

Structural Inspection and Conversion Report

For application regarding planning for conversion of barn and outbuildings at Newhurst Farm, Anna Lane, Bolton by Bowland, Clitheroe Lancashire BB7 4NZ

Proposal to convert barn to provide two dwellings with external garaging, workspace, curtilage and infrastructure. The proposal for consideration includes the conversion of the existing traditional stone barn to form two dwellings, one of four bedrooms and one of three bedrooms. In addition there will be the provision of garaging both by the conversion of an existing outbuilding and provision of underground garaging. The smaller dwelling will have external workspace to provide for homeworking by conversion of an existing outbuilding. The large modern cattle building is to be taken down to enable the completion of the proposal. The current use of the site is agricultural. Both buildings were found to be sound and in good structural condition being suitable for conversion. The proposed works are presented alongside the existing structural condition to confirm suitability.

Existing structures

The existing stone barn is of typical 19th century external appearance with later customary 20th century mainly internal modernisation including some new beams, floor and livestock accommodation. There is a later lean-to to be included in the proposed residential conversion. An attached pitched roof shippon is proposed for conversion to garaging and ancillary work from home space.

Large Stone Barn

South East Elevation

This gable end is to be retained in appearance including existing openings being fitted with new timber framed windows or doors. This will include all the original first floor and upper window openings. The design and structure lends itself to these minor works. There is no evidence of any subsidence of the footings.

The left hand side low shippon door is to be represented as a window opening. The left of centre window will be returned to the original door opening. The central and wide opening has a pair of steel lintels in good condition. Below the steel lintels windows will be installed with stonework below. The right hand side of center opening will have the current concrete lintel replaced with a stone lintel.

South West Elevation

There is no evidence of subsidence to the existing footings. The original stonework is all in good structural condition and lends itself to the conversion including the replacement of three original windows and a reuse/adaption of original opening to provide a window for the home office. Original stone features to be retained.

The right hand upper level barn porch door inset lintel requires replacement. The left hand upper level barn porch to be opened up by removing late added infill and renew inset lintel as required.

Remove late addition brick outhouse, at original ground level, and insert new ground floor and first floor windows. The existing stonework is assessed as suitably structurally sound to carry out these minor changes.

North West Elevation

There is no evidence of subsidence to the existing footings. All existing stonework is in good condition and is assessed as suitably structurally sound to carry out the minor changes including the insertion of narrow windows where required.

North East Elevation

There is no evidence of subsidence to the existing footings. This includes both the main barn and lean to. The existing stonework and blockwork is in good condition being further assessed as suitably structurally sound to carry out minor changes including reuse/adaption of existing window/ openings, with door, windows and new narrow windows where required.

Internal condition

Bottom Shippon (south east)

Inspection found the existing steel beams and modern ceiling timbers in good condition. The modern additions of render and stepped concrete floors are to be removed and suitable modern insulation applied prior to new floors and wall coverings. The modern cattle cubicle divisions are to be removed. There are no internal traditional/original features worthy of retention.

Middle Shippon (central)

Inspection found the existing steel beams and lintels in good condition. The modern steel beams and timbers are in good condition. The existing window is to be removed and the opening reinstated as per the original doorway. Modern concrete stalls to be removed.

First Floor above shippons

The modern timber floor boards are to be replaced where necessary. The timber roof structures are generally in good condition. A few of the purlins and rafters require either treatment or replacement following historic water ingress which has now been substantially dealt with.

Top Shippon (north west)

There is no evidence of subsidence to the existing footings. The existing walls are structurally sound and present opportunity to reuse the existing openings and create new ones with lintels where proposed. The existing stepped concrete floors are to be removed together with the modern concrete stalls. Existing ventilation holes are to be blocked up. The existing steel roof trusses are to be treated, repainted and retained. The timber purlins are to be replaced and supported as required. The existing roof covering is to be replaced with suitable under-felting, lathes, slates and retaining only the three full size rooflights on the south west elevation. The three rooflights on the north east elevation are currently not proposed to be replaced.

Conclusions

The stone barn together with leanto on the north east elevation have been assessed and are considered both structurally sound and suitable for the proposed conversion to form two properties. The proposed plans have been inspected and assessed in conjunction with the buildings on site.

The north west single storey extension being a later addition has been assessed and is considered as structurally sound and suitable for conversion to form a double garage, with ancillary domestic storage and incorporate a work from home office. The proposed plans have been assessed as reasonable in conjunction with the buildings to be retained on site.

It is considered that the good structural condition of existing structures together with the proposed works form a sympathetic, sustainable and practical proposal for suitable conversions to the proposed uses.