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AMENDED PLANS RECEIVED
DATE 18/9/14

RIBBLE VALLEY
BOROUGH COUNCIL

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

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

GENERAL NOTES

In the preparation of the conversion assessment and method statement, consideration should be given to the following observations:

Roof Structures

The removal of roof structures has a great influence on the overall stability of the walls, the removal of the roof therefore increases the risk of damage and/or failure of part or whole of the existing structural elements

Removal of the roof structure should only be considered when works to stabilise the existing walls have been completed and following a full risk assessment identifying all precautions to be taken during these operations

Walling Materials

The assessment of existing structures where the wall construction is that of random stone requires special consideration This type of wall generally relies on the mass of that wall and its material for load sharing qualities and structural integrity; alterations to walls and in particular the insertion of new openings, their size and location/method of installation has considerable bearing on their future ability to sustain loading conditions

The Council's design requirements in general seek to reduce to a minimum the number of new openings. In order to sustain the future viability that is to retain those parts of the existing structure, openings should, therefore, be kept as small as is practical, the number of new openings in each elevation should be decided with sensitivity having regard to the integrity of the structure.

Details should also be given of the nature, source and method of integration of any new materials to be used both for repair and reconstruction

Building over existing structure

Building on top of existing structures should be avoided, the design scheme should always aim to utilise the existing structure with the minimum effect and alteration.

Building on top of the existing structure by increasing the height of the existing walls can cause failure of the existing structure or its foundations Furthermore the new wall is likely to be constructed in modern materials over masonry construction; the mixing of differential materials can itself cause serious problems in the life cycle of that structure.

External features

The proximity of watercourses, trees, and external services should always be taken into account in the conversion assessment

General advice

It is further recommended that conversion works should only be carried out by a competent person with knowledge and experience in conversion work. Those carrying out the works should hold the necessary insurances including for financial loss

Works should always be carried out following good practice following an identified sequence, incorporating adequate precautions so as not to prejudice or weaken any part or whole of the existing structure.

Those responsible for carrying out conversion operations should take the responsibility to consult with the local authority where there is any doubt with regard to any part of demolition or part of the repair process or indeed when an unknown defect presents itself.

2. CONVERSION ASSESSMENT

The conversion assessment must draw together all the elements in the conversion/construction process (having regard to the condition of the existing structure), which have an influence on the stability and/or integrity of the structure

The assessment must be distinctive and specific to that project.

The report should follow this general format and headings; the space between the headings is mainly indicative; you may wish to expand or extend the information provided under a particular heading.

Site/Location Address

OXCLOSE FARM
STOPPER LANE
RIMINGTON
BB7 4EJ

Ordnance Survey Grid Reference

CONDITION OF EXISTING STRUCTURAL ELEMENTS

List the condition/type of construction/materials of each structural element separately, along with your intentions to alter/repair/extend or demolish elements in connection with this conversion.

A. Roofs;

Condition of existing roof/roofs:

Including the type of construction and roof covering, condition of trusses, purlins and rafters. The degree of attack by wood - boring insects should be assessed together with remedial measures.

BARN ROOF HAS BEEN REPAIRED IN LAST FEW YEARS

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A. Initial Procedures;

Identify the initial procedures which must be carried out prior to any works commencing on site.

This to include; notifications and familiarisation with the site conditions and construction elements. Areas of the building which are to be retained and those which are to be demolished

SITE TO BE KEPT SECURE FROM UNAUTHORISED PERSONEL.
GROUND SERVICES TO BE TRACED AND IDENTIFIED ON PLAN.
PHOTOGRAPHIC EVIDENCE ALREADY TAKEN & TO BE RETAINED.
DIMENSION LOCATION OF OPENINGS & SIZE TO BE RECORDED
OF WEST WALL BEFORE DEMOLITION.

B. Initial Precautions;

Indicate clearly all walls and other structural elements to be propped and/or provided with raking shores. Itemise the full extent of those operations and the method to be employed; the location of props and shores to be marked on the accompanying plans and elevations

OPENINGS TO BE SECURELY PROPED PRIOR TO REMOVAL OF
BLOCKING UP CONDITION ASSESMENT ON LINTEL AND MULLIONS
MADE IF USABLE OR REPAIR.
PROPICE STRUCTURE TO BE MADE OF BARN ROOF BEFORE
DEMOLITION.
MILKING PARLOUR ROOF & BEDROOM ROOF STRUCTURE TO
BE LEFT IN SITUTE AS LONG AS POSSIBLE TO PROVIDE
LATERAL RESTRAINT TO GABLES WALLS DURING ROOF
REMOVAL.

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Roofs

Condition

Barn roof is a traditional dual pitched roof with a mixture of concrete tile, slate and stone tile set on battens, rafters and purlins supported on kingpost truss. The roof has recently had repairs with replacement purlins, rafters and battons and addition of felt/sarkin. The timber is all of softwood and is suffering from some degradation due to woodworm and wet rot in places not repaired.

Barn roof

House section slate barn concrete tile

Milking parlour roof is of lean to construction with timber rafters and corrugated asbestos cement panels and clear plastic light panels. Timbers suffering from woodworm and wet rot.

Alteration

Barn

The concrete tile and slates to be removed and discarded. The Stone tiles to be removed and saved for reuse although only small in quantity. Battens, rafters, purlins and kingpost truss to be carefully removed and stored for assessment and reuse. Roof window to be removed and discarded.
Roof to be reinstated on raised walls using original materials where appropriate. Constructing a insulated warm roof with felt/sarking. New larger roof window to be installed to rear and new large roof window on west elevation. Roof recovered with Sandstone roofing tiles in period with the character of the barn.

Milking parlour

Lean to roof to be removed completely and after walls have been reconstructed a new built warm roof of lean to construction to be built with timber purlins, rafters and battens, under cloaked with sarkin and new roof lights and sandstone roof tiles to match barn.

Walls

Condition

Barn

Walls comprising of random rubble sandstone with several opening blocked up in a mixture of concrete block, brick and stone. The barn entrance is via a large arched opening with sliding door.

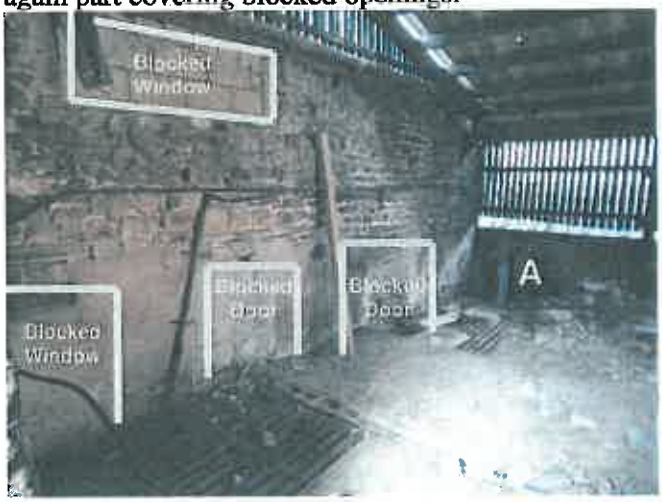
Barn construction is partly integrated with the house with a separate utility area and bedroom above.

North elevation (gable end) has several cracks in the wall showing signs of movement particularly more relevant to the West side (road side) see photos. There are several small opening higher up on the wall as vents and some larger blocked up openings lower down. The wall is out of plumb and leaning outwards.

North barn wall showing cracks N/W corner

Barn gable from Milking parlour cement rendered

East Elevation (rear) there are several openings in this elevation windows and doorways that have been block off in a mixture of concrete block, brick and stone with sections of the wall inside and out rendered in cement. The ground level to the rear of the wall has been raised by approx 3 foot which part covers blocked openings. The internal floor was originally split level and has bee filled in again part covering blocked openings.



West Elevation Wall
Section left of post is house section.

This shows the difference in floor levels.

South elevation (Inner gable) Part sections covered in cement render, a pedestrian doorway that is blocked up. Several large cracks running up to 2/3 of the wall height, particularly more relevant to the west side (roadside). One section of the crack has recently been patched in cement which has subsequently cracked apart evident there is still movement, see photo. There is a section of support stones with pockets, possible evidence of a previous barn loft.

West Elevation (roadside) with barn door entrance pedestrian doorway to house and several window openings some blocked up. Wall is out of plumb leaning towards the road. The North part of the wall where it intersects with the gable is showing significant cracks and movement. See photo

North West wall corner showing cracks

West wall mid section cracks next to kingpost

West wall showing part remove door support

West wall showing movement to stones above door

Milking parlour

North wall constructed in red engineering brick with cement rendered inner walls. With door and two window openings.

East wall constructed in red engineering brick with cement rendered inner walls. Has door opening.

South wall is Barn gable end which has been cement rendered.

West wall (road side) constructed in rubble sandstone with evidence the wall was extended at some point. Wall is out of plumb with significant bulging and does not appear to have good footing at junction with south wall. See photo.

Milking parlour looking at north and west walls, Corner of wall has no under support.

Alteration

Barn

North gable wall: requires rebuild where it intersects to west wall (approx 3m in) and underpinning to stabilise movement. Four small openings at lower side to be reinstate allowing light through from milking parlour. Profile of wall to be lifted by 900mm to increase roof height by same in matching stone. Small opening at top of gable to be altered into a circular window approx 600mm diameter in traditional style with sandstone surround key stones. Cement render to be cleaned from wall. Mortar work to be raked out and repointed

East wall: current floor level to rear to be lowered matching floor level in barn by removal of slurry channel/structure . Blocked out openings to be opened back out again and doors and windows installed. Cement render to be cleaned from stone. Wall profile to be lifted 900mm to increase roof height by same in matching stone. New opening for window at North end for upstairs bedroom and doorway to balcony partly accommodated in the 900mm lift. Current blocked opening to upstairs to be reinstated and enlarged with 900mm lift. Mortar work to be raked out and repointed

South inner gable: cement render to be cleaned. Blocked door opening to be reinstated to utility area. Wall profile lifted 900mm to increase roof height in matching stone. Underpinning on assessment to west part next to road approx 3m in and crack stitching to stabilise cracks. Mortar work to be raked out and repointed. New door opening created for first floor access through from upper landing.

West wall (road side): To be rebuilt on concrete foundations to stabilize movement, wall profile lifted 900mm to lift roof height in matching stone. Blocked out openings to be reinstated and concrete cills/mullions replaced in sandstone. Mortar work to be raked out and repointed. Sliding Barn door to be removed and large window sited in opening. Window to bedroom to be enlarged with wall lift.

Milking parlour

North wall. Demolish and rebuild in matching sandstone 900mm higher to lift roof. Include losing door opening and enlargement of two windows.

East wall: Demolish and rebuild in matching sandstone 900mm higher to lift roof.

South wall: This is barn gable so as barn alteration.

West wall: Rebuild lifting 900mm higher.

Details of demolition work

Total wall area:	bedroom/utility area of barn structure	26 m2
	Main barn structure	99 m2
	Milking parlour	60 m2
	Total	185 m2

Total area to be rebuilt :	bedroom/utility area of barn structure	0 m2
	Main barn structure	40m2
	Milking parlour	60 m2
	Total	105m2
% of wall for rebuild	bedroom/utility area of barn structure	0%
	Main barn structure	39%
	Milking parlour	100%
	Total	56%

Inner walls

Intention is to build inner lining wall on new strip foundation and tag to outer wall with S/S ties to existing structure to retain any bowing / spread and also create support for first floor.
Inner walls will also take the majority of the loading from the roof thus removing any consequence of raising the wall by 900mm

Floors

The existing floor is concrete slab
Proposed floor to be a concrete structure with thickened edges around perimeter. The perimeter to be excavated out and strip foundations laid with re bar ready to tie into concrete floor structure.
First floor to be traditional timber floor with flooring grade chipboard laid on floor joists which in turn are to be secured to lining walls for lateral restraint.

Ground works

Existing concrete floor to be removed and new concrete structure as above.
Potential underpinning required to North and South gable walls where they intersect with West wall approx 3m in.
The West wall is to be rebuilt on new concrete strip foundation tied into concrete floor structure through rebar.
Floor level to rear of bar has been built up to provide a slurry channel and removal of this should bring the floor level back to original ground level when building was constructed. As such this will have no adverse effect on the wall structure or its foundations to the contrary it will ease any stress from the raised floor.
Floor level to milking parlour to be slightly raised equalising levels on inside and outside of barn north gable which will only aid structural integrity.
Other external levels remain the same.

Services

No services are to run under the new concrete floor.
The main services for sewer/water run along the outside of the west wall (roadside) which is to be rebuilt. So the new foundations will be set below the line of these services so as not to interfere with the integrity of the structure.
Any new surface water drainage will be directed away from the structure again so as not to cause undermining of the structure.

3. METHOD STATEMENT

The method statement must demonstrate that works will be carried out in such a manner, following an identified sequence, incorporating adequate precautions, so as not to prejudice or weaken any part or whole of the existing structure

Where parts of the structure have been identified for demolition, those demolition processes to form part of this method statement

The assessment must be distinctive and specific to that project

The report should follow this general format and headings, the space provided between the headings is merely indicative; you may wish to expand on the extent of information provided under a particular heading.

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OX CLOSE FARM
STOPPAR LANE
RIMINGTON
BB7 4EJ

Ordnance Survey Grid Reference

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C. Sequence of Works;

Clearly identify the sequence in which the works are to be carried out; including the precautions to be taken. This should be carried out having regard to the interaction of structural elements and operational procedures.

Particular reference should be made to works which require independent support measures ie the formation of openings in the existing structure. Where necessary make reference to the accompanying plans and elevations.
Sequence as follows:

STAGE 1 REMOVE SURROUNDING AGRI BUILDINGS AND DIG OUT RAISE FLOOR TO REAR WHERE SLURRY CHANNEL IS

STAGE 2 EXCAVATE INTERNAL PERIMETER FOR STRIP FOUNDATIONS AND LAY.

STAGE 3 PART BUILD LINING WALLS & TIE INTO STRUCTURE TO INCREASE STABILITY.

STAGE 4 REMOVE BARN ROOF AND RETAIN MATERIALS THAT ARE TO BE REUSED.

STAGE 5 REBUILD WEST WALL ON NEW STRIP FOUNDATIONS AND UNDERPIN LINTEL ENDS OF GABLES

STAGE 6 LAY CONCRETE FLOOR SLAB

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STAGE 7. BUILD PERIMETER WALL UP TO 900 MM INCLUDING BEDROOM SECTION OF HOUSE, INNER GABLE AND LINING WALLS TYING WALLS TOGETHER.

STAGE 8. REPLACE ROOF USING APPROPRIATE MATERIALS TAKEN OUT AND NEW AS REQ'D.

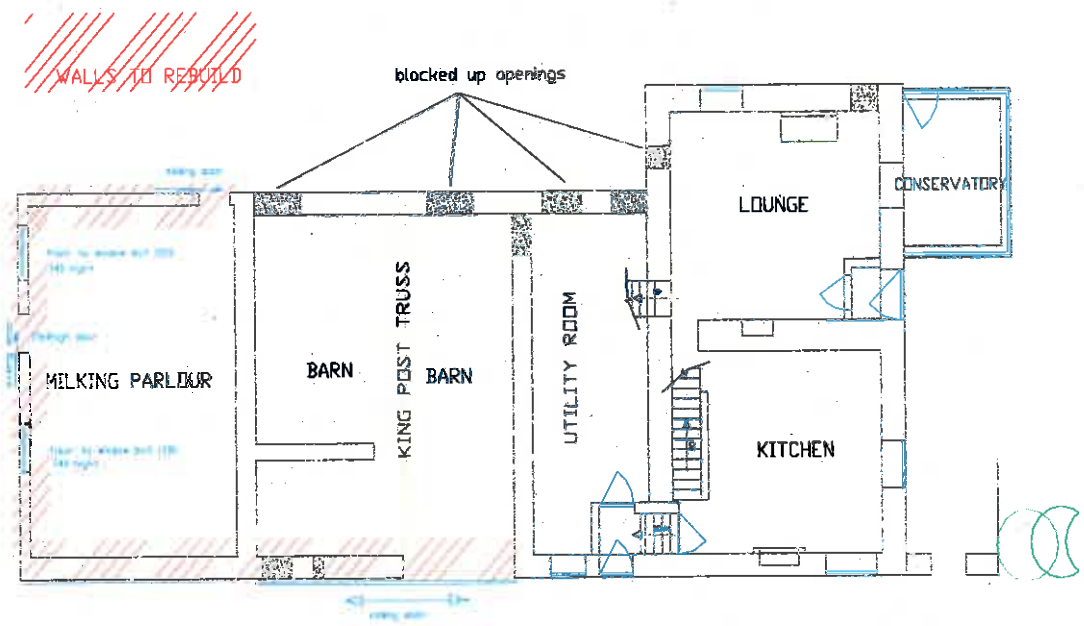
STAGE 9. DEMOLISH MISSING PARLOUR & REBUILD.

STAGE 10. OPEN OUT BLOCKED IN OPENINGS

STAGE 11. FIT OUT & COMPLETE BUILD

Demolitions

Walls for demolition and rebuild shown on plan and elevation hatched red.



Concluding Structural report

Address: Ox Close Farm
Stopper lane
Rimmington
BB7 4EJ

conducted on
The Barn structure which is party integrated with the house where there is a utility area with built in fridge and bedroom and landing above. Lean to Milking parlour attached to Barn gable.
Date conducted 17th Sep 2014.

Property overview
Barn is built of random rubble and built around beginning 19th century and built onto the house. Walls approx 500mm thick and is built on inclined site. Roof recently repaired and walls have numerous repairs with unsympathetic materials.

Concluding
The barn is in reasonable structural condition apart from the West wall and link parts of the gables where movement is evident probably related to road or service disruption being next to road.
Current roof height does restrict clearance for a 1st floor and would either require a different style of roof structure or lifting the roof slightly as the King post truss would obstruct otherwise.
Given the loading on the perimeter wall will increase through raising the walls by 900mm the net effect of loading the roof through the inner leaf wall will negate the effect of this increase thus the risk of the walls failing due to the increase in height.
The milking parlour constructed in mid 20th century mainly in red brick with a sympathetic elevation to the road view in sandstone to match barn. This building has no significance and complete rebuild recommended.