

**DESIGN AND ACCESS STATEMENT**

**FOR:**

**OXENHURST FARM  
BACK LANE  
NEWTON IN BOWLAND  
CLITHEROE  
BB7 3EE**

Prepared By:

Date: 5<sup>th</sup> August 2002

Doc Ref: 101560 – D&A

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**2.0 Site History**

2.1 Oxenhurst Farm is a Grade II listed property in a row of three properties, the other two being formed from converted agricultural buildings previously in use as part of the farm. Oxenhurst farm is the left hand (Southwest) of the three properties when viewed from the front of the building.

Oxenhurst Farm is dated C18th with two storeys with sandstone rubble walls and concrete tiled roof over traditional cut timbers.

The property is accessed via a track located off Back Lane and passes other residences and agricultural buildings.

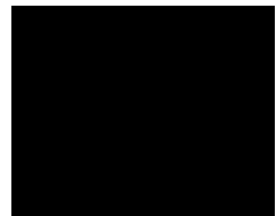
Photograph(s) of Property:



View from front



<b>3.0</b>	<b><u>Use</u></b>
3.1	The general use of the property is a residential dwelling home.
<b>4.0</b>	<b><u>Amount</u></b>
4.1	<p>The statement relates to fire damage and physical damage caused during the extinguishing of the fire. A fire started in the chimney servicing the open fire place in the front living room.</p> <p>Fire and smoke have damaged decorations and soot has stained the floorboards (circa 12sm floor) to the front right hand bedroom. The chimney pot appears to be cracked and mortar to the chimney is also cracked or missing (less than 1sm). Smoke has spread through out the property leaving a smell behind.</p> <p>Water has been used to extinguish the fire causing damage to plastered walls in the front right bedroom, landing and living room (ground floor front righthand room), circa 5sm in total.</p> <p>The rear pitch of the roof was accessed by the owner in his attempts to extinguish the fire prior to the fire service attending. This has caused physical damage to the concrete roof tiles which has subsequently allowed water ingress during the fire service efforts and subsequently during periods of rainfall. The roof covering generally is in a poor state and may need replacing as part of the works and permission is sought to replace the entire roof covering if required. The water ingress has damaged plasterboard ceilings in the bathroom at first floor and kitchen at the ground floor.</p> <p>See attached photographic schedule.</p>
4.2	<p>Restoration contractors have attended site and mechanical drying has been carried out with the intention of retaining as many damaged parts as possible. A further inspection has been carried out and determined that plaster and plasterboard has been damaged in the areas listed above and replacement is required.</p> <p>The physical damage to the roof was subject to a temporary repair prior to our involvement but continues to allow water ingress during periods of rainfall. Further temporary repairs have been instructed.</p>
<b>5.0</b>	<b><u>Inspection and comment on damage</u></b>
5.1	<p>The site was inspected on 10/11/2021 after the initial fire on 26/10/2021.</p> <p>Findings at that time were noted as:</p> <p><b>External - Roof &amp; Chimney:</b></p>



The roof has been inspected from ground level with the assistance of a digital camera mounted on a 10m camera pole. Within the life of the property the original roof covering (stone slab or slates) has been replaced with modern concrete tiles. The front roof pitch has not been disturbed or damaged by the chimney fire, there is notable moss, lichen and vegetation growth to the roof between tiles which may lead to water ingress over time, this is not linked to the event or as the operation of an insured peril.

To the rear the original house has been extended with a rear off shoot, probably in the early C19th, this area has also had modern concrete tile installed. The off shoot roof incorporates two velux style timber framed windows with double glazed units. Due to the site being elevated to the rear, the roof for the rear off-shoot extends to approximately 1m above ground level and is easily accessed. We understand that during the fire the owner accessed the roof from the rear pitch and was attempting to fight the fire by pouring buckets of water down the chimney. The roof was also used to access the chimney by the fire service. A number of concrete tiles at the eaves have been damaged in the course of accessing the roof and fighting the fire, a temporary repair has been carried out. The roof adjacent to the chimney has not been disturbed. There are one or two partially broken tiles but the damage clearly pre-dates the incident.

The lead flashing between the chimney and roof has been disturbed slightly on the front elevation with a section below the ridge tile having slipped, most likely as a result of foot traffic on the roof while fighting the fire. The lead soakers (strips of lead that lie under the tiles) could not be inspected and may have been affected by the heat from the chimney fire.

The chimney is of stone block construction and generally appears to be in fair condition, an internal inspection of the chimney was not possible during our visit. One of the stone blocks has previously split and had a mortar repair carried out and there is some deterioration of the mortar to the rear side of the chimney. These issues predate the fire. The chimney stack is topped with two decorative clay pots which do not appear to be damaged by the fire, the flaunching (mortar securing the chimney pots) has cracked and come loose around the bottom of the front pot, this damage appears to be recent and I would suggest is linked to the fire.

#### **Internal – Roof**

An internal inspection of the roof space was carried out, via the loft hatch, the loft space is partially boarded out and could be accessed for a close up inspection.

The wall that incorporates the chimney has been repointed in the past and there was no evidence of smoke escaping from the chimney and affecting the roof. There was evidence of water ingress to the roof, both recent and historic. Water has pooled on the ceiling structure (over the bedroom and landing) as a result of the efforts of the fire service and the owner. The area is in the process of drying out and the water should not cause any damage if dried out sympathetically. Readings with a damp meter showed the end of the ridge tile where it meets the wall is wet and there is evidence of some deterioration of the timber which pre-dates the fire.

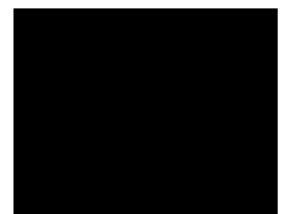
The roof has a mixture of older original timbers and later additions. The older timbers near the wall have been affected by wood boring insect infestation which has been present for some considerable time. Insect infestation only occurs in slightly damp timbers and would not happen in the time between the incident and our inspection and I would conclude that the damage due to the wood boring insects pre-dates the fire and should not be considered under the claim. Damp meter readings showed the insect affected timbers to be dry and this may be an historic infestation. A recommendation should be made to the insured to have a full roof survey carried out with recommendations for addressing wood boring insect damage and potentially replacement of timbers.

As a result of the fire and actions taken to extinguish it, sympathetic drying of the timbers is required, no fire damage was noted and any works required to address damage to the older timbers should not be considered under the claim.

	<p><b>Internal – living space</b></p> <p>There is a pervasive smell of smoke through out the property although physical fire damage is very limited, the main cause of damage to the property is as a result of the water introduced by the fire service to extinguish the fire. The damage is in the form of water staining to plaster and decorative finishes to the chimney in the living room, on the landing and in the front bedroom. Physical disturbance of the plaster on the chimney breast in the living room showed cement and gypsum based plasters to be present.</p> <p>Within the front bedroom there is smoke damage to the plaster and old hardwood floor boards. Physical testing with a screw driver showed the top surface of the boards to be sound, floorboards were not lifted and the condition of the underside of the boards could not be determined. Floor joists run parallel to the wall and are unlikely to have been affected. The smoke damage in this area indicates a breach of the chimney flue, most likely attributed to deteriorated mortar and some “opening up” works are likely to be required to make the area sound again.</p> <p>There has also been water ingress around the velux windows in the bathroom, the staining appears recent and is likely to be linked to disruption of the roof covering and velux soaker tray/flashings. It is most likely that this damage has been caused during the fire when the rear roof was used to access the chimney.</p> <p>The stone covered floor in the lounge has some salting present on the surface where the rug over it got wet from water used to extinguish the fire, this should not damage the stone slabs and with sympathetic drying should be able to be brushed off as the slabs dry.</p>
<p>5.2</p>	<p>A further inspection was carried out on 25/05/2022 after drying efforts had been completed. During that meeting it was confirmed that the water affected areas of ceiling in the bathroom and kitchen would need a physical repair.</p> <p>Wall plaster to the landing, front right bedroom and living room chimney breast has degraded as a result of the moisture and will need to be removed and replaced.</p> <p>The stone flags to the living room have dried as much as expected but salts have formed on the surface and there is minor soot staining.</p> <p>The rear roof pitch continues to leak causing on going damage to the bathroom and kitchen ceilings. Given the difficulty in establishing the area of water ingress a decision has been taken to replace the roof covering.</p>
<p><b>6.0</b></p>	<p><b><u>Repair Proposals</u></b></p>
<p>6.1</p>	<p>Further to the above comment a schedule of work was been produced after the initial inspection and is attached. Further to the inspection on 25/5/2022 the following has been agreed / proposed:</p>



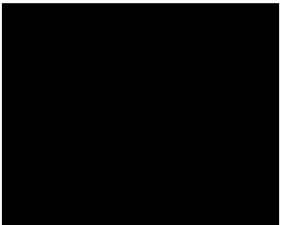
	<p>Soot damaged floorboards in front right bedroom – Hand wash and mild abrasion to remove soot to entire floor retaining existing floorboards and refinish the floor with a natural wax / oil product.</p> <p>Allow a small area of boards adjacent to the chimney to be removed and inspection of joists to be carried out</p> <p>Salt and soot damaged stone flags to living room – Soda clean to remove salts and soot.</p> <p>Water damaged ceilings (plasterboard) to bathroom and kitchen – Remove plasterboard and replace with like for like material, skim coat of finishing plaster</p> <p>Water damaged walls to living room, front right bedroom and landing – In isolated areas (Living room upto 2sm, Bedroom 1-2sm, landing 1sm) hack back plaster to underlying wall, replaster with breathable limelite renovating plaster system.</p> <p>Remove and replace roof covering on a like for like basis</p>
<b>7.0</b>	<b><u>Layout</u></b>
7.1	The proposed layout to replicate the existing. No changes.
<b>8.0</b>	<b><u>Scale</u></b>
8.1	The maximum overall dimension of the property is approximately 12m long and approximately 7.4m wide with a rear off shoot approximately 6m long and approximately 3m wide. There is a separate outbuilding which is approximately 8m long and 3m wide. No works are required to the out building.
8.2	All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary. We will attempt to retain and not disturb the existing landscape of the site, if any damage occurs the replacement landscaping for the site will be similar to the existing.
<b>9.0</b>	<b><u>Appearance</u></b>
9.1	<p>The roof is proposed to be replaced with a matching concrete roof tile which will be obviously new in comparison to the adjoining roof on the rear elevation. The roof extends across the rear pitch of the adjoining property.</p> <p>The rear roof pitch facies up the valley side and is obscured by a copse of mature trees growing to the left and rear of the site. The front roof pitch faces down the valley but is not visible from Back Lane or the other local road networks being obscured by the topography and trees.</p>





**10.0 Vehicular Access**

10.1 No changes are proposed to the existing access arrangements. There are no Highway considerations relevant to this proposal.



**Photographic schedule from inspection 10<sup>th</sup> November 2021**



Photo 1 – Front elevation



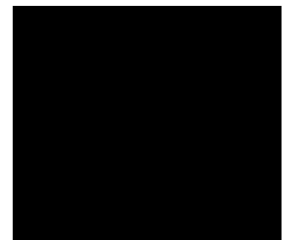
Photo 2 – Roof overview



Photo 3 – Chimney to front elevation .



Photo 4 – Cracked and heat damaged flaunching to top of chimney



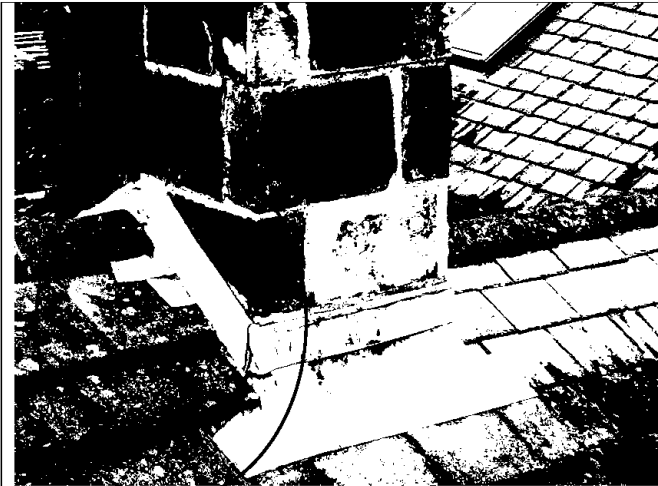


Photo 5 – Chimney – Slipped / displaced lead flashing

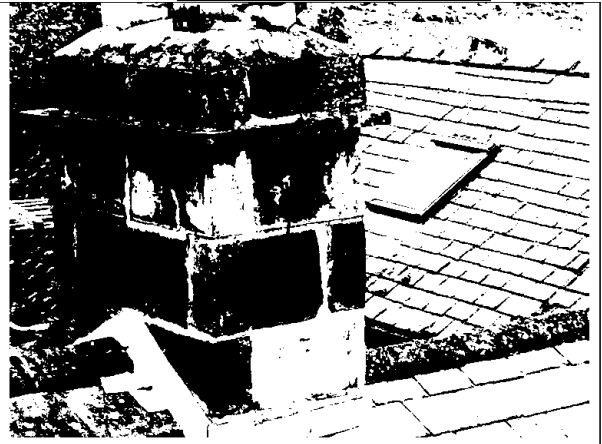


Photo 6 – Split stone



Photo 7 – Rear elevation of roof / chimney

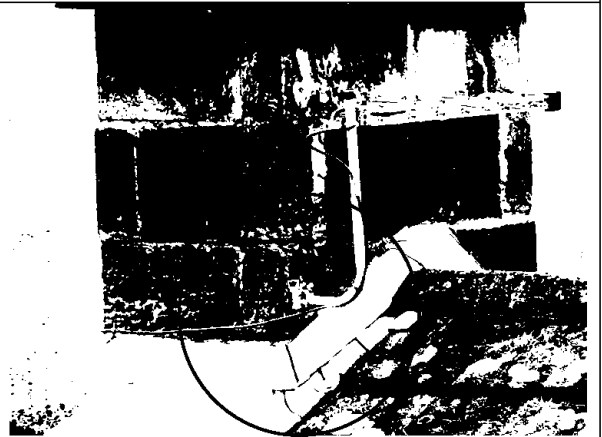
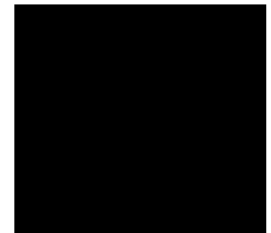


Photo 8 – Rear chimney, degraded mortar



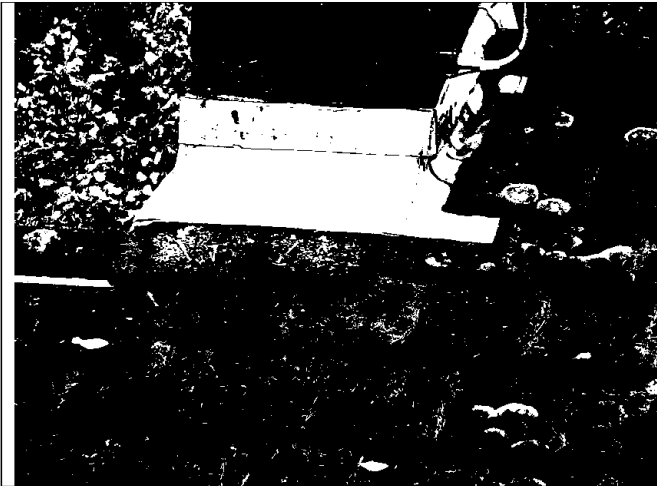


Photo 9 – Rear – old broken tile to below flashing



Photo 10 – Rear roof pitch extends down to near ground level. Red outlined area is the neighbours roof .



Photo 11 – Temporary roof repairs

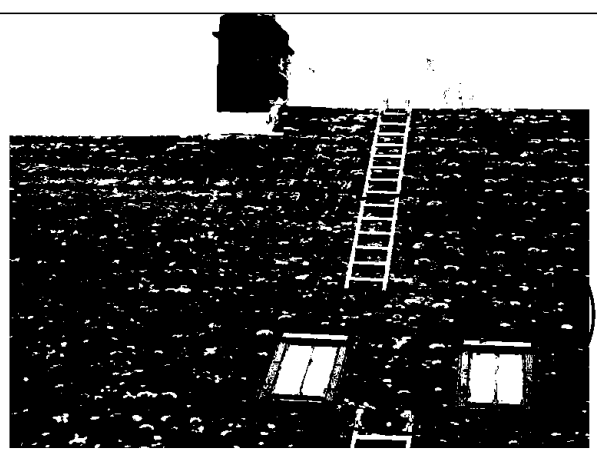


Photo 12 – Velux windows water ingress in area circled





Photo 13 – Temporary Repairs



Photo 14 – Front entrance



Photo 15 – Internal wooden porch upper section



Photo 16 – Internal wooden porch lower section

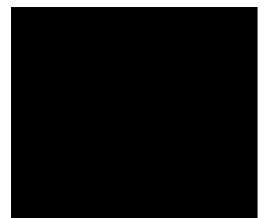




Photo 17 – Living room – Fire place to chimney where fire occurred



Photo 18 – Living Room – Exposed beams, joists and underside of stair. View toward pantry and kitchen



Photo 19 – Living room view toward front

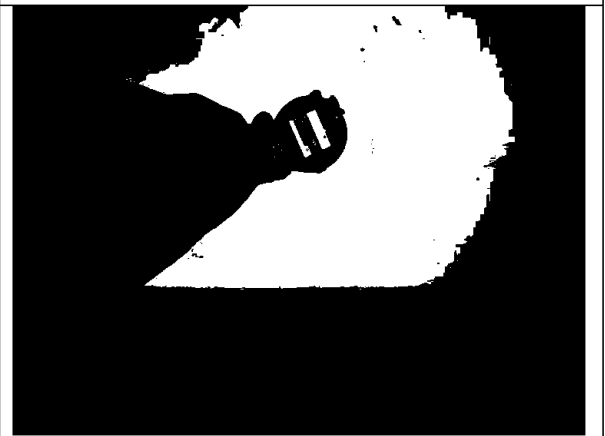


Photo 20 – Plaster above fire place reads as wet.



Photo 21 – Plaster sample on chimney breast (cement based)

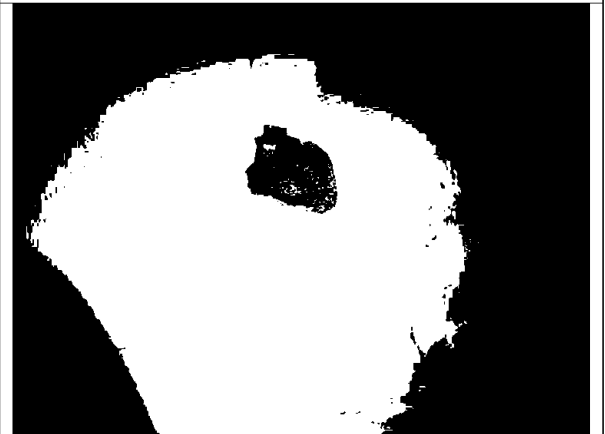


Photo 22 – Gypsum plaster to chimney

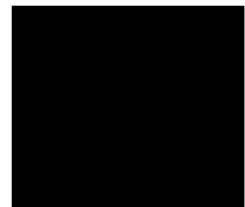




Photo 23 – Living room - Fire place



Photo 24 – Door to kitchen



Photo 25 – Elevated readings to the stone floor

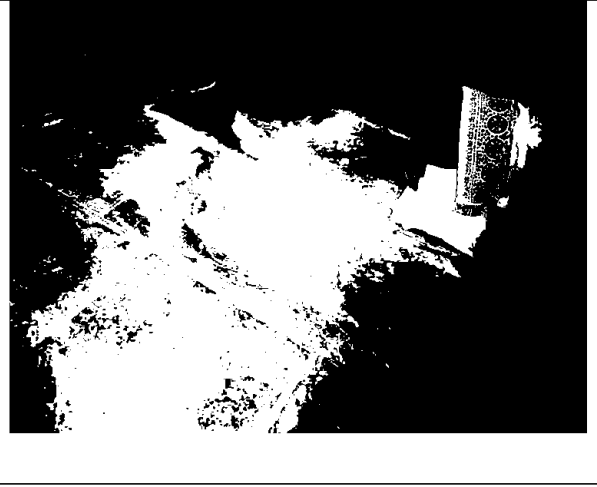


Photo 26 – Salt stains to stone floor





Photo 27 – Kitchen



Photo 28 – Kitchen



Photo 29 – Kitchen



Photo 30 – Kitchen



Photo 31 – Kitchen



Photo 32 - View to pantry from living room



Photo 33 – Pantry



Photo 34 – Pantry



Photo 35 – Dining Room

Photo 36 – Dining room

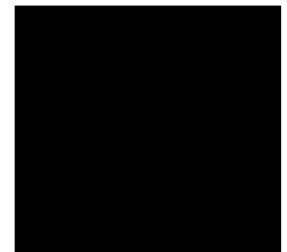




Photo 37 – Dining Room

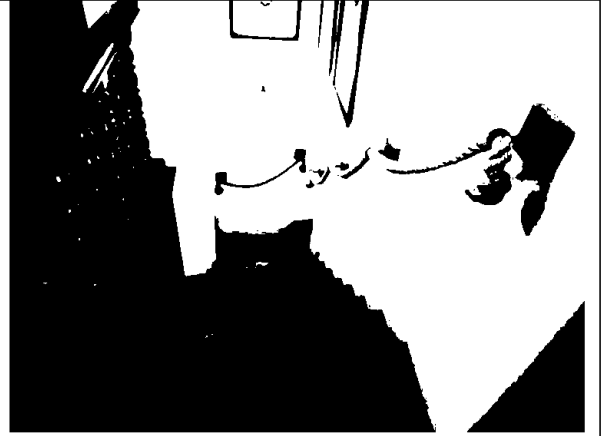


Photo 38 – Stairs from landing

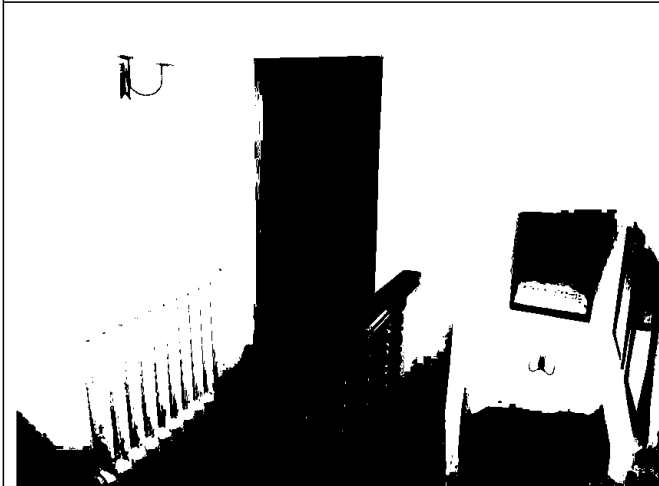


Photo 39 – Landing toward bedroom

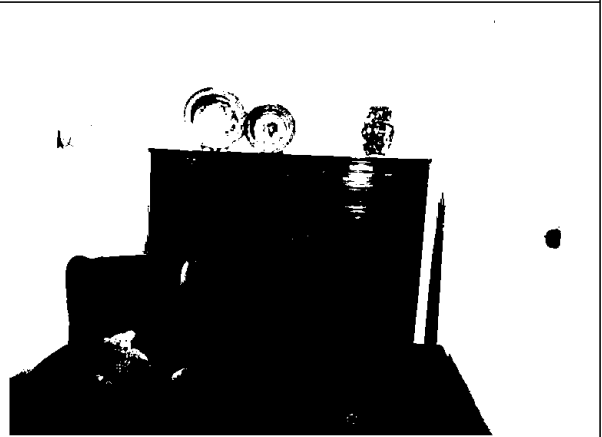


Photo 40 Landing toward area of damage

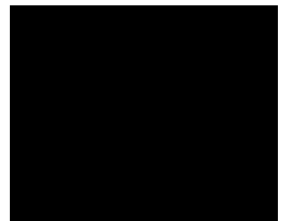


Photo 41 – Water damage to wall



Photo 42 – Elevated readings to stained wall



Photo 43 – Front bedroom



Photo 44 – Front bedroom



Photo 45 – Front bedroom damage and staining

Photo 46 – Front bedroom – smoke damage and scorching to wall and floor





Photo 47 – Front bedroom scorching and smoke staining to floorboards



Photo 48 – Elevated moisture readings to wall



Photo 49 – Bathroom – floor stained by water ingress and wear and tear



Photo 50 – Staining to ceiling around Velux

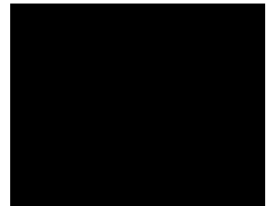


Photo 51 – Elevated moisture readings where stained



Photo 52 – Elevated moisture readings to roof timber in bathroom



Photo 53 – Elevated moisture reading to window reveal

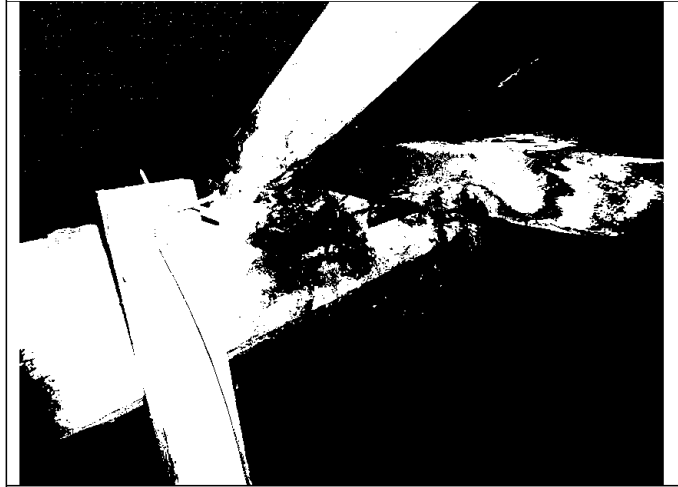
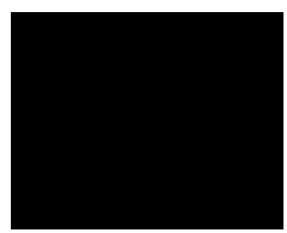


Photo 54 – Roof internal inspection



Photo 55 – Timbers are wet and note damp on ceiling in back ground from fire service water

Photo 56 – Timbers are sound



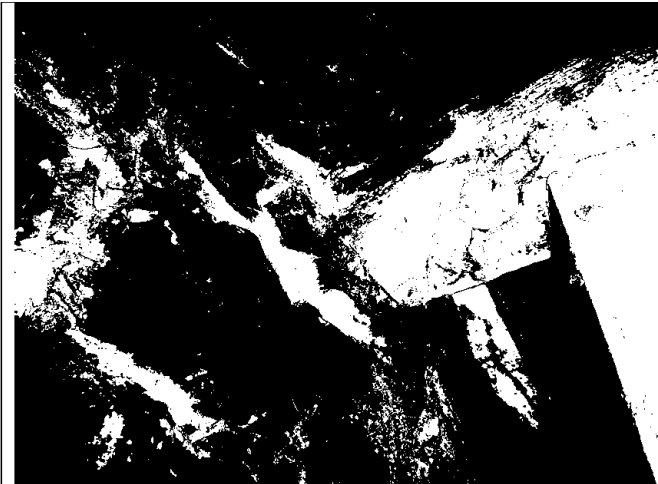


Photo 57 – Ridge timber degraded where insert into the wall

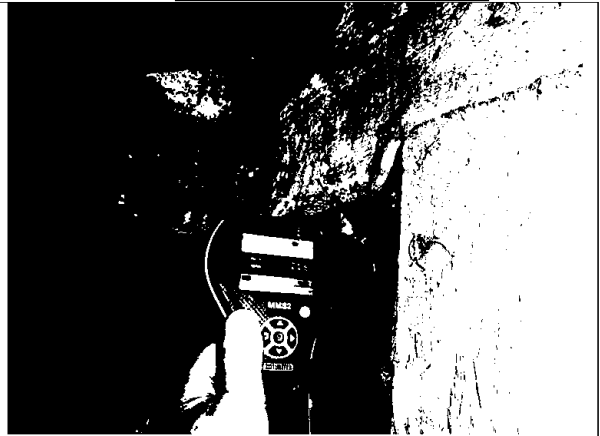


Photo 58 – Elevated moisture reading to ridge timber

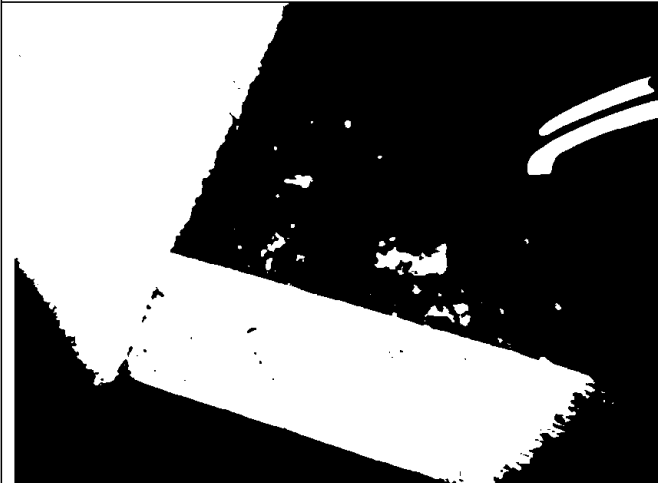


Photo 59 – Old timbers insect affected and soft



Photo 60 – Wet timber on affected wall sound structure



Photo 61 – Insect affected timbers are dry (old issue)

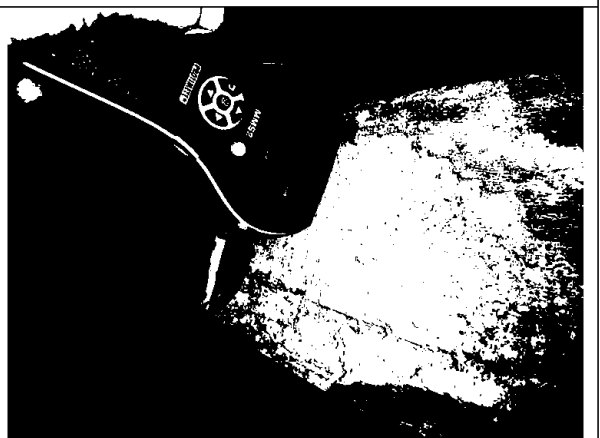
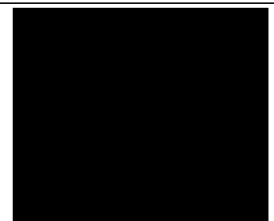


Photo 62 – Insect affected timbers are dry



Gateley

