

320230880P

SUNDERLAND PEACOCK

spa
ARCHITECTS
SURVEYORS

CONVERSION ASSESSMENT

FOR THE

**PROPOSED PARTIAL CONVERSION OF
THE BARN AT
LORDS FARM
BOLTON BY BOWLAND
CLITHEROE**

FOR THE CLOSES PARTNERSHIP



Date:	Oct 2023
Our Job Ref :	6905
Author:	Lynne Rushworth
Checked by	Mr S .G Herd RIBA

1. Introduction

- 1.1 This assessment has been prepared to support the planning application by the applicant, The Closes Partnership; to convert part of a traditional stone built barn adjacent to the existing farmhouse to extend the living accommodation.
- 1.2 It is proposed that a small section of the barn adjacent to the house will be converted to extend the existing house. The outbuilding to the rear (north west elevation) will be demolished prior to constructing a replacement stone built Lean- to to extend the barn section. The rest of this building will be retained as existing.
- 1.3 The barn and Farmhouse were inspected on Thursday 8th June 2023.
- 1.4 At the time of the inspection the weather was partly cloudy with sunny intervals and approximately 17°C.
- 1.5 The assessment was limited to a visual inspection, no exposure work was undertaken.
- 1.6 The site address is Lords Farm, Bolton by Bowland, BB7 4LY. OS Grid Reference SD 80121 52120.

2. Condition Assessment

Roof Structure

- 2.1 The roof over the barn and adjacent Farmhouse are covered with grey slates, laid to diminishing courses. The concrete block lean-to on the rear north west elevation does not have a roof structure.



Photograph– Showing the condition of the roof to the main barn (south east elevation) .(section being affected by the conversion highlighted in red)



Photograph– Showing the condition of the roof to the main barn (North west elevation) .(section being affected by the conversion highlighted in red)

- 2.2 The roof to the main barn is in average condition, along its length with no obvious slipped or cracked slates.

- 2.3 The remaining structure on the lean to roof is timber purlins and a small section of corrugated steel at the eaves. This will be replaced with a grey slated roof during the conversion works.



Photograph– Showing the condition of the roof structure to the Lean to.

- 2.4 The main barn has a traditional timber roof construction, comprising of trusses, purlins and rafters with a slate finish, felt is present to the rear pitch.



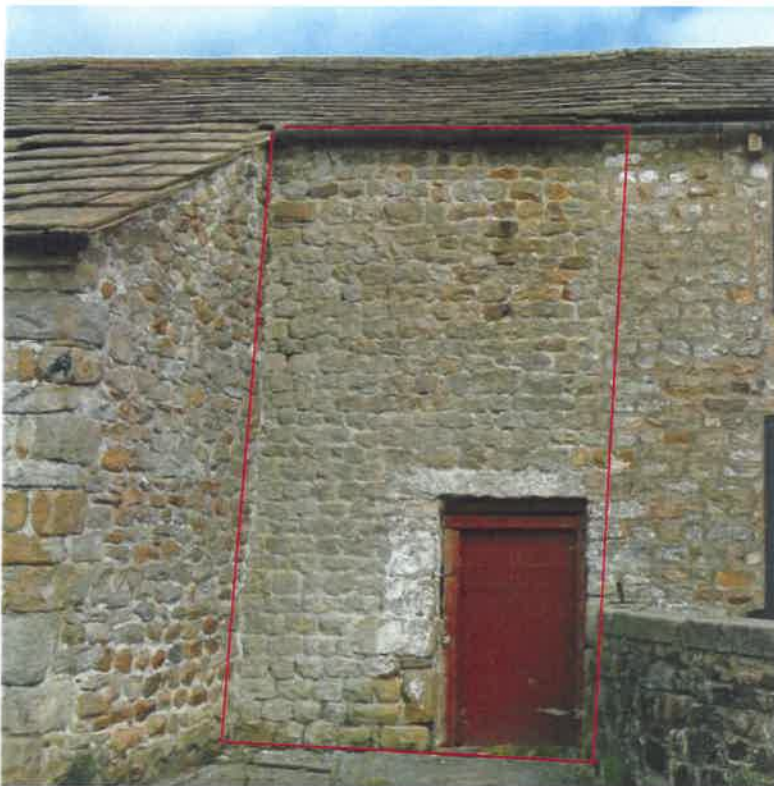
Photograph (– Showing the roof structure to the main barn.

- 2.5 Rainwater goods are present to the Farmhouse and Barn, however they are in poor condition with sections missing. They will be renewed as part of the conversion works.

- 2.6 The timber roof structure to the main barn could only be inspected from ground floor level. The roof timbers however appeared in good sound condition. The timbers appeared dry, including at the ends where they are built into the solid masonry walls.
- 2.7 All the timbers will be treated accordingly during the works. It appears as though the majority of the roof timbers to the main barn will be retained during the conversion.
- 2.8 The roof slates will be stripped off during the works to enable any roof structure repairs to be undertaken (if necessary) and a breathable roofing membrane to be fitted, the existing slates will then be re-fixed.

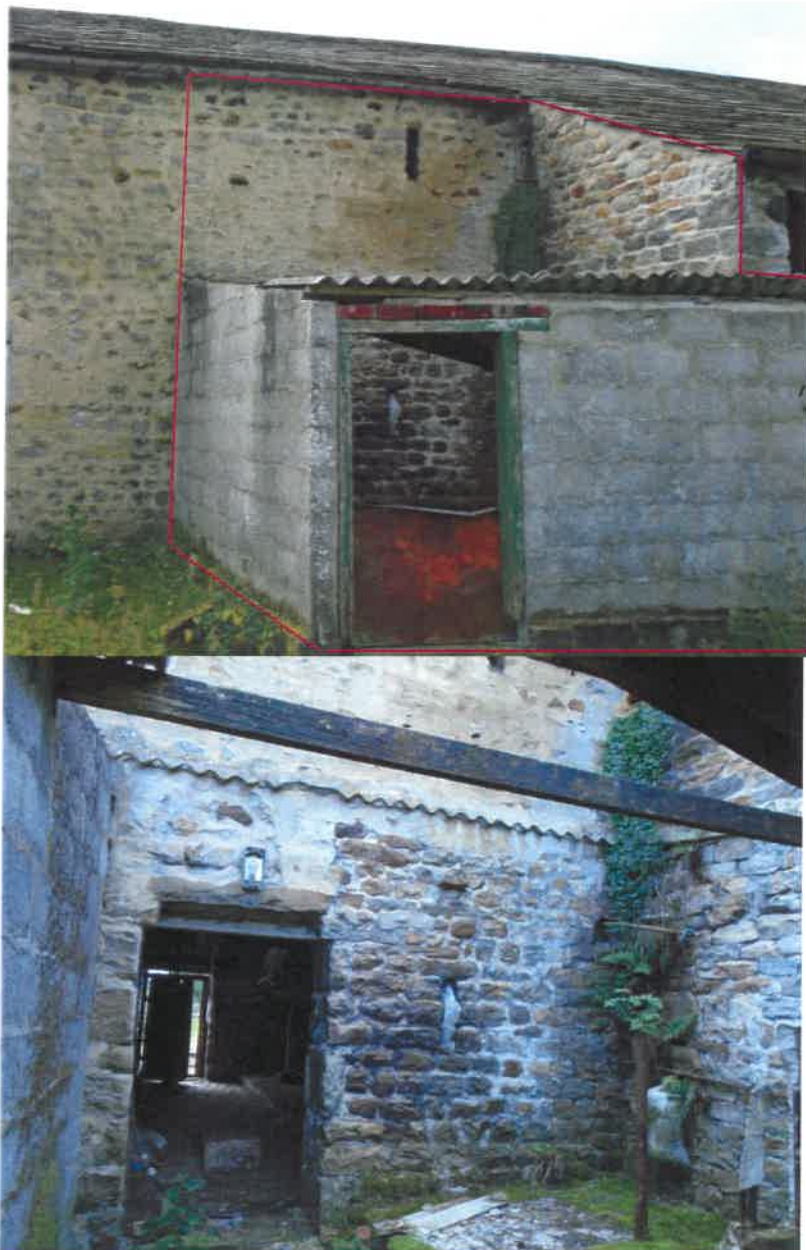
Walls

Sections of wall affected by the conversion outlined in red.



Photograph – Showing the front elevation wall, the door in this elevation has a stone lintel / head over the opening. The head is in good condition.

Part rear elevation of the barn and Block lean to.



2.9 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.

2.10 The walls were in reasonable condition given the barns age. The walls were straight and true. All of the walls will need re-pointing during the conversion works.

- 2.11 The blockwork lean to will be replaced during the conversion works with a building finished in stone to match the existing buildings.



Photograph– Illustrating the condition Rear wall above the Lean to.



Photograph – Illustrating the condition rear wall within the lean to.

Walls Internally

- 2.12 Internally the walls were in good condition overall, no structural issues were noted at the time of inspection.



Photograph– Illustrating the condition of the internal wall adjacent to the house.



Photograph– Illustrating the condition of the internal rear wall.



Photograph– Illustrating the condition of the internal front wall.

Floors



Photograph– Illustrating the condition of the internal floor .

- 2.13 The existing ground floors to the barn and outbuilding are currently a mixture of earth and stone setts. It is proposed that the existing floors will be dug up and a new insulated concrete slab constructed to meet the requirements of the building regulations.
- 2.14 The existing first floor will be removed during the conversion works and a new timber first floor will be constructed and supported by new block load bearing lining walls, to be built up off new concrete foundations. The new block lining walls will also be used to support the roof structure and new ceilings.

2.15 Externally the ground levels will remain largely unaltered to ensure adequate cover over the existing foundations to the walls are maintained.

Conclusion

In conclusion the main barn is in sound condition and therefore suitable for partial conversion to residential accommodation, without any major rebuilding work. Existing openings are going to be utilised wherever possible, any new openings required have been kept to a minimum to ensure minimal impact on the existing structure.

Isolated repairs may need to be undertaken. The roof, walls and floors will all need to be upgraded to meet the current building regulations but this can be done whilst retaining the majority of the existing structure,

CONVERSION METHOD STATEMENT / SEQUENCE OF WORKS

- 1- Remove existing roof coverings, Check timbers, felt and battens.
- 2- Construct new concrete foundation and ground slab.
- 3- Buildup block internal lining walls up to first floor level and tie to existing walls.
- 4- Construct new first floor structure.
- 5- Build up block wall to wall plate level to support existing rafters and roof structure.
- 6- Form new external openings and repoint walls.
- 7- Re slate the roof and install new rainwater goods.
- 8- Erect single storey Lean to extension.
- 9- Fit new windows and doors to achieve watertight seal.
- 10- Complete internal fit out works.