

SUNDERLAND PEACOCK

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CONVERSION ASSESSMENT

FOR THE

**PROPOSED CONVERSION OF BARNES AT
LYME HOUSE FARM
CHIPPING ROAD
THORNLEY
CHIPPING
PRESTON
PR3 2TE**

FOR MR AND MRS ROPER



Date: 11th May 2017
Our Job Ref: 4971
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1. Introduction

- 1.1 This assessment has been prepared to support the planning application by the applicant, Mr and Mrs Roper.
- 1.2 The application involves the conversion of two adjacent barns and attached garage into two dwellings.
- 1.3 The barn and outbuilding were inspected on Thursday 12th November 2015.
- 1.4 At the time of the inspection the weather was overcast and approximately 6°C.
- 1.5 The assessment was limited to a visual inspection, no exposure work was undertaken.
- 1.6 The site address is Lyme House Farm, Chipping Road, Thornley, Chipping, PR3 2TE. OS Grid Reference SD 62348 40546.

2. Condition Assessment

Roof Structure

- 2.1 The main barn to the South West, North West lean-to and the Garage/Feed Store to the North West were all finished with slates roofs of varying conditions as discussed below. The roof to the barn to the North East was finished with fibre cement sheeting.
- 2.2 The Barn to the South West had a traditional truss, purlin and rafter construction which was finished with slate. No underlay was present. The roof on the whole was in good condition, with just a few slipped/missing slates noted during the assessment.



Photographs (1 and 2) – Roof structure to South West Barn.

- 2.3 The valley gutter junction at the abutment of the roof to the South West barn and the North East barn was in poor condition, and water is entering the structure at this point.



Photograph (3) – Poor condition of roof junction to the South West and North East barn.

- 2.4 The roof structure to the North East barn consisted of timber trusses, purlins and rafters, supporting the fibre cement sheets. The roof was in average condition, with some obvious leaks visible. Areas of damp timbers were visible and where the timber trusses were built into the rear wall these were rotting.
- 2.5 The roof sheeting to the North East barn has reached the end of its lifespan and will be replaced during the conversion works with profiled sheets. Isolated repairs will also be carried out to the truss ends to ensure they can be retained during the development.





Photographs (4 and 5) – Showing condition of the roof to the North East barn.

- 2.6 The lean-to barn to the North West's roof structure was made up of timber trusses with purlins over, lined to the underside of the slates with timber boarding. There were numerous areas of staining to the underside of the boards where the roof was leaking, the roof is clearly in poor condition.
- 2.7 The roof leaks were worse at the junction of the barn with the adjacent walls/ roofs and at the position of the valley gutter. The majority of timber trusses were rotten where they were built into the masonry walls, in these locations repairs will need to be carried out to the timber. The valley member will need to be replaced as it is likely this member is beyond repair and reuse.



Photographs (6 and 7) – General condition of the lean-to roof.

- 2.8 Externally the lean-to roof was sagging, a number of broken/ missing slates were visible at low level. At the top of the valley numerous slipped slates were visible, there was also widespread green staining

and moss growth. The flashing details to the top of the roof were poor/ none were present which has led to the damp noted internally mentioned in point 2.7. The slates at the eaves were also in poor condition.



Photographs (8 and 9) – General condition of the lean-to roof.

- 2.9 The roof to the single storey Garage/ Feed Store was constructed from purlins and rafters, felted with slate finish. The roof on the whole was in good condition, however slight water ingress was noted at the roof/ wall abutment where no lead flashing is present.



Photographs (10 and 11) – General condition of single storey roof.

- 2.10 During the course of the development, all of the roofs (excluding the single storey Garage/ Feed Store) will need to be stripped and re-roofed with breathable felt, to firstly bring the roof up to current standards and fully waterproof the structure. The majority of timber members present can be re-used, some will need to have isolated repairs and a few will need to be repaired. All of the slates will be retained for reuse and lead flashings present will need to be renewed to fix any leaks and new flashings introduced as required. The existing fibre cement sheets will be replaced with new profiled roof sheets.

Walls

Barn 1

- 2.11 The barn walls are of traditional solid masonry construction. Walls of this type were traditionally built up in two leaves with rubble fill in the cavity between.
- 2.12 The walls were in reasonable condition given the barns age. The majority of walls were straight and true, however the walls to the Shippon/ Storage Area were in slightly worse condition than the other walls. In the first floor Storage Area a crack was visible to the wall abutting the store and part of the internal stone work had collapsed adjacent to the window, in this area isolated repairs will need to be undertaken.



Photograph (12) – Showing the crack within the Storage Area.

The external wall to the Store was bowing out slightly at door head height, the wall in this area requires re-building. The “L-shaped” external wall to the lean-to is extremely damp due to the poor condition of the roof. The 2 no external comers will need to be partially re-built as they are bowing out and cracks are visible. The LHS window surround to the first floor Storage Area when viewed externally needs to be replaced due to the extensive cracking present. All walls will need re-pointing during the conversion works.



Photograph (13) – Showing the Store wall which needs re-building.



Photographs (14 and 15) – Showing the external corners to the lean-to which need re-building.



Photograph (16) – Illustrating the condition of the Storage Area window surround that needs replacing.





Photographs (17 - 23) – Illustrating the general condition of the walls.

Floors

2.13 The existing floors to the barns (where visible) was constructed from concrete, the floors appeared in reasonable condition. They will however need to be dug up and a new floor laid during the conversion works in order to satisfy the requirements of the building regulations in relation to heat loss.



Photographs (24 - 26) – Illustrating the floors visible / condition of the floors within the barns.

Conclusion

Given the condition of the existing barns, they are suitable for conversion without the need to provide any additional propping/ shoring during the works other than would usually be required when converting an existing building. 3 no small areas of walls require re-building at set out before, and the cracked window surround noted also needs replacing, on the whole the barns can be converted without major intervention.

The walls, roofs and floors will all need to be upgraded to meet the current building regulations. Given that the structure of the barns can be retained for conversion, the barns are suitable for the proposed use as residential accommodation.

