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CONVERSION APPRAISAL REPORT

IN RESPECT OF:

**A PLANNING APPLICATION FOR THE PROPOSED CONVERSION OF A
FORMER WATER TOWER AND VALVE HOUSE INTO ONE DOMESTIC
DWELLING**

AT

FORMER PUMPING STATION
OFF VICARAGE LANE
WILPSHIRE
BLACKBURN
BB1 9HY

Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates
Our Ref: Tur/155/3074/PF
Date: June 2022
Client: Mr J Turner



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



A. Roofs

Existing roof / roofs:

With reference to the existing plans, see drawing reference: Tur/155/3074/01, accompanied with this planning application, the buildings considered in this report are the single-storey red brick former valve house and the adjacent, multi-storey, concrete water tower building. The roof over the brick building is missing and the roof over the water tower comprises a reinforced concrete deck.

Condition

Generally, the roof to the water tower is in a poor condition, with evidence of a large part missing. Internally the roof is supported with reinforced concrete beams.

Proposed

With reference to the proposed plans Tur/155/3074/02, the existing roof of the water tower is to be retained, repaired and retrospectively insulated. The roof over the valve house will be proposed to be a warm deck flat roof. Existing rainwater goods are to be replaced.

B. Walls

Condition of existing walls

With reference to the proposed plans that accompany this application, see plan reference: Tur/155/3074/01.

Water Tower Building

All elevations are constructed from solid, reinforced concrete panel construction. Generally, the walls are reasonably straight and do not show signs of outward deflection. The walls feature no existing openings.

Red Brick Building

Constructed of solid, red facing brick walls approximately 215mm thick. The Easterly elevation features a door opening with a stone head. The remainder of the elevation features narrow, high level, windows with stone heads. There are no real signs of structural movement to the wall. Most mortar joints look in reasonable condition, however there is some localised repointing required.

Walls;

Alternation/repair/extension or demolition

With reference to the proposed plans, plan reference Tur/155/3074/02.

Proposed Red Brick Building

The development proposes a range of new window and door openings. The new openings are to be formed with insulated lintels with a steel plate welded to the foot to support the external brickwork and with a reinforced concrete lintel to support the internal concrete block lining wall. All apertures within the external fabric are to be sealed before the completion of the works and the external brick is to be cleaned and locally repointed where necessary to finish. The main fabric of the building is structurally sound, and the building is capable of conversion without any significant rebuilding works being required.

Proposed Water Tower

This building features no existing openings. The new openings will be formed with an insulated lintel with a steel plate welded to the foot to support the external concrete and with a reinforced concrete lintel to support the internal concrete block lining wall. All apertures within the external fabric are to be sealed before the completion of the works and the external concrete is to be rendered with K-Rend to finish. The main fabric of the building is structurally sound, and the building is capable of conversion without any significant rebuilding works being required.

C. Details of demolition work:

Extent of re-build work to be:

- Single Storey Building - No demolition work proposed.
- Two Storey Building - No demolition work proposed.

D. Proposed Walls:

Formation of internal lining walls:

New internal lining walls are to be constructed of 100mm thick 7.3N/mm² concrete block work with 125mm cavity, (75mm partial fill cavity insulation with 50mm residual clear cavity). The inner skin of lining block work and existing facing brick walls are to be tied with stainless steel restraint straps to BS:1243 at 750mm 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 of unknown specification and as such it is assumed they will be unsuitable for re-use as part of the conversion scheme. The existing floor therefore is to be ripped up and replaced with a new, reinforced, insulated concrete floor incorporating a damp proof membrane.

There is currently no existing first floor. The proposed conversion will incorporate a new suspended timber floor, which is to incorporate insulation for thermal performance and sound proofing, which will be built into the new internal lining walls.

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 and to satisfaction of Building Control.

External ground levels are approximately level with the existing internal floor. The installation of a new insulated ground slab will create a 150mm difference in level.

Services:

The new dwelling is to be serviced with water, gas and electricity supplies, and shall therefore require associated excavation work. There is existing surface water drainage provision. 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 any stored items and 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.

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 (if applicable).

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, if applicable.

C. System of Works

Roof

Remove the corroded steel sections that formed part of the roof of the single storey building and replace with a new flat roof structure. Repair the reinforced concrete roof of the water tower as necessary.

Walls

Re-point all external walls with mortar where required. Construct new 100mm thick internal block lining wall off the raft foundation slabs and tie the existing and proposed lining walls together with cavity wall ties; 750mm c/c horizontally and 450mm c/c vertically. Concrete lintels to be inserted into the block lining wall to support new openings internally. Larger openings are to be supported by a steel lintel, with a steel plate welded to the bottom to carry the outer brick soldier course. 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 skimmed to finish. The reveals of all doors and windows are to be lined with insulated plasterboard and skimmed to finish. Clean all external faces to finish. Render the water tower with K Rend 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 board insulation with waterproof building paper laid over the top of the insulation. Floor to be finished with 75mm sand and cement screed.

First and Second Floor

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 noggins. 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 22mm thick 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 the barn.

D. Special Considerations:

Demolitions

See plans for details.

E. General

- Internal Vertical and horizontal DPC is to be inserted around proposed and existing window / door openings
- Surface water is to be drained to soakaways.
- Foul water to be drained into new Package Treatment Plant.
- Windows and doors are to be PVCu framed double glazed units

Paul Fay

Paul Fay - BSc (Hons) (For and on behalf of Gary Hoerty Associates)

APPENDIX



Photo 1: Water Tower Easterly Facing Elevation



Photo 2: Water Tower missing roof



Photo 3: Water Tower interior



Photo 4: Water Tower and Valve House Northerly Facing Elevation



Photo 5: Valve House Southerly Facing Elevation



Photo 6: Valve House Easterly Facing Elevation



Photo 7: Valve House Southerly Facing Elevation



Photo 8: Valve House Northerly Facing Elevation



Photo 9: Valve House Westerly Facing Elevation



Photo 10: Valve House interior and Missing Roof



Photo 11: Valve House Door Opening