



6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

**IN RESPECT OF A PLANNING APPLICATION FOR THE
PROPOSED CONVERSION OF TWO TRADITIONAL FARM
BUILDINGS INTO TWO PRIVATE DWELLINGS AND THE
DEMOLITION AND RE-BUILDING OF THE FARMHOUSE**

AT

**Sheep Fold Farm, Balderstone Hall Lane, Balderstone, Blackburn,
BB2 7LA. Ordnance Survey Grid Reference: SD 61311 32905**

CONVERSION APPRAISAL REPORT

Prepared by: A J Mitchell for and on behalf of Gary Hoerty Associates
Our Ref: Gil/469/1435/AJM
Date: September 2012
Client: Mr M. Gillet



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



A. Roofs

Condition of existing roof/roofs

With reference to the existing plans, see drawing reference Gil/469/1435/01, accompanied with this planning application, the main roofs over the detached building being converted are of a dual pitch construction. Each roof has an equal pitch to the front and rear with the roof over the right hand brick barn set at a lower height and shallow pitch than the roof over the left hand stone barn. To the rear south-westerly elevation is a single storey element which runs along the full length of the rear elevation, with a mono pitch cat slide roof.

The roof to the stone barn is clad in stone slates with the roof to the brick barn clad in natural blue slate. It is a single storey brick structure with a mono-pitch roof construction which is clad in asbestos roof sheets. The roofs are constructed with traditional cut timber roof with timber rafters, purling and traditional trusses. There are a total of three king post and two queen post trusses; two, queen post and one, king post truss over the stone barn, and two king post trusses over the brick barn.

Condition

Generally the roofs to the front elevation are in a reasonable condition, with little evidence of any significant structural movement or defect. There are a number of loose and missing tiles. A section of the roof has collapsed above the section of wall which has collapsed to the stone barn. To the rear south-westerly elevation the roof to the stone barn is in a reasonable condition with little evidence of any significant structural defect or movements. There are a number of loose and missing tiles. The roof over the single storey element to the rear of the stone barn has totally collapsed and is missing. The roof over the rear section of the brick barn is showing evidence of failure and collapse. Internally the roof timbers are generally in a reasonable condition where the roof covering is in tact. The roof over the stone barn is sagging in a number of locations, which is likely to be as a result of the loading placed onto the roof by roof covering. A number of timber purlins, within the stone barn are showing signs of insect infestation with the flight holes of the insects visible. As a result a number of purlins show considerable signs of decay and the original structural section of the timber member has been reduced. The roof over the stone barn also shows signs of water ingress from missing tiles.

Roofs;

Proposed

With reference to the proposed plans Gil/469/1435/01 – 04, all existing roofs are to be stripped back. Any asbestos roof sheets are to be removed and removed from site and disposed of appropriately in line with current legislation. Existing timber rafter and purlins and cross battens are to be removed and replaced with new treated timber sections. The existing timber trusses are to be retained and are to be treated for wet/dry rot and woodworm. The roofs are to be reformed with similar pitches and

arrangement as the existing and are to be clad with new natural blue slates fixed to the timber cross battens. New rain water goods are to comprise new PVCu sections fixed directly to the structure.

B. Walls

Condition of existing walls

With reference to the proposed plans that accompany this application, see plan reference Gil/469/1435/01 – 04.

North-easterly

Part solid random “river bed” stone, approximately 360mm thick and part solid coursed red facing brick, ranging from approximately 240 – 350mm thick. Section of wall to left hand corner of stone barn has collapsed, (see independent structural appraisal produced by Foxx Ltd). Generally the walls are reasonably straight and do not show signs of outward deflection. There are localised areas of hairline cracks and a number of spalled bricks from the freeze/thaw action of moisture. The wall features a range and a number of door and window openings which include two large cart openings and a number of small ventilation holes within the brick structure.

North-westerly

Northerly gable wall constructed of solid coursed red facing brick, generally 350mm thick. Generally the walls are reasonably straight and do not show signs of outward deflection. There are localised areas of hairline cracking and a number of spalled bricks from the freeze/thaw action of moisture. There are localised areas of missing/collapsed bricks. The wall features a range of window and door openings. Adjacent to the gable wall are the remnants of a portal frame structure which is to be demolished as part of this scheme.

South-westerly

Constructed of part solid and random “river bed” stone, approximately 350mm – 400mm thick and part solid coursed red facing brick, approximately 210mm thick. Generally the walls are reasonably straight and do not show signs of any outward deflection. There are localised areas of hairline cracking and a number of spalled bricks from the freeze/thaw action of moisture. There are also localised sections of missing bricks and collapsed brickwork. The wall features a range of door and window openings. The top section of the wall to the stone built lean-to structure requires re-building as it is in a poor condition and has collapsed within a number of locations.

South-easterly

Constructed of part solid random stone approximately 400mm in thickness and part coursed brickwork, approximately 358mm in thickness. There is evidence of

structural movement and damage to the main brick gable wall, with the outward deflection at the centre of the wall, which is likely to be attributed to the lack of or insufficient lateral restraint provided by the internal floor and roof. The collapse of the front section of stone wall has led to part of the brickwork of the gable wall to also collapse. As part of the conversion scheme it is proposed to re-instate the collapsed section of wall and to construct a garage to the side of the main gable wall, which will act as a buttress to the wall and resist any further outward movement. The construction of an internal concrete block lining wall to which the existing gable wall will be tied to, and the construction of new restrained timber first floor and roof structures, will provide adequate lateral restraint to the existing meaning Generally the remaining sections of wall show signs of hairline cracking in localised positions and there are a large number of spalled bricks.

C. Walls;

Alternation/repair/extension or demolition

With reference to the proposed plans, plan reference Gil/469/1435/01 – 04.

North-easterly

Re-build the front section of collapsed wall with matching natural “river bed” stone. Corner to be rebuilt with natural stone quoins. Re-point wall throughout by raking out 25mm of existing joints and re-point with lime based mortar. All existing lintels and sills are to be removed. All proposed openings can be seen on the proposed plans that accompany this application. New openings are to be formed with natural 150x150mm natural stone lintels and sills, with a reinforced concrete lintel to support the internal concrete block lining wall. Stone lintels are to be supported with an internal steel plate and larger openings are to be supported by steel beams with a steel plate welded to the bottom flange and designed by a structural engineer. All apertures within the external fabric are to be sealed before the completion of the works and the external stone and brickwork is to be cleaned to finish. Existing openings to be blocked up are to be blocked up with either matching stone or coursed red facing brick, set into the opening by a minimum 75mm to respect character of opening. Insert new 150x150mm stone head and sill to former opening.

North-westerly

Remove remnants of portal frame building. Re-build localised areas of damaged and collapsed sections of brick work and seal any apertures within the external fabric. Re-point walls throughout by raking out 25mm of existing mortar and re-point with a lime based mortar. All existing lintels and sills are to be removed with new natural stone 150x150mm stone lintels and sills are to be inserted to all existing and proposed openings. Openings are to be supported internally with reinforced concrete lintels. Stone lintels are to be supported with an internal steel plate and larger openings are to be supported by steel beams with a steel plate welded to the bottom flange and designed by a structural engineer. Existing openings to be blocked up are to be blocked up with either matching stone or coursed red facing brick, set into the

opening by a minimum 75mm to respect character of opening. Insert new 150x150mm stone head and sill to former opening.

South-westerly

Take down and re-build the top section of stone wall to single storey element of structure, approximately 500mm in height for the full length of the stone element of the lean-to. Re-build with reclaimed natural stone to match existing. Re-point wall throughout and seal any apertures within the external fabric. Re-build the right hand corner single storey stone structure with natural stone and stone quoins at the corner. Remove all existing lintels and sills and replace with new natural stone 150x150mm natural stone lintels and sills with concrete lintels inserted internally. Stone lintels are to be supported with an internal steel plate and larger openings are to be supported by steel beams with a steel plate welded to the bottom flange and designed by a structural engineer. Clean the stone work and brickwork to finish. Existing openings to be blocked up are to be blocked up with either matching stone or coursed red facing brick, set into the opening by a minimum 75mm to respect character of opening. Insert new 150x150mm stone head and sill to former opening.

South-easterly

Re-build front corner with matching red facing brickwork. Re-build any localised, collapsed sections of brick and stone walls. Seal any apertures within the external fabric. Remove and replace all existing lintels and sills with new natural stone lintels and sills which are to be supported internally with a concrete lintel inserted in the lining block wall. Stone lintels are to be supported with an internal steel plate and larger openings are to be supported by steel beams with a steel plate welded to the bottom flange and designed by a structural engineer. Re-point both the stone and brick walls throughout with a lime based mortar. Clean brickwork and stone work to finish. Existing openings to be blocked up are to be blocked up with either matching stone or coursed red facing brick, set into the opening by a minimum 75mm to respect character of opening. Insert new 150x150mm stone head and sill to former opening.

D. Details of demolition work;

Extent of re-build work to be;

- Re-build section of collapsed wall to front elevation; approximately 3m wide, full height section,
- Re-build corner to south easterly facing gable wall,
- Top 500mm of stone wall to rear lean-to element,
- Miscellaneous repairs.

The above clearly shows that a significant proportion of the existing external fabric is to be retained and clearly shows that the extent of any demolition / re-building will amount to an area, less than 30% of the overall existing fabric.

E. Walls;Formation of internal lining walls:

New internal lining walls are to be constructed of 100mm thick 7.3N/mm² of concrete block work with 100mm cavity, (50mm partial fill cavity insulation, with 50mm residual clear cavity). The inner skin of lining block work and existing stone/brick walls are to be tied with stainless steel restraint straps to BS:1243 at 900mm centres horizontally and 450mm centres vertically. The lining wall is to be built up off a reinforced concrete raft slab.

E. Floors;Existing/proposed floors:

Existing ground floors are generally unsuitable for re-use as part of the conversion scheme. The existing floors are to be ripped up and replaced with new insulated concrete floors incorporating a damp proof membrane.

The existing first floor is of a timber construction and is in parts in a poor condition. The floor is to be ripped up and removed from site, with a timber replacement inserted, built into the internal lining wall which is to incorporate insulation for sound proofing.

F. Ground works;Foundations:

Existing walls are not to be undermined. New reinforced concrete raft foundation/construction slab is to be formed. Foundation depth to be gauged by depth of existing external walls.

External ground levels are to be lowered marginally. The lowering of the external ground levels is not to undermine or expose the base of the existing external walls. Advice sought from building control officer/structural engineer as to whether any strengthening or under-pining of the existing walls is required.

Services:

All the properties are to be serviced with water and electricity supplies, and shall therefore require associated excavation work. The surface water drainage system is to be connected into a soak away. A new foul water drainage system is to be connected into a new package treatment plant. Any service excavations will not undermine the existing foundations.

G. Other factors

Not applicable.

3. METHOD STATEMENT

A. Initial Procedure;

Examine site and clear rubbish, and any debris. Read all drawings, specifications, conversion assessment and method statements. Adhere to instructions contained therein, prepare site for any demolition works. Prepare for the overall conversion works of the buildings. Employ licensed contractor to remove asbestos roof sheets.

Prepare and submit a full building regulations application to Local Authority Building Control or private consultancy. Ensure that any necessary amendments in the design are conveyed to the client and contractor before works commence. Submit a discharge of condition planning application before the works commence.

B. Initial Precautions;

Contractor is to make a site inspection and survey the existing structure in person to make their own judgment of the condition of the buildings. Prior to any demolition works erect braced scaffolding to restrain the structure during the works. Prior to the commencement of works ensure that all traces of asbestos materials have been removed from the site.

C. Sequence of Works

Roof

Take off existing roof coverings and timber roof structures, remove debris from site. Demolish remnants of portal frame building adjacent to the north-westerly gable wall. Chemically treat timber roof trusses retained for dry/wet rot and woodworm. Replace all rafters, purlins and timber cross battens with new timber sections, insert a new timber wall plate fixed to the top of the concrete block lining wall. Fix insulation in between rafters, and fix breathable membrane and cross battens over rafters. Fix new natural blue slate roof covering throughout. Internally ceilings to be lined with plaster board and skimmed.

Walls

Provide a new injected DPC to all external and internal walls being retained, drilled and injected from both internally and externally. Re-point all external and internal walls with lime based mortar. Construct new 100mm thick internal block lining wall off the raft foundation slab and tie the existing and proposed lining walls together

with cavity wall ties; 900mm c/c horizontally and 450mm c/c vertically. Remove all existing doors, windows and screens. Remove all existing lintels and sills, and prop and shore up existing openings temporarily. Concrete lintels to be inserted into the block lining wall to support openings internally. Larger openings, externally, openings to be supported by 150x150mm natural stone lintels and sills with a steel plate inserted internally to support the outer stone lintel. Larger openings are to be supported by a steel lintel, with a steel plate welded to the bottom to carry the outer stone lintel. Steel is to be designed by a structural engineer. Insert new windows and doors to seal the building. The block lining wall is to be lined with plasterboard and skimmed to finish. The reveals of existing doors and windows retained as part of the scheme, are to be lined with insulated plasterboard and skimmed to finish. Clean all external faces to finish

Ground Floor

Rip out existing structures and dig out for service intake position. Excavate to a sufficient depth for the new reinforced raft foundation and constructional floor slab. Allow for thickened edges around the perimeter of the building and beneath any internal load bearing walls. Allow for 150mm layer of clean and inert well compacted hardcore, blinded with 50mm of sharp sand. Slab to comprise a minimum 150mm reinforced slab with a layer of 1200 gauge damp proof membrane inserted on top of the floor slab. Insert 100mm rigid floor board insulation with water proof building paper laid over the top of the insulation. Floor to be finished with 75mm sand and cement screed.

First Floor

Rip out existing structure and remove from site. Install new timber joists; size is to be determined by building control. Floor to be built into the internal lining wall with floor joists strutted with 38mm wide timber bats. Joists to be tied to the block lining wall with 30x5mm stainless steel restraint straps at a maximum of 2m centres. First floor finish to be 18mm thick tongue and groove particle board decking fixed directly to the floor joists. The ceiling is to be 12.5mm thick plasterboard, fixed directly to the joists and skimmed to finish. 100mm thick mineral wool quilt insulation is to be inserted in between the joists for sound proofing.

Internal fit out

Carry out internal first and second fix carpentry, electrical and plumbing/heating works and supply all of the main services to barns.

D. Special Considerations;

Demolitions

See plans for details.

E. General

- All existing doors and windows are to be removed and replaced
- Vertical and horizontal DPC is to be inserted around proposed and existing window / door openings
- Surface water is to be drained into a soak away
- Foul water to be drained into a package treatment plant. Prior approval to be sought from the Environment Agency before any discharge can take place
- Windows and doors are to be PVCu framed double glazed units
- Roof is to be insulated with rafter level insulation
- Each property created by this proposal is to be fitted with a 2kw array of solar photovoltaic panels to generate electricity for each of the properties.

Signed.....



Date.....

21/11/12

A J Mitchell BSc (HONS) (For and on behalf of Gary Hoerty Associates)