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**IN RESPECT OF A PLANNING APPLICATION FOR THE
PROPOSED CONVERSION OF A TRADITIONAL FARM
BUILDING INTO A PRIVATE DWELLING**

AT

**Curtis House, Chipping Road, Longridge, Preston, PR3 2NB.
Ordnance Survey Grid Reference: SD 60399 38902**

CONVERSION APPRAISAL REPORT

Prepared by: A J Mitchell BSc (Hons) for and on behalf of Gary Hoerty Associates
Our Ref: Par/614/1643/AJM
Date: May 2014
Client: Messrs J & M Paris



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



1. INTRODUCTION

An inspection of a redundant agricultural property at the above address was carried out April 2014 to examine and report on the condition and integrity of the building affected by this proposal, with regard to its suitability for conversion into a private dwelling.

Our inspection comprised only a visual inspection of the elements & fabric of the superstructure and did not include any intrusive inspection or works.

Photographs of the property are inserted to the rear of this report for reference.

This report has been prepared as part of a planning application for the conversion of the buildings with plans prepared by our clients.

2. CONDITION, OBSERVATIONS & GENERAL SCOPE OF CONVERSION WORKS

A. Roofs

Condition

With reference to the existing plans prepared by our client, the roof over the detached building has been constructed with a dual pitch construction. The roof is of equal pitches to the front and rear, with the ridge running approximately parallel to the main public highway.

The roof to both front and rear elevations is clad with natural blue slate with uniform coursing and sizes. The ridge is capped with ridge tiles in a mortar bed. The ridge features a number of terracotta clay cowls. Together the front and rear roof slopes feature glazed traditional lights. The roof to the front and rear is served with black plastic gutters which are fixed to timber fascia boards. The guttering is connected into plastic down pipes.

The roof is formed with traditional timber details with timber rafter and purlins. The purlins span from either gable wall and are supported off brick walls internally, which in turn are supported off beams spanning between the two principal elevations; (brickwork formed within apex of roof void). Rafters are supported off timber wall plates to the principal elevations with a central running ridge board and ridge purlin. The roofing slates are fixed to timber counter-battens.

Observations

Generally the roof throughout is in a reasonable condition with little evidence of any significant structural movement or defect within the plane of the roof slopes. (Noted to be minor levels of undulations within the rear elevation, however this is not considered to be a significant problem). The ridge tiles are generally in tact, however it was noted that one or two were missing and that the cement bed is loose and in parts missing; this requires re-bedding as part of the works and any missing tiles replaced. There are a number of broken and loose slates, with missing slates to be replaced and loose slates re-fixed as part of the scheme. It is considered that some remedial works have been undertaken with the lead fixing clamps visible to the front elevation.

The guttering to both front and rear elevations is in tact and free draining with no missing sections or signs of any over-spilling or blockages. The down pipes are also intact with no missing sections.

Internally the roof timbers are in reasonable order with little sign of any bowing or deflection and/or moisture or insect damage to the timbers. There are localised sections of where moisture has got into the roof void, as noted by the staining of the roof timbers which will be addressed as part of the conversion. The underside of the timber rafters have been lined with a fibrous board which is in a poor condition with frayed edges and large sections missing. This will be removed as part of the conversion scheme and care is to be taken during this process to ensure that no asbestos fibres are disturbed.

The beams spanning between the two principal elevations appear to be in a fair condition with little evidence of any significant cracking or undulations. It was noted that the beams are rusting and will require treatment as part of the conversion scheme. As part of the conversion scheme and prior to the commencement of works, it would be prudent to appoint a structural engineer to inspect the condition of the beams and provide comment on their suitability to be retained and re-used.

The brick walls that the beams carry appear to be in a fair condition, with little evidence of any cracking or ill alignment.

Proposed

The existing roof covering and structure are to be retained. The existing slate covering and roof timbers will be set aside for future use. The roof as proposed will be insulated internally, and will incorporate sufficient cross flow of ventilation above the insulation and breathable membranes.

B. Walls

Condition

All external walls are constructed of red facing brick, generally one brick length thick, with bricks arranged with English bond: five courses of stretcher and one course of header bricks.

External walls are constructed with brick piers positioned equally along each of the two principal elevations.

Internally, excluding front road facing elevation, walls are rendered up to 1.5 – 1.6m in height with walls exposed back to brickwork above. Evidence of white wash finish to walls above render.

The walls feature a range of window and door openings which are supported by stone lintels and sills.

Observations

Walls externally appear to be in a reasonable condition with little evidence of any bulging or cracking or signs of any outward deflection. A number of bricks are spalled and should be repaired by inserting a brick slip to the front of the brick, by mixing lime based mortar with crushed brickwork. Where more than 50% of brick is missing carefully cut out and replace with matching brick. Structure requires localised re-pointing which should be done with a lime based mortar. Brickwork to head of piers is disturbed and requires removal and re-setting into fresh mortar.

The mortar verge to either gable wall is in a worn condition which will need to be raked out and re-bed. There is a blocked up personnel door opening to the gable facing the main house and within the vertical mortar joint to the right of the opening is a crack.

The heads and sills of the window and door openings are reasonably level.

Internally walls are in a reasonable condition with little evidence of any significant cracking or deflection. It was noted that there are cracks to the inner face of the front facing wall below the bearing of the beams spanning between the front and rear walls. These cracks will need to be stitch repaired and on advice of structural engineer, reinforced concrete pad stones may need to be inserted to spread the load of the beams.

Proposed

No demolition is proposed as part of the conversion scheme. It would be prudent to expose the existing footings & appoint a structural engineer to comment on existing footings.

Walls externally are to be cleaned of biological growths and stains, re-pointed locally and any spalled brickwork replaced or repaired as required. Internal face of external walls to be cleaned with all render and white wash finish hacked off and removed. Re-point internal brick work as required. External walls are to be lined on inside of property which is to incorporate insulation and a breathable membrane.

D. Floors

Existing/proposed floors:

Existing ground floor is unsuitable to be reused and is to be removed as part of the conversion scheme and is to be replaced with new insulated concrete floors incorporating a damp proof membrane. There is no existing or proposed timber first floor structure.

E. Ground works

Existing walls are not to be undermined and prior to works commencing on site existing below ground wall structures are to be inspected to assess the suitability of the existing footings. As stated above, a reinforced concrete slab is to be inserted with edges around the perimeter of the building thickened out with overall depth agreed on site with Building Control officer and structural engineer.

Services

The property is to be served by water, electricity and if mains gas is not available the converted property will be served with a private heating system, all of which will require excavation work. Surface water to be connected to soak away with foul water drained to a private foul treatment system which is to be installed as part of the proposal. Service excavations are not to undermine the existing footings. The mains water supply runs parallel and adjacent to the rear elevation of the building.

F. 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. Ensure protected species survey carried out.

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. Ensure all surfaces are located and marked.

C. Sequence of Works

Roof covering to be

Take existing roof covering and slating battens off and set aside for future re-use. Remove all boarding from internal face of roof. Remove all natural growths of vegetation and treat all existing rafter and purlins and counter battens for wet/dry rot and woodworm infestation. Any defective sections of rafter or purling take out and remove from site.

Fix 50mm deep battens to underside of rafters to allow for sufficient insulation and ventilation to be inserted within the roof. Fix breathable membrane over rafters, with minimum 100mm laps between rows. Re-fix existing slating battens over rafters and membrane. Replacement battens to match timber sections of existing battens. Fix battens with gauge to allow a minimum head lap of 100mm of slates, battens fixings to penetrate 40mm into rafters. Fixings to be galvanised steel. At eaves insert pre-shaped rigid plastic underlay carrier to be inserted to both sides of roof. Re-fix slates. Ridge tiles to be re-fixed in fresh mortar bed, with mortar bedded verge. Over eaves ventilation to be provided with a minimum free area equivalent to 25,000mm². Insert rigid sheet insulation board with bottom of board in line with bottom of batten. Allow for 50mm of ventilation above insulation. Fix insulated plasterboard to underside of

roof, depth of board to be dependent on level of insulation in between rafters. Required 140mm of insulation needed in proposed roofing details. Remove, set aside existing gutters and down spouts. Clean and re-fix existing gutters and down spouts on completion of works to refurbish roof.

As stated inspection of beams to be made and treatment recommended by structural engineer. Beams require ½ hour fire protection minimum in the form of intumescent paint or two layers of plasterboard.

Walls

Clean all biological growths and dirt deposits from external and internal wall surfaces. Rake out joints to a depth of 12 – 15mm, remove debris and dampen surface. Re-point with 1:1:6 cement:lime:sand mix. Spalled brickwork to be repaired as specified earlier in report. Spalled bricks with more than 50% of the brick missing are to be carefully cut out and replaced with matching reclaimed brickwork. Hack off render to internal wall surfaces.

Provide a new injected DPC to all external and internal walls being retained, drilled and injected from both internally and externally.

External walls are to be dry lined internally, with metal supports to plasterboard dry linings. Metal framing of 25x25mm lightweight steel angles. The framing centres at 600mm c/c with bracket vertical centres at 800mm maximum. Galvanised steel beads stops. 100mm mineral semi-rigid slab to suit stud centres. Vapour control lining to be inserted, of minimum 500mm gauge polyethylene sheet. Minimum 150mm laps between rolls. Skim coat to plasterboard, 2–3mm applied in one coat.

Ground Floor

Rip out existing concrete floor and remove from site.

Ground floor to be reinforced concrete ground floor slab (slab, concrete, and reinforcement bar to structural engineers' details). Concrete to be a minimum of 150mm thickness, with slab thickened out at edges. 40mm top cover to reinforcement bar. Allow 25mm gap to slab edge for perimeter insulation. Slab to be insulated with 100mm rigid board insulation, on separating paper between concrete slab and insulation board. Floor screeded with 75mm sand/cement screed. Slab on loose laid polyethylene dpm, with minimum 1,200g and minimum 150mm taped laps. Ground preparation to be hardcore bed with oversight with soft blinding. Hardcore to be 150mm maximum layers of well compacted inert hardcore to a maximum depth of 600mm below external ground level. Soft 25mm thick minimum of soft blinding to hardcore bed.

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.

Signed.....Date.....

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

4. APPENDIX - PHOTOGRAPHS

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