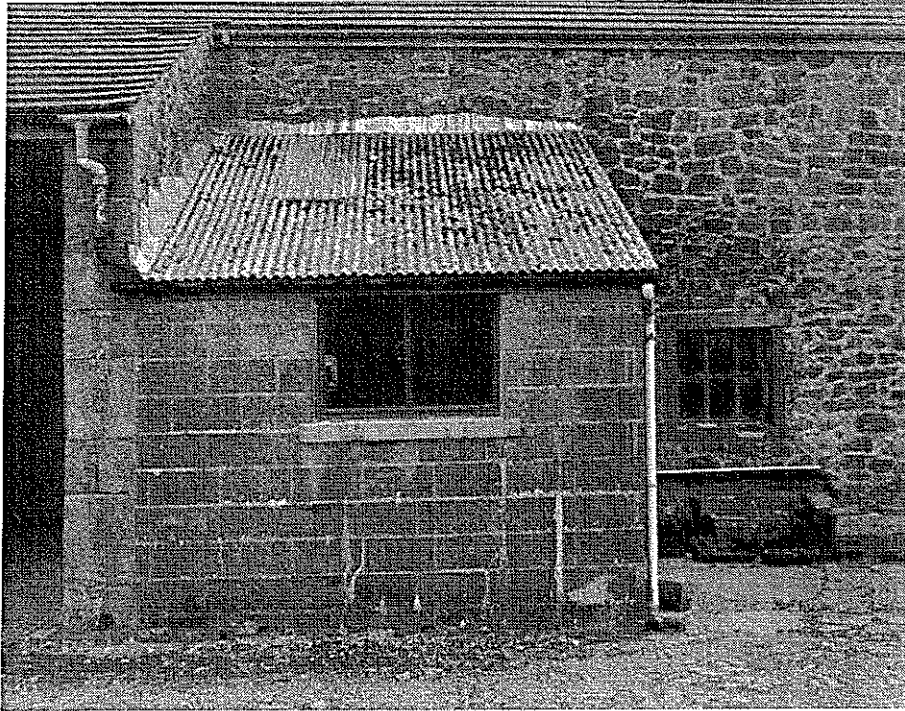
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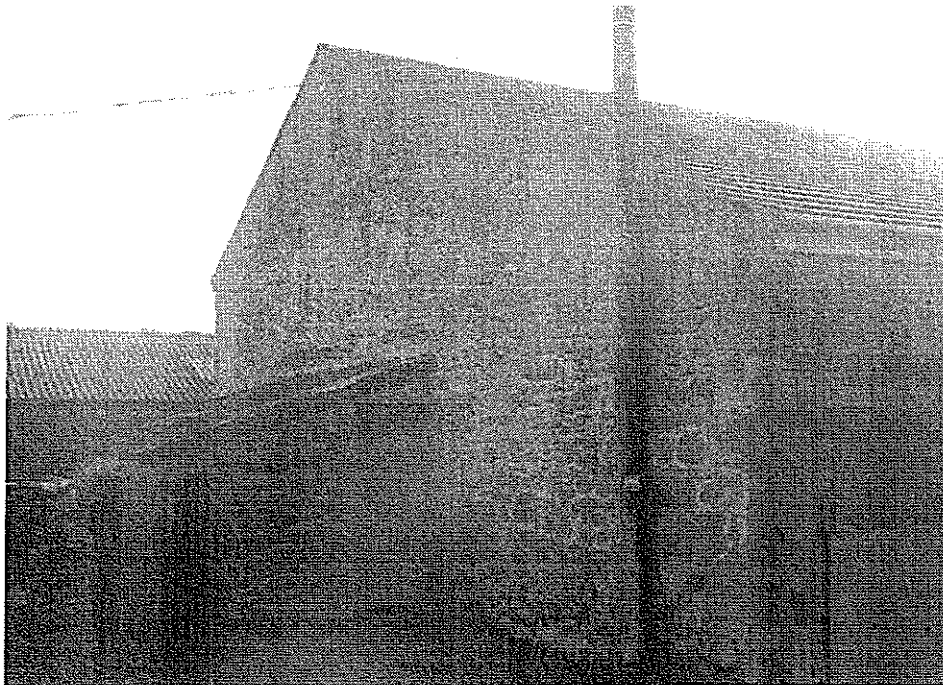
Existing cart door openings to be retained as below



Proposed elevation



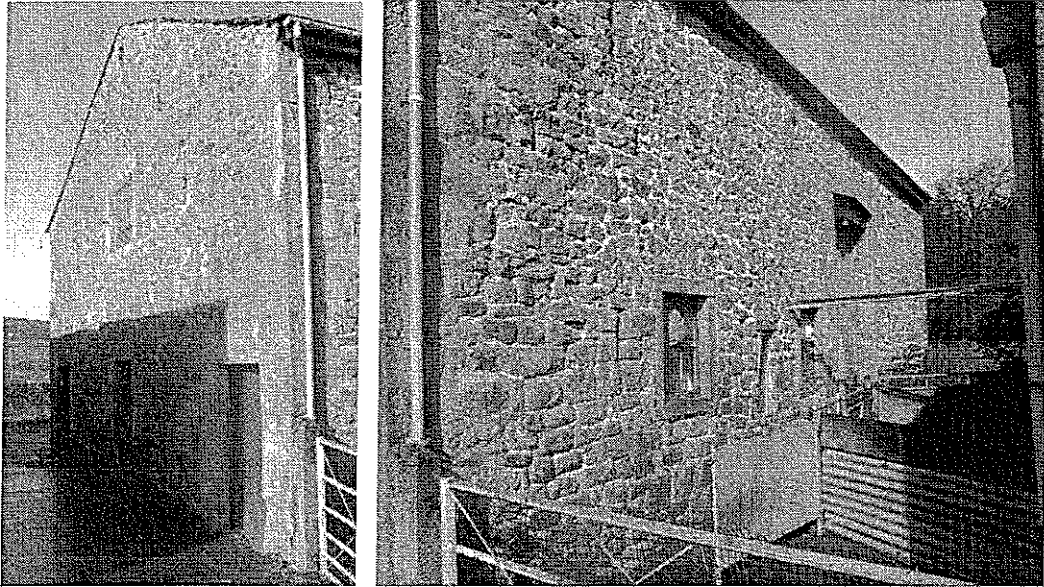
Blockwork extension with lean to corrugated tin roof to be removed



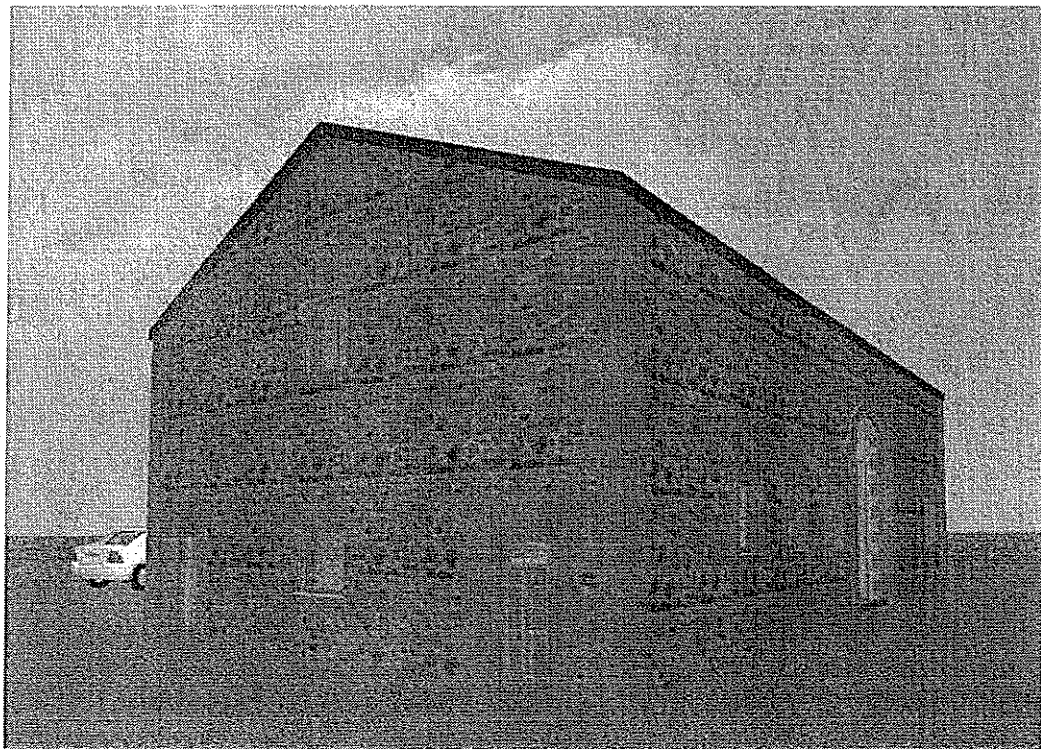
Extension with lean to corrugated tin roof to be removed

# ANDERTON GABLES

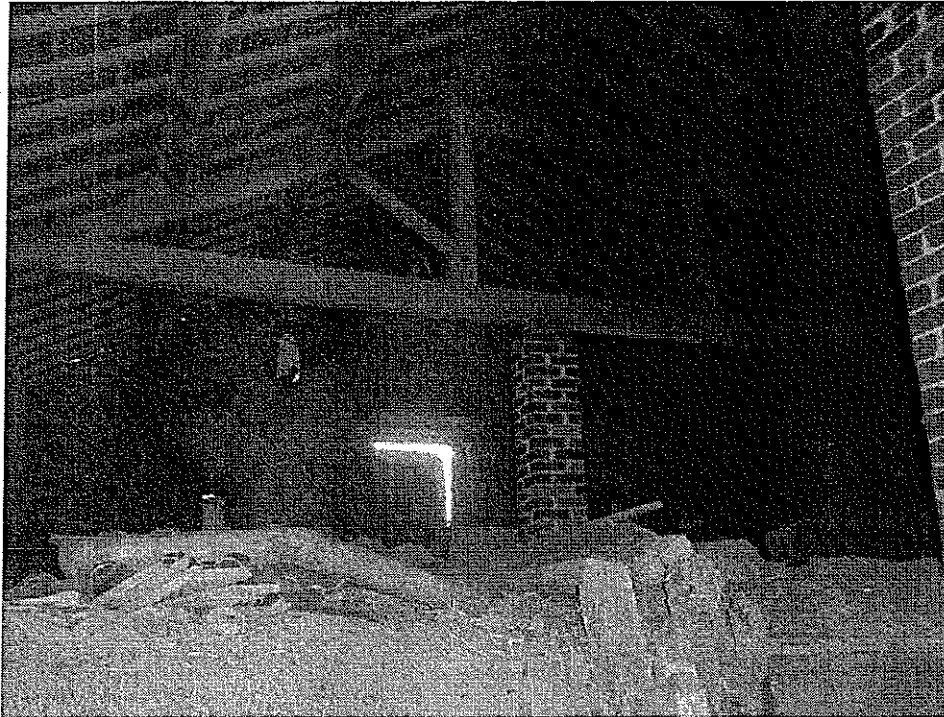
CHARTERED BUILDING SURVEYORS  
& PROJECT CONSULTANTS



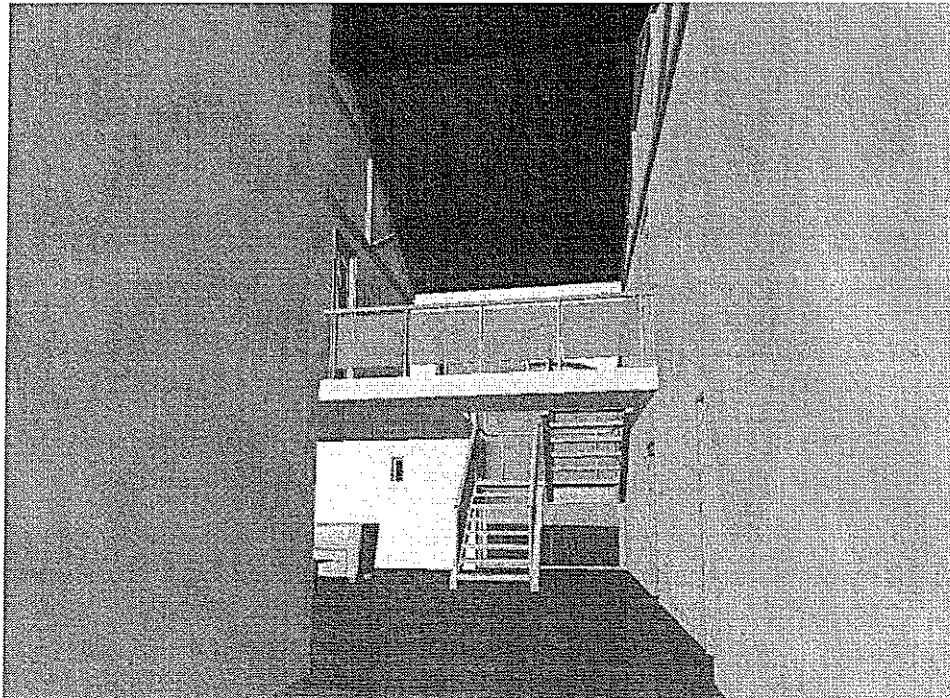
Existing openings to be retained as below



Proposed elevation



Internal shot of redundant building (queen post trusses to be retained)

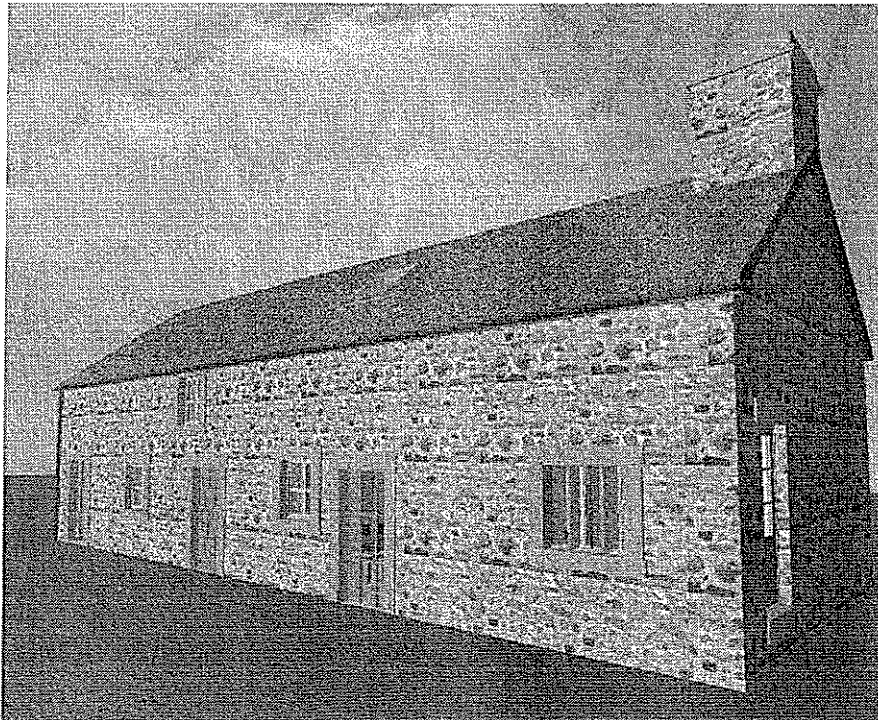


Internal shot showing queen post trusses Incorporated into the building design as a feature

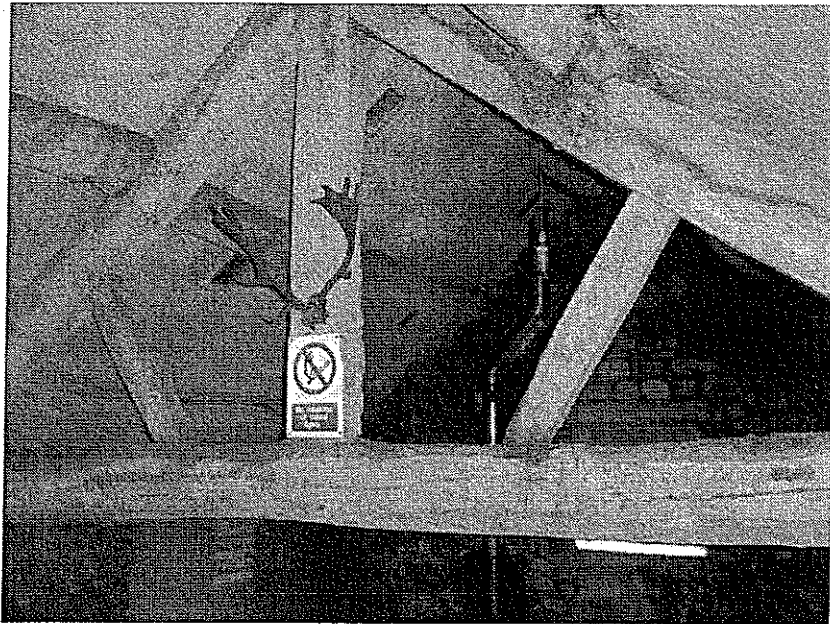
**Barn 2**



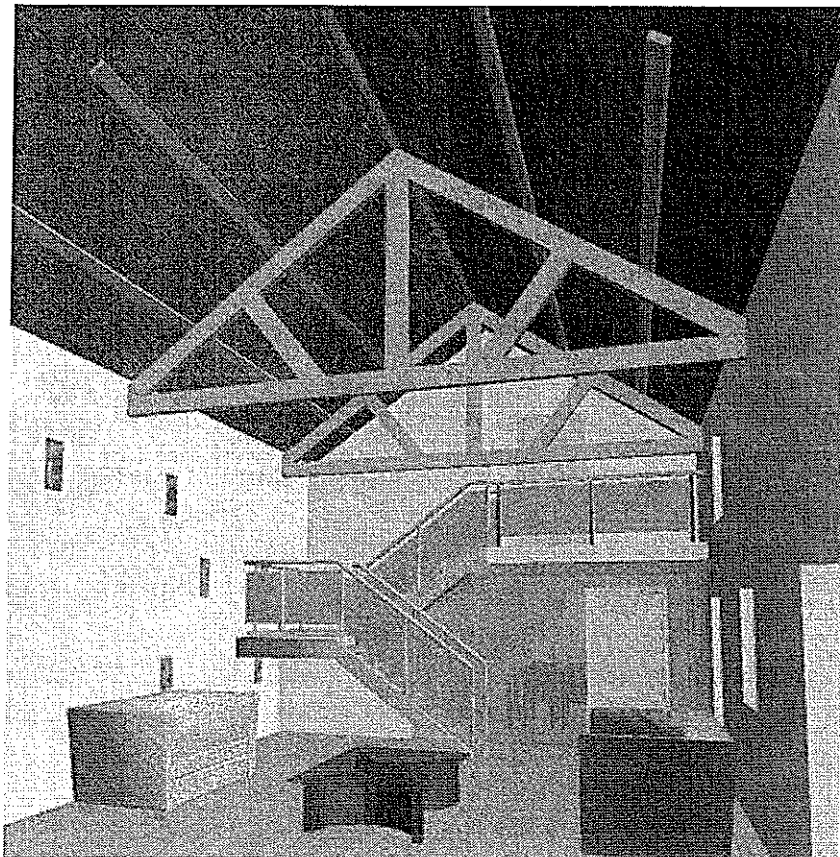
Existing openings to be retained as below



Proposed elevation

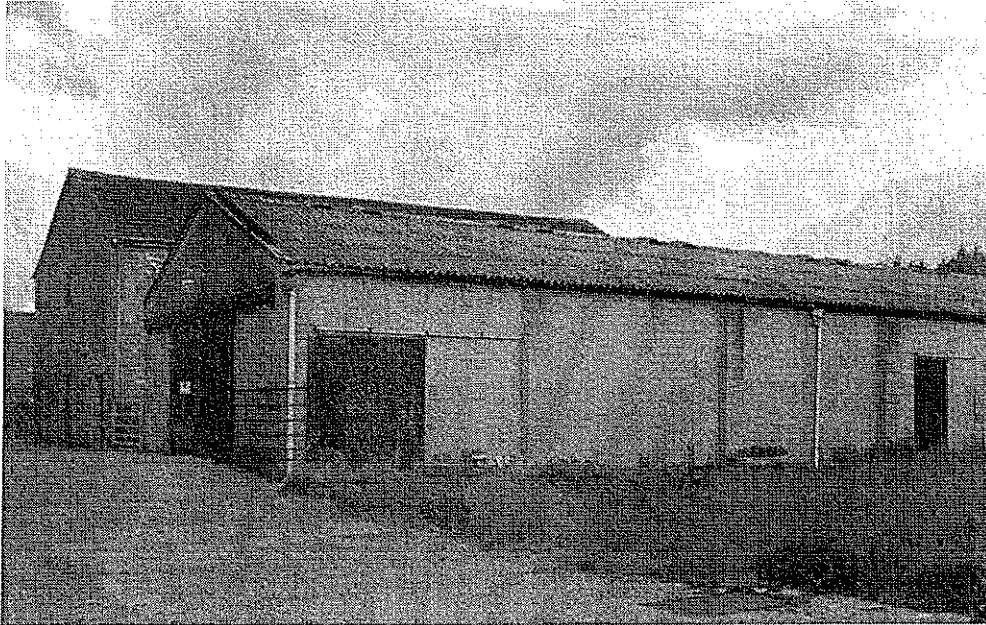


Internal shot of redundant building (king post trusses to be retained)

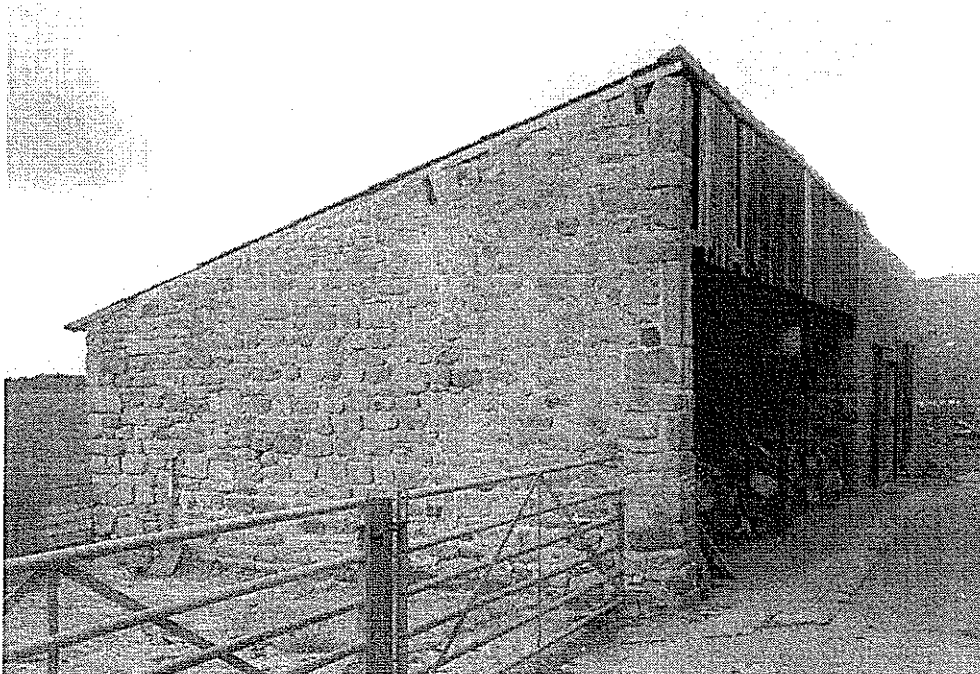


Internal shot showing king post trusses Incorporated into the building design as a feature

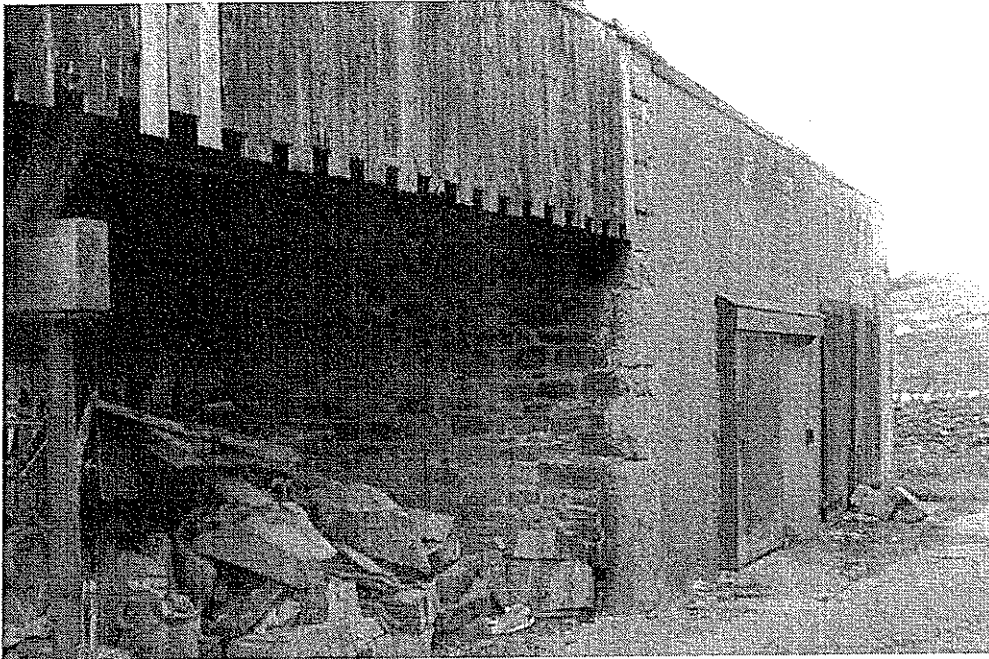
## Outbuildings



Blockwork outbuilding with lean to corrugated tin roof to be demolished



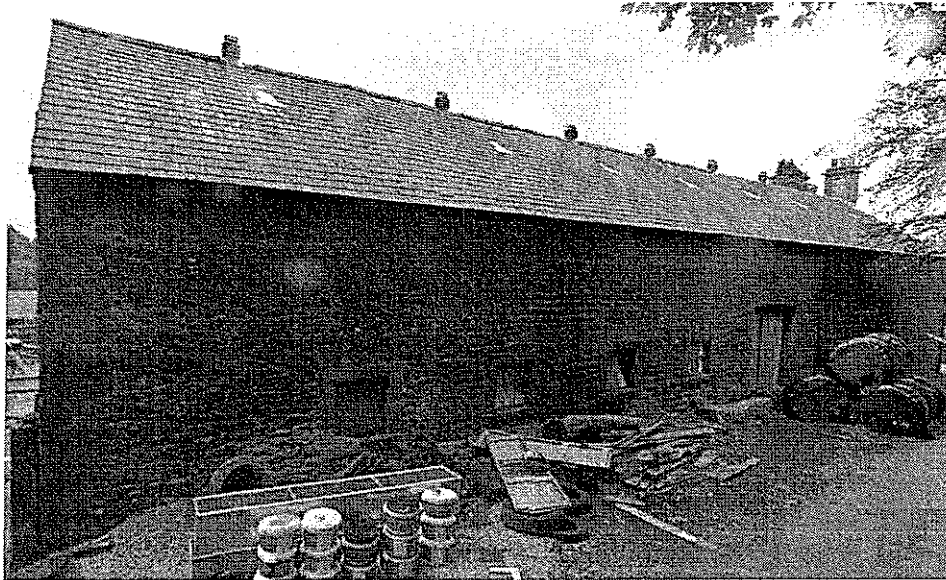
Stone section of garage to be retained with new garage door provided



Blockwork addition to garage to be removed

## Surrounding Properties

**Similar Properties Within 2 Mile Radius**



Neighbouring property



# ANDERTON GABLES

CHARTERED BUILDING SURVEYORS  
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