Farmhouse at Crow Trees Farm, Chatburn, Lancashire

Historic Buildings Appraisal

May 2025

SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

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1.0 INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for planning permission and listed building consent for the full refurbishment and repair of the farmhouse.

The farmhouse has a complex historic development consisting of a number of phases. Its construction originates from the late 17th century and was originally constructed as a single pile, two unit, two story farmhouse. The house was enlarged in the late 18th century to the north west and east sides of the property, essentially changing the house into a double pile plan form. At this time, the roof was raised to accommodate a new second floor / attic level, as well as the re-fenestration of the building. A number of internal interventions were also undertaken throughout the 20th century.

The farmhouse at Crow Trees Farm is a grade II listed building and is located within the Chatburn Conservation Area.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed buildings will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 200 of the National Planning Policy Framework, 2023 which states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.[1]

This document is produced in accordance with the Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice. [2]

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. [3]
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures. [4]
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. [5]
- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.[6]

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

The following reports have been previously compiled in relation to previous applications for the farmhouse and have been referred to and referenced where required.

1.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds an M.Sc. in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings.

1.5 PREVIOUS INVESTIGATIONS

A detailed archaeological building record was undertaken in 2024 by Allen Archaeology Ltd to satisfy a condition of planning permission and listed building consent. A heritage statement regarding the Crow Trees Farm site was produced in 2022 by Graeme Ives Heritage Planning to accompany applications for planning permission and listed building consent.

There is considered to be an adequate amount of historical information available about Crow Trees farm to understand its history and significance in the context of the proposed refurbishment and repairs. Given the detailed investigations already undertaken at the site, an attempt has been made to avoid the duplication of information. As a result, this document should be considered and read in conjunction with these documents. However, a brief historical background and assessment of significance is provided for completeness.

1.6 ACKNOWLEDGEMENTS

We would like to thank our client, Pringle Homes, for this commission.

[1] *Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)*

[2] *Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/ (Accessed on the 24th January 2020)*

[3] *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/ (Accessed on 31st March 2020)*

[4] *Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)*

[5] *Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)*

[6] *Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/ (Accessed on 31st March 2020)*

2.0 SITE ASSESSMENT

2.1 THE WIDER SETTING OF THE BUILIDNG

The farmhouse at Crow Trees Farm stands at NGR: SD 76773 44021 and is located within the village of Chatburn, in the Ribble Valley Borough of Lancashire. Chatburn is located in a valley formed by the Chatburn Brook, a tributary of the River Ribble, which flows westwards and northwards through the village. The village is sited at the meeting point of four roads, of which the most important, historically, is the Sawley Road, connecting Chatburn to Clitheroe, 3km to the south west, and Sawley, 2km to the north. The two remaining roads that converge on Chatburn connect the village to the uplands of the Grindleton and Waddington Fells to the north west and Pendle Hill to the south east, two prominent moorland ridges that form the horizon of views out of the village, and that enclose the gently rising slopes of the Ribble Valley on either side of the village.

Chatburn is located on a folded and uplifted terrace of carboniferous limestone, which has been quarried in the past for building stone and quicklime, and continues to be the primary resource for a large cement works which is located immediately to the west of Chatburn and extends for 2km south east of the village, occupying virtually all the land between the village and the town of Clitheroe, though well screened from the village by a belt of mature trees. Apart from this industrial activity, the village is essentially pastoral, with small sheep and dairy farms encircling Chatburn and forming the focal point of views out of the village to the upland slopes to north and south. The railway line and A59 Clitheroe Bypass to the east of the village are both set in deep cuttings, enabling the village to retain a sense of rural tranquillity.

2.2 THE IMMEDIATE SETTING OF THE BUILDING

Crow Trees Farmhouse is located to the south west edge of the village, on the south side of Crow Trees Brow. The farmhouse is set back from the road edge by approximately 19m. The curtilage of the farmhouse is defined by a stone built wall, which encircles the property. On the north side of the farmhouse is a grade area largely comprised of lawn with trees and shrubs which line the inside face of the stone boundary wall. To the rear of the property is a further larger garden area, with a coal shed located just south west of the farmhouse. A former cart shed is located approximately 15m to the south east with a stone built arbour located a few meters to the rear of the cart shed. A variety of trees and shrub are present throughout the south garden.

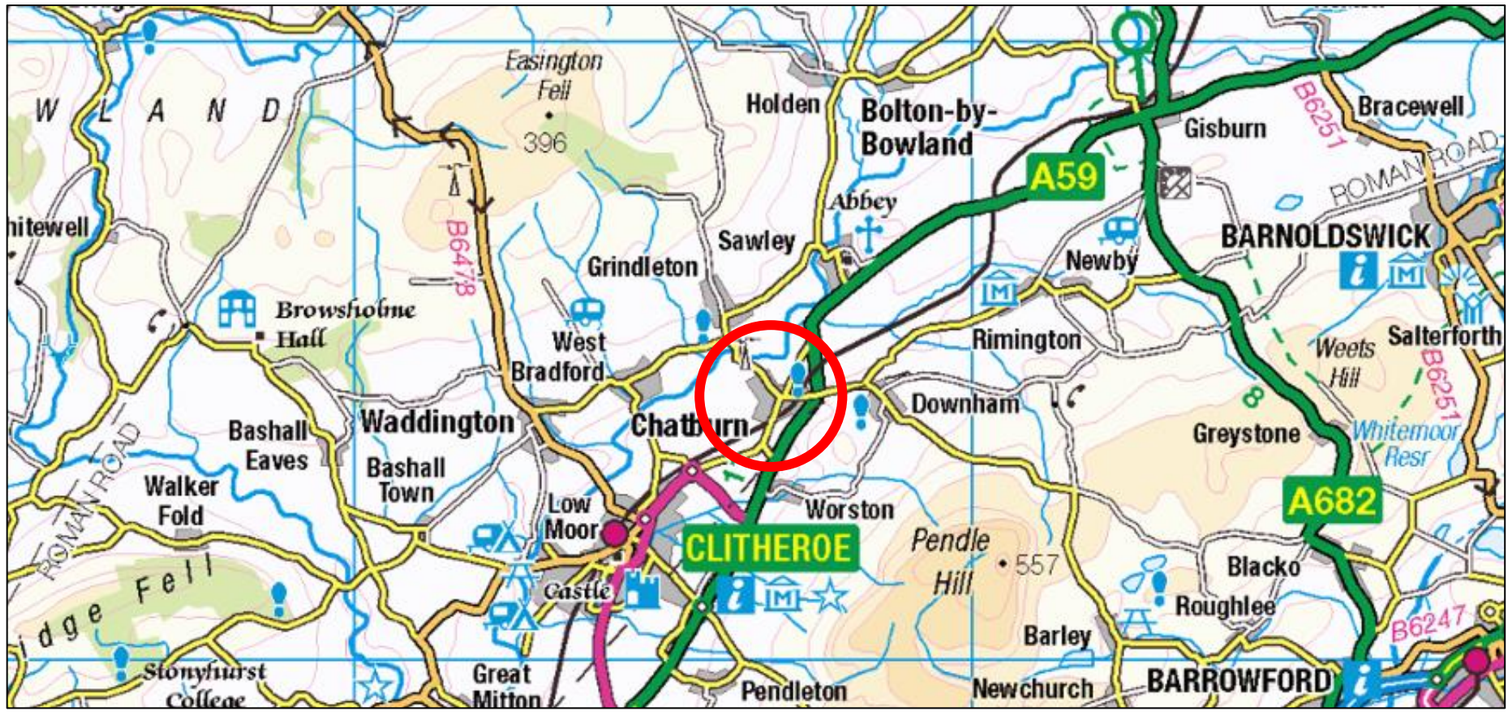

Fig 01: Map showing location of Chatburn (NTS). Reproduced under Open Government Licence v3.

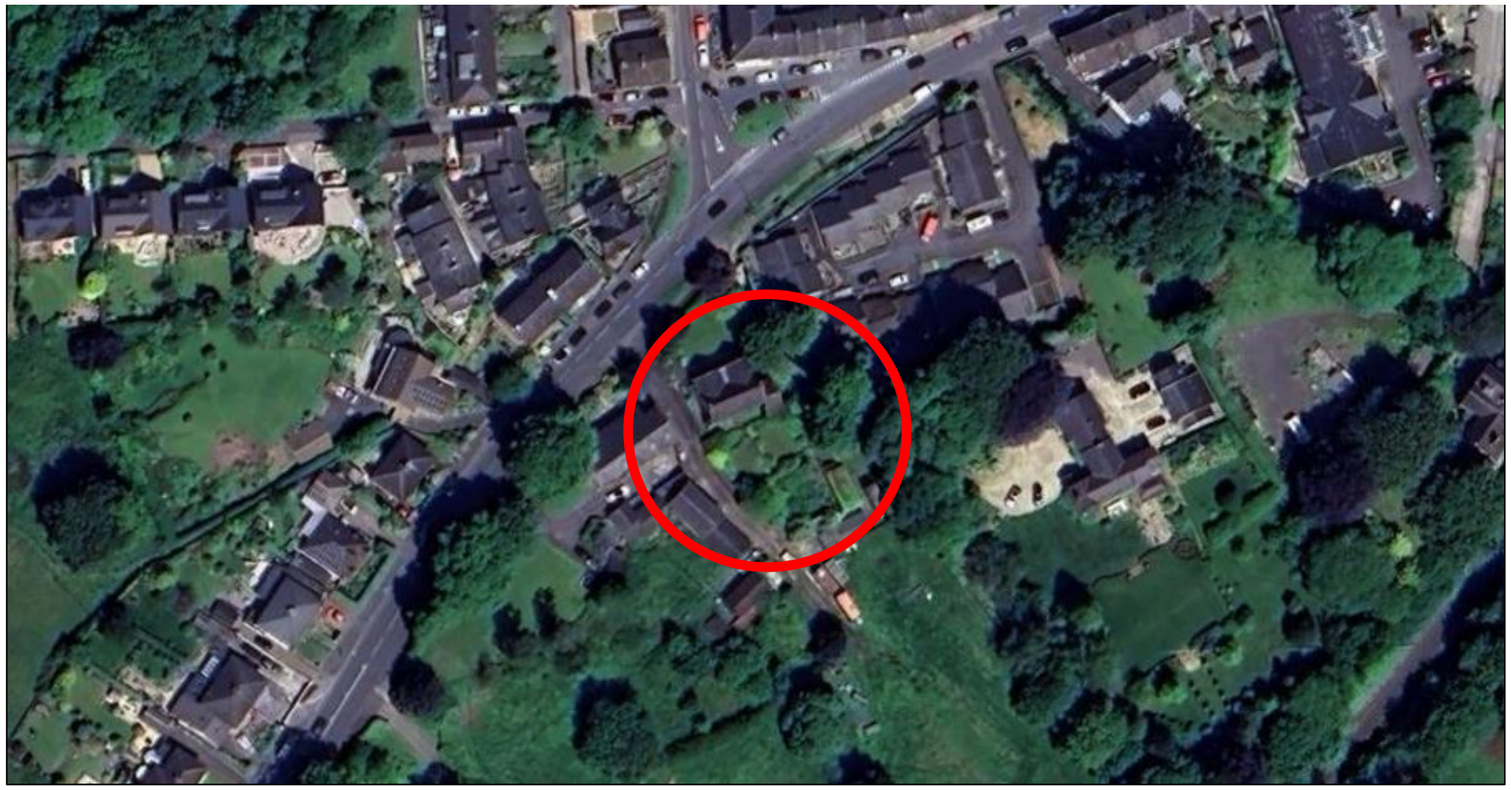

Fig 02: Aerial View of Crow Trees Farm. Image taken from Google Maps, 2025.

Fig 03: Existing site plan (NTS)

2.3 EXISTING INFORMATION

It is essential that we understand, in as much detail as possible, the historic function and development of the building to allow us to consider its significance through its inherent fabric, features and details. We have drawn upon various sources of information including published literature, previous studies, and websites to collate a current understanding of the building, which include;

- Graeme Ives Heritage Planning (2022) Heritage Statement, Land at Crow Trees Farm, Crow Trees Brow, Chatburn[7]
- Allen Archaeology Ltd (2024) Historic Building Survey Report, Crow Trees Farm, Crow Trees Brow, Chatburn, Lancashire[8]
- Chatburn Tithe Map 1845
- Ordnance Survey 1:10560 scale mapping, 1847
- Ordnance Survey, 1:2500 scale mapping, 1892
- Ordnance Survey, 1:2500 scale mapping, 1932

A number of local, regional, and national archival depositories have also been consulted via their searchable online catalogues;

- Clitheroe Library – Community History
- Lancashire Archives Online Catalogue
- National Archives Online Catalogue
- Historic England Online Archive

2.4 HERITAGE ASSET DESIGNATIONS

A listed building is a structure of particular architectural and / or historic interest which is considered to be of national importance. Such buildings are therefore deserving of special protection by being placed on the National Heritage List for England (NHLE). There are approximately 500,000 listed buildings on the NHLE.

Listed Buildings are designated one of three categories of 'significance':

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I.
- Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

The farmhouse at Crow Trees Farm is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The building was designated on the 22nd November 1983 and the list entry for the building is provided within Appendix A.

The coal shed, cart sheds and the arbour are not listed buildings on their own individual merits but could be considered as curtilage listed structures as they were present within the definable curtilage of the farmhouse prior to 1947 and

2.5 PLANNING HISTORY

A search of the Ribble Valley Borough Council website has yielded the following results regarding the past planning applications for the farmhouse. Please note that this search is not exhaustive and older applications may exist that can only be searched for in person at the local planning authority.

Application No.	Proposal	
3/2022/0967	Application for Listed Building Consent for refurbishment/modernisation of Crow Trees Farmhouse including internal reconfiguration, rooflights, side window and extension of outbuilding to form garage.	Approved with conditions. Date: 15/12/2023
3/2022/0966	Proposed erection of 37 affordable residential units with access, parking, and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.	Approved Subject to legal agreement. Date: 09/08/2024
3/2024/0565	Approval of details reserved by condition 5 (protected species license) of listed building consent 3/2022/0967.	Approved with conditions. Date: 06/08/2024
3/2024/0564	Approval of details reserved by condition 4 (historical recording) of listed building consent 3/2022/0967.	Approved with conditions. Date: 08/11/2024
3/2024/0711	Approval of details reserved by conditions 5 (Estate Road Details), 6 (Estate Road Management), 8 (Off-site highway works) and 9 (Construction Management Plan) on planning permission 3/2022/0966.	
3/2024/0710	Approval of details reserved by conditions 13 (SW drainage details), 14 (Constructions SW Management Plan) and 22 (levels) on planning permission 3/2022/0966.	Approved with conditions. Date: 21/10/2024
3/2024/0725	Approval of details reserved by conditions 3 (materials), 4 (landscaping), 17 (site investigation), 21 (electric vehicle charging points), 24 (cycle provision), 27 (boundary treatment), 29 (historic building recording), 30 (archaeological written scheme of investigation) of planning permission 3/2022/0966.	Approved with Conditions. Date: 08/11/2024
3/2024/0724	Approval of details reserved by conditions 18 (protected species mitigation license) and 26 (scheme for biodiversity enhancement) on planning permission 3/2022/0966.	Approved with conditions. Date: 10/10/2024
3/2025/0001	Non material amendment to application 3/2022/0966 to amend house internal floorplans to include cylinder (associated with air source heat pumps) and addition of air source heat pumps locations (externally) to dwellings.	Yet to be determined.

[7] *Graeme Ives Heritage Planning (2022) Heritage Statement, Land at Crow Trees Farm, Crow Trees Brow, Chatburn. Available at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://webportal.ribblevalley.gov.uk/planx_downloads/22_0967_Heritage_Statement.pdf*

[8] *Allen Archaeology Ltd (2024) Historic Building Survey Report, Crow Trees Farm, Crow Trees Brow, Chatburn, Lancashire. Available at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://webportal.ribblevalley.gov.uk/planx_downloads/24_0564_Historic_Building_Survey_Report_1_8Aug24.pdf*

2.6 HISTORICAL CONTEXT AND DEVELOPMENT

This section is intended to give a brief account of the historical development of the building based on information obtained from secondary research sources, where the historic development of the building appears to be poorly documented amongst published and unpublished documentary evidence, A search of online archival depositories has yielded no useful information pertaining to the building, its historical development.

A detailed analysis of the historical development of the building is provided within the historic building record by Allen Archaeology Ltd (2024), however the historical development of the building is summarised below;

The list entry for the farmhouse suggests that it has late 17th century origins, which is possible and is reinforced by the presence of 17th century window stonework. However, the plan form of the house was only used for larger houses in the 17th century, with the double pile pan form not being used for smaller rural farmhouses until the late 18th century. It is likely that the double plan form has come about as a result of the gentrified remodelling of the earlier 17th century house during the late 18th century along with the construction of the addition to the north east elevation.

On viewing the Chatburn Tithe Map of 1845, the farmhouse and the north east addition are shown as they exist at present with no discernible changes to plan form. The extant outbuildings to the south west of the farmhouse are not shown.

The subsequent Ordnance Survey mapping from 1847, 1886 and 1912 indicate no significant changes in general plan form of the farmhouse and outbuildings.

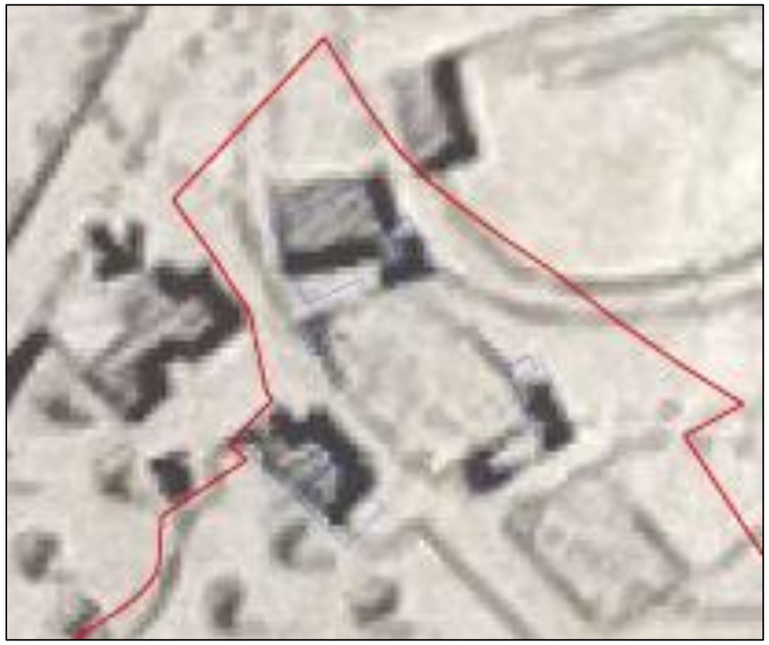

Fig 04: 1:10,560 scale OS map from 1847 (taken from Allen Archaeology Ltd, 2024)

Fig 05: 1:2500 scale OS map from 1886 (taken from Allen Archaeology Ltd, 2024)

Fig 05: 1:2500 scale OS map from 1812 (taken from Allen Archaeology Ltd, 2024

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* [9] Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the farmhouse so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed. This assessment of significance has been informed by a physical inspection of the building and both archival and desk-based research. It takes into consideration the significance of the building as well as the contribution made by its setting.

For the building, the following heritage interests have been assessed as per the guidance provided within The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019), which is best practice; to provide a summary statement of significance.

3.2 ARCHAEOLOGICAL INTEREST

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.[10]

Crow Trees Farmhouse and the surrounding ancillary and agricultural buildings provide physical evidence of both domestic and agricultural practices at the site possibly since at least the late 17th century. The extant farmhouse is an example of a rural, stone built small house of double pile plan form layout, being two rooms wide and two rooms deep. The principal heated rooms are located to the front with the service rooms present to the rear and divided by a central staircase. The house also has a cellar and rooms within the attic roof void. The double plan form layout of the farmhouse may call into question the late 17th century date of the building as provided by the list entry; however, it is possible that the double pile plan form layout is as a result of the gentrified remodelling of the farmhouse in the late 18th century. The possible late 17th century origins of the building are reinforced through the presence of 17th century stonework to existing window openings.

It is likely that the building was originally built as a single pile, two unit farmhouse of two storeys but was subsequently enlarged to the north west side and north east side in the late 18th century with other interventions undertaken including the raising of the roof and re-fenestration. The farmhouse has also had a variety of later 19th century and 20th century interventions, all of which results in a complex historical development. The extension to the north east likely had an intermediate floor and accompanying staircase, with evidence that the spaces were also once heated. The extension likely served various purposes over time including accommodation for farm / household workers and then cheese making, as suggested by the extant cheese press and stone sink. The arbour and cart shed were built in the late 18th century followed by the coal shed in the early to mid-19th century and provide evidence of the status of the building and its occupants at that time and their relationship to the farmhouse remains intact.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture." [11]

The building is the product of vernacular building tradition, common amongst such buildings and would have been built using locally sourced materials and by skilled craftsman using local building techniques. Buildings of this type would display very little conscious design value in the form of architectural embellishment which would be of little importance but would not be without any conscious design entirely as the building would have been built with function and performance in mind with every part of the building performing a specific requirement. However, efforts have been made to incorporate some features of limited design value including the neo-classical stonework to the south east entrance as well as a degree of symmetry to the north west and south east elevations although this has had limited success. The extant windows and doors, the majority of which are modern replacements, have caused a degree of harm due to their inappropriate style. All this being said, the building has retained its strong rustic vernacular appearance.

3.4 HISTORIC INTEREST

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity." [12]

In terms of associative historical value, the barn, being part of the farm, is associated with its past occupants including the Robinson family. However, these associations do not appear to be physically manifested in the fabric of the farmhouse or outbuildings.

In terms of illustrative historical value, the building is a constituent part of a late 17th century farmstead that has been altered in the late 18th and subsequent centuries and likely to have belonged to a farmer of the Yeoman class and their family. The building provides a limited insight into the domestic and agricultural use of the site, however the loss of internal features from the building has hindered the ability to interpret its history and development to a degree. The building, although of late 17th century origin, provides little unique evidence about the past, with better preserved examples of this type of building existing elsewhere within the region.

3.5 SETTING

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." [13]

The setting of Crow Trees Farm appears to have remained relatively unchanged over time but this is largely limited to the extant field patterns to the south, with the general surroundings having been subject to incremental change which has occurred over the centuries. This has included the introduction of the nearby railway line and the construction of a number of surrounding dwellings.

3.6 STATEMENT OF SIGNIFICANCE

Crow Trees Farmhouse is an example of a double piled, two storey farmhouse which likely originates from the late 17th century and has since undergone a complex historical development. The building is grade II listed and this formal designation suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance. The farmhouse has a double pile plan form, which remains legible albeit altered slightly, which is likely as a result of a drastic gentrified remodelling of the house in the late 18th century, including enlargement and re-fenestration, with further incremental changes occurring in the 19th and 20th centuries. This evidence of historical change is intrinsic to the significance of the building as it evidences the changing trends in architectural fashions as well as the changes in status of the building and its past occupants but have been derived at the cost of the loss of the form and appearance of the earlier house.

The significance of the farmhouse is derived from its extant historic fabric, which is largely limited to its exterior elements, with the interior being of lesser interest, with the exception of the plan form and individual features including the cheese press and fireplaces. The exterior of the farmhouse contributes to significance given its strong vernacular appearance as well as its relationship to surrounding domestic and agricultural buildings and the local agricultural landscape.

[9] *National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic. (Accessed on 22nd June 2022)*

[10] *Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/ (Accessed on 16th September 2020)*

[11] *Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/ (Accessed on 16th September 2020)*

[12] *Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/ (Accessed on 16th September 2020)*

[13] *Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second Edition) (Online) Available at: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/ (Accessed on 1st August 2022)*

4.0 PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

Planning and Compulsory Purchase Act 2004

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Requires that planning applications are determined in accordance with the Development Plan which in this case is the Ribble Valley Adopted Core Strategy.

Planning (Listed Buildings and Conservation Areas) Act 1990

Crow Trees Farmhouse is a grade II listed building and as such benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

The Act is the legislative foundation in terms of decision making in relation to the historic environment. Specifically, sections 16 and 66 of the Act imposes a statutory duty on local planning authorities to consider the impact of development proposals upon the special interest of listed buildings.

Section 16 of the Act States that;

"…in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66 of the Act states that;

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

4.2 NATIONAL PLANNING POLICY

National Planning Policy Framework 2023

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2023, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development.'

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. The polices within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

With regards to the significance of heritage assets the NPPF provides the following relevant polices;

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.3 LOCAL PLANNING POLICY

Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 (adopted December 2014)

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement DS1: Development Strategy - Defines the development strategy for the Borough.

Key Statement EN3: Sustainable Development and Climate Change - The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change.

Key Statement EN4: Biodiversity and Geodiversity - The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.

Key Statement EN5: Heritage Assets – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

Policy DS2: Presumption in Favour of Sustainable Development - The Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.

Policy EN2: Landscape - Development proposals are expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials, to ensure development proposals make a positive contribution to the character and conservation of the natural beauty of the AONB.

Policy EN3: Sustainable Development and Climate Change - Requires development proposals to meet appropriate sustainable design and constructions standard where viable to do so, in order to address both the causes and consequences of climate change.

Policy DMG1: General Considerations – provides a list of various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and impact on the amenities of the local area.

Policy DMG2: Strategic Considerations - expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of,

and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping, and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

Policy DME1: Protecting Trees and Woodland – Encourages the retention and managements of trees and hedges or their replacement where loss occurs.

Policy DME2: Landscape & Townscape Protection - Development proposals should seek to enhance local landscapes

Policy DME3: Site and Species Protection and Conservation - seeks to protect wildlife species protected by law and their habitats.

Policy DME4: Protecting Heritage Assets – Seeks positive improvements to the boroughs historic environment and sets out various considerations which should be addressed in order to achieve planning permission and listed building consent.

Chatburn Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Chatburn Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area.

Chatburn Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Chatburn Conservation Area.

5.0 ASSESSMENT AGAINST DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

5.1 PRINCIPLE OF THE DEVELOPMENT / USE

Crow Trees Farmhouse lies within the settlement boundary for Chatburn; therefore, the residential use of the building is accepted.

The improvement to the farmhouse consists of internal refurbishment and alterations as well as structural repairs and various other repair works required to address specific weaknesses and vulnerabilities. These issues will continue to progress resulting in further deterioration of structural integrity and historic fabric should they not be addressed. On addressing these issues, the building will then be suitable for re-occupation as a family home. The internal plan form of the building is to remain intact but some internal alterations / re-configuration has been proposed to ensure that the optimum viable use of the building is sustained in the long term.

The proposed works will safeguard existing historic fabric and features, the optimum viable use and ultimately the survival of the building especially given that there has been a lack of investment regarding maintenance and repairs.

The existing outbuildings are to be repaired as part of the proposed works, along with the enlargement and re-roofing of the garage. Again, these works will safeguard their existence and the contribution they make to the setting of the farmhouse.

It is therefore considered that the proposals will accord with S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 210 of the NPPF for the sustaining and enhancing of the farmhouse and outbuildings, ensuring a viable use, and for improvements that maintain and positively contribute to the setting of the listed building as well as the character and appearance of the conservation area.

5.2 RESIDENTIAL AMENITY

The local area is predominantly residential and given the residential use of the listed building the proposed development will not impact any neighbouring properties in any way. There is sufficient distance between existing properties and no elements of the proposals will result in the loss of residential amenity including overlooking, loss of privacy, natural lighting and outlook or any undue noise or smells. The proposals therefore accord with policy DMG1 of the Core strategy in this regard.

5.3 ACCESS AND PARKING

The existing site access is to be retained and used as the main vehicular access point. The existing site access provides a route through the site which will lead to the garage and proposed parking area for the farmhouse. The proposals therefore accord with policy DMG1 of the Core strategy in this regard.

5.4 FLOOD RISK

The site lies in area designated as flood zone 1 which has the lowest probability of flooding. The flood risk from all other sources is low. As a result, there will be no undue flooding constraints to the site and a flood risk assessment will not be required. This accords with Policy DM6 of the Core Strategy and the climate change and flooding policies of the NPPF.

5.5 TREES

The core strategy and NPPF outline that trees should be maintained where ever possible or provision made for replacement where loss will occur. No trees or hedges are to be removed as part of this application. Existing trees and root protection areas will be protected throughout the duration of the works where required. This accords with the general intentions of Key Statement EN3 and Policy DME1of the Core Strategy.

5.6 ECOLOGY AND BIODIVERSITY

A bat scoping survey has been submitted as part of this application and all appropriate mitigations is to be implemented.

The site is considered to be exempt from the Biodiversity Net Gain requirements for uplift as the site falls below the 'De Minimis threshold as the site consists of less than 25sqm of on-site habitat as the affected external surfaces are of tarmac, paving and gravel hardstanding.

5.7 ENERGY EFFICIENCY

The energy efficiency of the listed building has been improved where possible through improved insulating of external thermal elements i.e. walls, roofs, floor etc as well as the proposed use of thin double glazing to windows and doors. This will improve the energy efficiency / heat retention of the building and lead to energy and cost savings.

6.0HERITAGE IMPACT ASSESSMENT

6.1 DEVELOPMENT PROPOSALS

Please refer Appendix C of this report as well as the application drawings for a full description of the proposed works.

6.2 ASSESSMENT CRITERIA

To understand the effect of the impact on the heritage values of Crow Trees Farm, the following assessment provides a comparable analysis of the heritage value against the level of impact.

This impact assessment discusses the nature of the proposals and their impact the significance of the affected designated heritage assets and the overall design philosophy which underpins the proposals, as well as providing a professional judgment on the acceptability of the proposed interventions.

There is currently no prescribed or overarching method for assessing heritage impact, however this assessment is based on the criteria set out by ICOMOS in their Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

The level of impact will be assessed based on the following criteria, as set out by ICOMOS (2011):

High Beneficial: The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/ or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.

Moderate Beneficial: The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g., the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.

Minor Beneficial: The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.

Negligible: The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.

Neutral: The proposed changes will have no impact on the heritage asset.

Minor Adverse: The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.

Moderate Adverse: The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible but can be neutralised through positive mitigation.

High Adverse: The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

6.3 HERITAGE IMPACT ASSESSMENT

The farmhouse was previously unoccupied and the works proposed aim to repair and refurbish the farmhouse to ensure that it is habitable for family living and provides a comfortable internal environment. The proposed works will halt the current mechanisms of decay and prevent further deterioration, whilst sustaining its optimum viable use as a dwelling, which is consistent with its conservation.

From an analysis of the proposals, the scheme preserves the traditional character of the building through the repair of its exterior elements therefore safeguarding the buildings contribution to the character and appearance of the local rural landscape and the Chatburn Conservation Area. The external interventions, including chimney repairs, re-roofing, re-rendering and new windows and doors as well as replacement stonework to windows and doors, all address specific issues concerning the poor condition of the property and seek to rectify these matters. These interventions will be highly beneficial in the enhancement of the building.

The whole of the farmhouse roof is to be re-roofed using the existing roofing slates to maintain a water tight roof and prevent further deterioration. This will also provide the opportunity to undertaken timber treatments and repairs to the roof structure. Chimney repairs will also be undertaken again to maintain water tightness and integrity.

The extant render wall finish is comprised of a cement render finish which is in poor condition and is now failing i.e. cracked and unadhered to the wall substrate. The cementitious nature of the existing render will restrict the 'breathability' of the extant wall fabric. A new lime render is proposed with a white wash finish to address this.

The majority of the existing windows and doors are modern and generally unsympathetic in style and in poor condition with new windows and door. A mixture of flush fitting casements and sash windows are proposed which are consistent with the external character of the building and will result in significant enhancement. Thin double glazing has been proposed to aid with energy efficiency.

A single new window opening is proposed to the south west elevation which have been sympathetically designed to reflect the traditional style of existing openings, using matching plain stone surrounds to reduce their visual impact whilst maintaining the aesthetic value of the principal elevations. Three conservation type rooflights are proposed to the south east roof slope to provide additional natural lighting and ventilation, to areas where this is minimal.

The design respects the architectural and historical qualities of the farmhouse and makes use of the existing internal layout and wall openings and seeks to retain as much historic fabric as possible, whilst preserving the internal plan form layout. A number of energy efficiency improvements are proposed including the installation of a new insulated concrete ground floor to the lounge to replace the extant timber floor, the installation of an independent insulated wall lining system as well as insulation to floor structures and roof structures and new external windows and doors. This will improve the energy efficiency of the building, whist reducing energy usage and ensuring a comfortable internal environment. Lime plaster is proposed on uninsulated internal stone walls to maintain breathability of the wall fabric.

The alcoves to the south west side of the ground floor living room are to be removed on account of them not being an original feature of the building and to improve the overall proportions of the room.

The existing central staircase is of little merit and has been significantly modernised and is proposed for replacement. The first floor staircase is also to be replaced as previously approved in recent applications. A new spiral staircase and intermediate floor is proposed to the former cheese room. It is likely that the cheese room once had an intermediate floor and therefore reinstates a lost element of the plan form layout. The spiral staircase will provide a point of interest but is expected to have no significant degree of harm on the significance of the building.

The internal doors and frames are of varying ages and styles and are proposed for replacement and are to be replaced with fire rated doors and frames, where shown, primarily to provide a protected means of escape through the building from the second floor, leading to the external entrance door to the south east elevation.

Elements of internal subdivision are required to ensure the viability and suitability of the building to suit the needs of family living modern family living. It is worth noting that the farmhouse has been recently recorded which permanently evidences the former room proportions. There are also no historic skirting boards or cornices / coving which require considering as part of any proposed subdivision.

New structural steelwork and lintels are proposed internally over door heads and to provide support for timber floors. Other means of structural intervention are proposed i.e. wall restraint and crack stitching. These interventions will maintain the structural integrity of the building and prevent further deterioration.

The proposed external works, which include new resin bound gravel surface treatment, rebuilding the garden retaining wall to the south east, and works to external stone steps, will provide beneficial enhancement to the setting of the listed building, through improved appearance and condition.

The proposed works to the coal shed, arbour and cart shed will have a beneficial impact as these will address weakness and vulnerabilities as well as improving the overall appearance and usability of the outbuildings. This will lead to a beneficial impact on the setting of the listed farmhouse as well as the character and appearance of the conservation area. The enlargement of the garage will facilities the use of natural roofing materials as existing and its enlargement will not be to a sufficient degree where it would compete with the status and hierarchical standing of the farmhouse, therefore remaining subservient to the principal listed building on the site.

The impact on the Chatburn Conservation Area would be very minimal as the external enhancement of the farmhouse would generally result in a significant beneficial impact on the overall character and appearance of the conservation area through the improved condition and appearance of the farmhouse and outbuildings. The proposed 3no. rooflights to the south east roof slope will have no discernible impact as they will not be visible from the core of the conservation area. It is worth noting that the rooflights have been previously approved as part of recently submitted applications. The proposed internal works will have no impact on the character and appearance of the conservation area.

6.4 SUMMARY OF PUBLIC BENEFITS

Based on the heritage impact assessment it is considered that the proposals will result in less than substantial harm to the curtilage listed structure to the degree of low to moderate.

The refurbishment, repair and alteration of listed buildings can rarely occur without a degree of harm and compromise (on both sides) in order to achieve and sustain a new optimum viable use. The repair and refurbishment of the farmhouse requires there to be a balance between the practical requirements of the dwelling and protection of the historic character of the existing farm building. However, compromises will undoubtedly be required as part of the proposed works and the refurbishment and repair of the farmhouse will not be without interventions which cause some degree of harm as such interventions are often required in order to implement or sustain an optimum viable use, ensure its viability, and to meet the needs and requirements of its occupants. In this instance, this is limited to;

- Limited number of new window openings – One new window opening is proposed to the south west elevation to serve the new first floor staircase. This will result in the loss of a small amount of historic wall fabric; however, the window is required to provide natural light and ventilation to an area which would otherwise have none. The proposed opening has been designed so as to match the size / proportion of existing window openings to the same elevation and will have the same elevation treatment i.e. stone window surround. This was approved as part of the previous planning applications recently submitted for the building.
- Limited loss of historic fabric – The loss of any historic fabric will largely be limited to existing materials that have been found to be decayed and defective and no longer adequate for their intended purpose. The subsequent replacement of these materials will be required.
- Internal subdivision – This is required to ensure the viability and suitability of the building to suit the needs of family living modern family living. It is worth noting that the farmhouse has been recently recorded which permanently evidences the former room proportions. There are also no historic skirting boards or cornices / coving which require considering as part of any proposed subdivision.

The National Planning Policy Framework (NPPF) requires that less than substantial harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable development through the re-use of the existing farmhouse and outbuildings through sustaining their optimum viable use which is consistent with their conservation (environmental benefit).
- The safeguarding and enhancement of the historic farmhouse and outbuildings which contribute positively contribute to the rural and agricultural character of the local landscape as well as the character and appearance of the Chatburn Conservation Area.
- The location would offer high levels of sustainability for future occupants of the building, due to the proximity of local services and facilities that can be easily accessed by foot and public transport.
- The proposals include various of repairs and enhancements which seek to remove risks and vulnerabilities to the fabric of the farmhouse and outbuildings and provide enhancement to the external character of the farmhouse and its setting as well as providing enhancement to the character and appearance of the conservation area (heritage benefit).
- Employment of building consultants and contractors to facilitate the conversions works (economic benefit).
- Improved energy efficiency through improved thermal elements i.e., walls, floors, roof, windows, and doors as part of the conversion. (environmental benefit) resulting in reduced energy usage.
- Landscaping enhancements that help to preserve and enhance wildlife and fauna (environmental benefit)

It is considered that the above public benefits outweigh the harm caused to the building and the level of harm caused does not warrant the refusal of planning permission and listed building consent on heritage grounds.

The proposals are in accordance with the policies of the Ribble Valley Core Strategy as the significance of the building will be sustained.

The proposals will remove various risks to the building fabric and provide significant enhancement to its character and the setting of the listed farmhouse, its setting and the character and appearance of th Chatburn Conservation Area.

APPENDIX A:
HISTORIC ENGLAND LIST ENTRY

CROW TREES FARMHOUSE (GRADE II LISTED)

House, late C17th, altered. Pebbledashed rubble with steep slate roof. Comprises a main range running east-west, with 2 parallel adjoining gabled wings on the north side. South front of 3 storeys and 3 bays. To the left of the door is a 3-light mullioned window with outer chamfer and inner ovolo moulding. To the right is one of 2 sashed lights with square mullion and plain stone surround. On the 1st floor at the left is a window with rebated and chamfered surround. In the centre is a window with plain stone surround. At the right is a similar window with 2 sashed lights and square mullion. The 2nd floor windows have plain stone surrounds with their central mullions removed. The door has a plain stone surround with moulded imposts and cornice. Stone gutter, gable copings, and end stacks. At the rear the eastern gabled wing has a 3-light double-chamfered mullioned window. Above on the 1st floor is a double-chamfered surround. The western wing has a chamfered surround with tooling on the ground floor, a double-chamfered surround on the 1st floor, and a door at the left with plain stone surround. Interior not inspected, but said to contain no features of interest.

APPENDIX B:
CHATBURN CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Chatburn Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

- Its setting in a hollow formed by the Chatburn Brook;
- 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;
- Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill;
- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;
- The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Long views to the fells that define and enclose the Ribble Valley.

APPENDIX C:
CONSTRUCTION METHOD STATEMENT

FARMHOUSE:

ASBESTOS:

Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. Any recommendations regarding the removal of asbestos containing materials should be undertaken in full by a competent, qualified and licenced asbestos removal contractor and be as per the recommendations of the asbestos survey report.

SERVICES:

The Principal Contractor will be responsible for undertaking the following;

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Architect is to be immediately informed of any unknown live services which are found during the course of the works.

SCAFFOLDING:

Appropriate scaffolding is to be erected externally by a licensed and competent scaffolding contractor to facilitate safe access and undertaking of the works. Extreme care must be taken when the scaffolding is erected, altered, adjusted, and dismantled in order to safeguard existing historic fabric from damage caused by scaffolding poles and boards. The contractor is to ensure that there is no conflict between site operations and access to and from the listed building. All scaffolding is to be designed and erected so as to be free standing and under no circumstances should the scaffolding be fixed back to the fabric of the listed building. under no circumstances will putlog scaffolding or any other mechanically fixed scaffolding be considered acceptable. All scaffolding poles and boards must finish a minimum of 50mm away from all historic fabric and be fitted with plastic end caps to reduce the risk of damage to the historic fabric of the listed building. All scaffolding to be seated on timber pads.

UNDERGROUND DRAINAGE:

The Principal Contractor will be responsible and include for carrying out the following:

- Refer to existing service and drainage drawings and details available.
- Carry out all necessary preliminary investigative work to ascertain the existence and position of existing services running above or below the site area, prior to commencing any works.
- Mark the positions of known and identified underground and above ground services, prior to commencing.
- Redirect known services to enable works to be completed safely and for making good/ re-instating works to existing finishes and structures.
- Carefully re-direct/ protect any existing underground services during the course of works ensuring that their existence and position are clearly marked at all times.
- Promptly inform the project Architect, Planning Supervisor and Client of any unknown live services found.

New rainwater goods to discharge via trapped access gullies into 100mm uPVC pipes and connected to existing surface water drainage system. New Hepworth, or similar, polypropylene manholes on concrete bases at all main connections. Manhole covers to be medium duty in pedestrian areas. Finished height for manholes to be checked on site installation. All pipes to be surrounded with graded 10mm to 20mm granular clean stone infill, with min 150mm above top of pipe and min 100mm below lowest point of pipe.

New 100mm / cast iron aluminium soil pipes to connect into new foul drainage manholes (repositioned due to the West end gable being moved), to connect into existing foul drainage runs. New Hepworth, or similar, polypropylene manholes on concrete bases at all main connections. Manhole covers to be medium duty type in pedestrian areas. Finished height for manholes to be checked on site installation. All pipes to be surrounded with graded 10mm to 20mm granular clean stone infill, with min. 150mm above top of pipe and min. 100mm below lowest point of pipe.

Access is required to drains and sewer systems for testing, inspection, maintenance and removal of debris and is covered by Approved Document H 2002 and BS EN 752-3: 1996. Suitable and sufficient access points should be provided for clearing blockages from drain runs which cannot be reached by any other means. Access should be built into drains and sewers at every head of run, change of alignment or gradient, major junction or change in size.

CHIMNEY REPAIRS:

East Chimney Stack - The existing render finish is to be removed from the stack as per the method statement. The underlying masonry is to be assessed for defects and made good where required. Localised re-pointing to be undertaken using NHL 5 lime mortar where required, including renewal of flaunchings were required. The lead soakers and aprons are to be inspected for integrity and watertightness and replaced where required using new code 6 lead finished with patination oil.

West Chimney Stack - The existing stonework is to be assessed for defects and made good where required. Localised re-pointing to be undertaken using NHL 5 lime mortar where required including renewal of flaunchings were required. The lead soakers and aprons are to be inspected for integrity and watertightness and replaced where required using new code 6 lead finished with patination oil.

RE-ROOFING WORKS:

Stripping -_Prior to any stripping of the existing roof coverings, the number of slate courses on each roof slope are to be carefully recorded as well as the slate length of each course (from peg hole to tail) and any other notable roof details. Carefully strip to ground level all ridge tiles, slates, and copings. All sound materials are to be set aside for re-use, including any slates which are to be redressed down in size for re-use. All slates which are defective or delaminated are to be rejected unless they can be redressed.

Roof Timbers -_Following the stripping of the roof coverings, all existing roof timbers and rafter feet are to be assessed for decay. Any decayed modern timbers are to be replaced like for like whilst any decayed historic timbers are to be retained and a splice repair undertaken to all decayed timbers to remove all areas of decay._Any new roof timbers required are to be to the design and specification of a Structural Engineer and should be like for like replacements. New timbers are to be free of, splits, wanes, shakes, knots, and other defects. All replacement timbers are to be pre-treated by pressure or vacuum impregnation and the cut ends, bolt holes etc. are to be brush treated on site with Tanalith E preservative.

Underlay - A new type 1F felt roofing underlay is to be installed to all roof slopes to be re-roofed and is to be fixed over rafters using large headed clout nails. Underlay to be accordance with BS 553, the code of practice for slating and tiling and the requirements of the building regulations, namely C4 of the Building Regulations for the resistance to water penetration. Underlays to be allowed to sag slightly between rafters by a maximum of 25mm at the mid-point between each rafter.

Underlay to comply with BS 747 with a minimum vertical lap of 150mm and a horizontal lap of at least one rafter space.

Battens and Fixings - 50mm x 25mm vacuum-impregnated, preservative treated, softwood timber slating battens to be fixed through underlay and into rafters using 63mm stainless steel nails, at spacings to suit the slate lengths. Butt ends of battens are to meet over rafters only. Slates are to be nailed to timber battens using 50mm-63mm large headed copper nails, 8 gauge, 3mm minimum diameter, length to suit slate thicknesses. Nails to be driven into the centre of the battens.

Slating - All sound, salvaged slates are to be cleaned of all debris, sorted by length and thickness and arranged in stacks equivalent to each course length, stacked vertically on their heads i.e. peg holes downwards. The affected roof slopes are to be re-roofed using all sound slates previously removed, with deficiencies made up with new sound slates to match in size, thickness, colour and finish and will need to be to the satisfaction of the Local Planning Authority._Re-slating is to be undertaken using the same number of slate courses and course length as existing prior to stripping, as far as is reasonably practicable to do so. The trimming and re-dressing of slates is to be undertaken by hand to ensure a cropped, not sawn, finish. Each course of slates is to have a minimum head and side lap of 100mm to ensure that the roof will be waterproof and sufficient to prevent water ingress by wind driven rain. A double course of slates is to be laid at the eaves with a minimum overhang of 75mm, with the under-eaves course being fixed or bedded into lime mortar on the wall head and set to induce sufficient tilt in the bottom few courses that only the tails of the slate rest on the course below. Slates are to lie evenly without rocking and be graded in thickness from one side of the roof slope to the other, avoiding sudden changes in thickness and gaps between courses.

Ridges, Abutments, Verges and Copings - Abutments to parapet walls, chimneys and wall abutments are to be checked for integrity and watertightness and replaced where required with code 6 lead finished with patination oil. Ridge tiles and copings are to be laid and pointed using NHL 5 lime mortar.

Box Gutter -_Lead lined box gutter timbers to be checked and replaced and treated as required. Existing lead lining to be replaced with new code 6 lead lining finished with patination oil.

Rooflights – 3no Velux conservation rooflights to be installed. Rooflights to be 980 x 550mm (CC04). Size is provisional and is to be confirmed. To be installed in accordance with manufacturers guidance and instructions.

RAINWATER GOODS:

Existing metal rainwater pipes, hoppers, gutters, and fixings which are to be retained are to be carefully removed for offsite overhaul.

The existing rainwater pipes, hoppers and fixings are to be cleaned down to remove all corrosion and mill scale by chipping, scraping and wire brushing.

Components are to be finished in two even coats of Hammerite Ultima with matt black finish. Any non-ferrous components should firstly be primed using two even coats of Hammerite Special Metal Primer prior to finishing using two even coats of Hammerite Ultima.

New / replacement gutters to be by Alumasc (or equivalent) in Heritage powder coated cast aluminium - colour to be Black RAL 9017M (60% gloss). All to be installed in accordance with manufacturers guidance and instructions.

Guttering - Half round 125mm aluminium gutters. Gutters to be seated on cast aluminium rise and fall brackets embedded into mortar joints.

Rainwater pipes - Circular 75mm pipes.

Existing lead lined gutter to be inspected and leadwork replaced where required with new Code 6 Leadwork. Joints of stone gutters to be raked out and repointed. Falls to be checked on completion.

STRUCTURAL ALTERATIONS:

All structural alterations including; new ground floor structures, new first floor structures, structural support (including all steelwork and lintels), installation of Cintec anchors and wall / crack stitching are to be undertaken in full accordance with Structural Engineers design, details, and specification.

Please refer to the following Structural Engineers Drawings, produced by R.G. Parkins for proposed structural works, design, details and specifications.

K39346-120_Farmhouse Floor Plans 1 of 2
K39346-121_Farmhouse Floor Plans 2 of 2
K39346-121_Farmhouse Structural Details

Steelwork to be painted on site and prior to installation with intumescent paint coating or encased within protective linings to achieve minimum 60mins fire resistance. To be used and stored in accordance with manufacturers guidance and instructions.

EXTERNAL WALLS / RENDER WALL FINISH:

Existing wall climbing ivy to be removed from all external elevations.

Prior to the removal of any render wall finish, an area of 1m x 1m is to be undertaken to confirm that no damage will be caused to the underlying substrate during removal.

The existing render finish is to be defrassed to remove any loose material from the wall surface. This is to be undertaken by brushing down the wall surface. The existing render is to be carefully removed by the contractor using appropriate hand tools such as hammers and chisels. This will minimise the risk of damage to the underlying masonry substrate. under no circumstances are electrically operated power tools i.e. pneumatic chisels, be considered acceptable except as a last resort should the use of hand tools be unsuccessful. All works shall cease if the underlying wall fabric becomes significantly damaged because of the removal of the render and the method of removal shall be reviewed. on successful removal of the render, the underlying wall fabric is to be defrassed using a brush to remove loose material created by the removal of the render.

A new roughcast lime render wall finish is to be applied to all external elevations of the farmhouse to the following specification. The render is to be applied in two even coats of 1-part NLH 3.5 to 1 1/2 parts well graded, clean, sharp sand. One part washed pea shingle is to be added into the second coat.

Render to be finished with 2no coats of Finest Buxton Lime Wash (or equivalent) in white to match existing.

Existing plinth to the wall base is not to be rendered and is to remain exposed. The exposed masonry is to be made good and repointed in NHL3.5 mortar were required.

EXISTING ROOF AND FLOOR TIMBERS

All existing floor and roof timbers, as well as any timber lintels, which are to be retained are to be closely inspected to confirm their condition and any need for replacement. Any decayed timbers which require replacement are to be replaced like for like with new pre-treated timbers. New structural timbers are to be to the design and specification of a Structural Engineer.

New timbers are to be free of, splits, wanes, shakes, knots, and other defects. All replacement timbers are to be pre-treated by pressure or vacuum impregnation and the cut ends, bolt holes etc. are to be brush treated on site with Tanalith E preservative.

Existing roof and floor timbers (including floor boards) and timber lintels are to be preservative treated where required to address issues of fugal decay and wood-boring insect infestation.

PAINT REMOVAL TO WINDOW AND DOOR SURROUNDS AND MULLIONS:

All stone window and door surrounds to the north elevation are to be brushed down by hand to remove any loose paint / debris and washed down using soap and clean water. The painted areas are to be brush coated with Stonehealth Ltd 'Paint-Rid' stone cleaning poultice which is to be used in strict accordance with manufacturers guidance and instructions. Adjacent surfaces should be protected prior to use. A thick coat (approx 2-3mm) should be applied to the painted stonework and left for a minimum of 24 hours. The affected areas should be covered to protect from rainfall and sunlight / heat but allow air to circulate and the product to breathe. After 24 hours if the product has not penetrated all layers of paint, then a further application should be undertaken. The product should not be applied during low temperatures and should ideally be used in temperatures of 15 degrees C. Once softened the paint layers and residue should be fully cleaned off using hot water at a medium to high pressure. Alternatively, the Stonehealth DOFF system (or equivalent) should be used.

CLEANING OF UNPAINTED WINDOW AND DOOR SURROUNDS AND MULLIONS

The existing unpainted window and door surrounds and mullions are to be cleaned down using the Stonehealth Ltd DOFF cleaning system (or equivalent). All stonework is to be carefully brushed down by hand prior to cleaning to remove all dust and debris. Adjacent surfaces to be protected with suitable coverings prior to cleaning.

REPLACEMENT STONEWORK

Decayed and defective stone windows and door surrounds and mullions are to be replaced on a like for like basis to match existing in colour and finish.

STONE REPAIRS

Minor cosmetic repairs to retained stone door and window surrounds and mullions are to be undertaken using St Astier, St. One (Lithomex) stone repair mortar. Colour to match the existing stonework and is to be mixed and used in full accordance with manufacturers guidance and instructions.

EXTERNAL WINDOWS AND DOORS:

New external windows and doors to be installed throughout the property.

Full set out and on-site/as built and formed measure to be undertaken prior to ordering any windows and doors to ensure the correct fit.

Installation, construction, glazing and locking of windows and doors to be in accordance with PAS 24:2012 / Part Q of the Building Regulations – Secured by Design

Please refer to below Sunderland Peacock Drawings for details and specification;

- 7200 – P06
- 7200 – P07
- 7200 – P08

New stone window mullions to windows W3 and W5 are to be insulated internally as shown.

NEW CONCRETE FLOOR STRUCTURE TO GROUND FLOOR LIIVNG ROOM:

PROVISIONAL - Existing timber floor structure and plywood floorboards to be removed. Sub-base to be excavated to formation levels to suit construction / build-up of new concrete floor structure,with all soft spots dug out, overlaid with maximum 150mm thick layers of clean, well compacted hardcore. 50mm well compacted sand blinding to be laid over hardcore. Cordek TriGas Membrane to be installed over sand blinding, with lapped and taped joints. Cordek Gas-Resistant Self Adhesive membrane to be lapped over Tri-gas membrane and lapped up inside of existing walls. Membranes to be protected by Correx protection boards which are to

be laid over the top of the membranes and lapped up side of walls. All Cordek and Correx products are to be installed in accordance with manufacturers details, guidance, and instructions. 150mm thick reinforced concrete slab, using O.P.C. (slab reinforcement to be confirmed by Structural Engineer). Min 100mm Kingspan Kooltherm K103 Floorboard insulation to be laid over top of slab with min 25mm perimeter insulation to perimeter of floor screed. 500g polythene separating membrane to be installed over insulation. Min 75mm thick sand: cement screed to be laid over. Polypipe OverlayTM/ Plus underfloor heating system to be installed throughout the ground floor. To be comprised of 18mm thick Overlay Plus Panels, with 12mm dia. groves, laid over existing floor substrates. All Nom. 25mm thick zone for floor finish. **Concrete floor structure and steel reinforcement to be to Structural Engineers design, details, and specification.**

RADON MITIGATION:

Radon mitigation is to be achieved through the following;

- A radon sump is to be installed centrally beneath the proposed concrete floor structure to the ground floor living room. This will be vented vertically through the concrete slab and and up internally through the building and terminating out through the roof to the outside. The vent pipe is to be fitted with a fan which is to be of non-sparking design to prevent any potential ignition of any methane. The vent will terminate a minimum of 1500mm from any opening window or door. All to be installed in full accordance with manufacturers details, guidance, and instructions.
- ·Cordek Tri-Gas membrane and Cordek gas resistant, self-adhesive membrane are to be incorporated into the construction of the proposed concrete floor structure to the ground floor living room. All to be installed in full accordance with manufacturers details, guidance, and instructions.
- ·A new passive background vent is to be installed within the basement to provide constant background ventilation to prevent any potential build up of radon. This is to be installed where possible to the external wall / former window opening to provide a good amount of background ventilation.

INTERNAL DRY LINING:

PROVISIONAL - All internal faces of external walls are to be re-lined using Gyproc Gypliner Independent wall lining system (or similar approved) throughout. Existing plaster wall finishes to be removed throughout prior to installation. 25mm cavity to maintained between stonewalls and 70mm Gypframe studs, fixed at max 600mm centres with Isover insulation batts installed in between studs. Air and vapour control layers to be fixed over studwork and insulation and 12.5mm Gyproc WallBoard to be fixed over with plaster skim finish. 25mm insulated reveal boards to be fixed to window and door reveals. all to be installed in accordance with manufacturers guidance and instructions.

INTERNAL PARTITIONS:

New internal timber studwork partitions are to be installed as shown. Rockwool insulation to be fixed in between studs. Partitions are to be lined with 12.5mm Gyproc Wallboard to both sides.

Stud walls within ensuites to be sheathed internally with 9mm OSB3 with additional noggins at 450mm centres.

NEW INTERMEDIATE FLOOR STRUCTURES:

New intermediate floor structures are proposed to replace existing decayed floors. New treated structural timber floor joists are to be installed as shown and are to be in accordance with Structural Engineers design, details and specification. Joists to be covered with 22mm T&G chipboard and underdrawn with plasterboard / insulated plasterboard, with vapour barrier and plaster skim finish. Insulation to be placed between joists as shown.

INTERNAL LIME POINTING AND PLASTERING:

Following the removal of the internal wall plaster isolated areas of internal re-pointing are required. This is to be undertaken using a non-hydraulic lime mortar - three parts well graded, clean / washed, sharp sand to one-part mature lime putty.

Embedded pieces of timber are to be removed from internal wall faces following the Structural Engineers recommendations. Existing pieces of embedded timber are to be carefully cut out of the wall. The subsequent opening is then to be cleaned / brushed down to remove all dust and debris. The wall openings are then to be infilled using matching stonework and are to be bedded and pointed using a non-hydraulic lime mortar.
All internal stone wall faces (where not lined with Gyproc Gypframe IWL) are to be re-plastered using NHL 3.5 Lime plaster.

All stonework is to be brushed and cleaned down to remove any loose material / debris to the wall surfaces.

All walls, if any damp is present should be given sufficient time to dry out following the removal of the existing plaster finishes to ensure that the walls are sufficiently dry so that the new lime plaster adheres correctly and the moisture content of the plaster is not affected.

Areas of new lime plaster wall finish are to be of a thickness to match the existing and is to be applied in two layers. Walls are to be wetted prior to application to prevent suction from the masonry substrate.

Scratch Coat: Mix to be 1:2.5 ratio of NHL 3.5 and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139:2022 and are to be well graded, non-staining, clean sharp sand, uncontaminated by clay and silt. Whilst wet, the coat should be scratched to provide a key for the floating coat. The scratch coat should be allowed to dry out sufficiently following application. Where required a hessian covering should be used to cover areas of new plaster to prevent rapid drying.

Floating Coat: Mix to be 1:2.5 ratio of NHL 3.5 and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139:2022 and are to be well graded, non-staining, clean sharp sand, uncontaminated by clay and silt. Once the floating coat has begun to stiffen, it should be rubbed up with a wooden float to counter shrinkage.
Lime plastered walls to be finished with breathable paint to maintain 'breathability'.

CEILINGS:

New ceilings to be formed using Gyproc SoundBloc boards fixed to underside of new / existing floor / ceiling structures, with taped and scrimmed joints and plaster skim finish.

INTERNAL JOINERY:

New 25mm MDF window boards with bullnose edge finish to be fixed internally to window cills,

Nom. 125 x 19mm thick moulded 'torus', or similar to match existing, s.w. skirtings to all rooms.

Existing staircases to be carefully removed and a new timber fabricated staircases to be installed. Size of new staircases subject to site measure and position and thickness of new wall linings and finishes. Min. 900mm high handrail to flights and 1000mm to landings. Max 99mm spacing between balusters. 100mm newel posts. Pitch line of staircase to be no greater than 42 degrees - expected to be 41 degrees. Min 2000mm headroom vertically above pitch line of stairs. Staircase to be underdrawn with 1no layer of 12.5mm Gyproc WallBoard Ten with taped and scrimmed joints and plaster skim finish.

New spiral staircase to be installed to the proposed gym / office and is to be to specialist design.

Existing internal doors and frames to be removed and replaced with new timber doors and frames. New 533 / 762 / 838mm x 1981mm x 44mm thick square top, single door with raised and fielded panels – new doors and frames to be to suit existing structural openings. Size of existing structural openings to be confirmed by principal contractor through full site measure prior to ordering and installation of doors. Refer to proposed plans for door handing. **Doors, frames, and ironmongery to be FD30 rated where shown to ensure min 30mins fire resistance.**

FIREPLACES:

New multi-fuel stoves and flues (by specialist) to be installed where shown. Stove to be mounted onto natural stone hearth in accordance with Approved Document J of the Building Regulations. Size of stove to suit room size and size of fireplace opening. Provisional - Class 1, double skinned insulated flexible Flue liner with chimney outlet to be taken up existing chimney breasts and vent out of existing chimney stack outlet above. Air supply to appliances to be in accordance with Section 2.2, Table 1 of approved document J of the building regulations. Fireplace opening / chamber to be lined with non-combustible Supalux board and with a non-combustible decorative lining / finish. Stoves and flues to be installed by a competent specialist in accordance with manufacturers guidance and instructions.

New ventilation grille formed in natural slate (see detail) - Size subject to rated output of proposed combustion appliance. wall to be core drilled. Wall to be core drilled and new uPVC pipe installed and connected to new proprietary internal ventilation grille. Insect mesh to be installed behind natural slate grille.

ABOVE GROUND DRAINAGE:

The existing soil and waste pipes to be removed are to be fully disconnected from all sanitaryware and carefully removed and disposed of. The existing wall penetrations are to be defrassed to remove loose debris and infilled and packed using gallet stones and lime mortar and rendered over. Any redundant below ground drainage is to be grubbed up to the nearest manhole and the branch capped off to prevent water from lying in the redundant pipework.

New waste / soil pipe positions to be confirmed on-site and are subject to existing floor joists positions / supporting beams. Waste pipes which are to pass through the external walling of the building will require a core drilled wall penetration. All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible.

ELECTRICAL INSTALLATIONS:

All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / Building Regulations requirements (18th Edition). The design, installation and inspection of the installation to be carried out by "Prescribed Competent Contractor" registered with an authorised electrical self-certification scheme / NICEIC registered contractor. Prior to commencement of installations details of the registered electrical contractor to be submitted to the Local Authority. On completion of testing the installations, electrical contractor to issue appropriate BS: 7671 Electrical Installation Certificates.

Electrical installation to include;

- New electric mains distribution board
- All new internal light switches
- Power spurs / sockets
- Mechanical extract fans
- Smoke / heat / carbon monoxide detection system
- Alarm / security system
- External and internal lighting
- Data / telephone system
- Earthing of all new appliances, sanitaryware, pipework, sinks and heated towel rails.

HEATING AND DOMESTIC HOT AND COLD WATER SUPPLIES:

The heating system is to be designed and the installation by Specialist Heating Engineer. The design of the plumbing installation is to comply with all requirements of The Building Regulations 2000 Part G 2010 Edition G1 – Cold Water Supply, G2 – Water Efficiency (125ltrs/person/day), G3 – Hot Water Supply and Systems, (max 100°C storage, max 48°C supply at baths, max 60°C supply at wash basins), G4 - Sanitary Conveniences and Washing Facilities, G5 – Bathrooms and G6 – Kitchens and Food Preparation Areas.

DHW Installation - Hot water to be provided to hot water points throughout the building via new gas fired condensing boiler. All be installed by specialist. All new pipe runs are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible.

DCW Installation - New installation run from stop valve. Supplies connected to all new sanitary fittings as required. Isolating valves fitted prior to final connections. Exact position to be agreed with client.

Space Heating - Building to heated using gas fired condensing boiler with wet radiator system throughout. All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible. Size of radiators to be calculated by a specialist to suit room sizes.

Underfloor heating to be incorporated into the ground floor of the building. Polypipe Overlay™ Plus underfloor heating system to be installed throughout the ground floor. To be comprised of 18mm thick Overlay Plus Panels, with 12mm dia. groves, laid over existing floor substrates. Grooves to accommodate heating pipes. All be connected to wall mounted manifolds and boiler, all to be located within the utility room. All to be installed by a specialist to manufacturers guidance and instructions.

MECHANICAL VENTILATION:

New mechanical extract fans to be installed to kitchen, utility room, house bathroom, bedroom 02 ensuite, bedroom 03 ensuite and bedroom 01 ensuite. Extract fans are to be wall / ceiling mounted with uPVC extract duct to extract vent outlet formed in natural slate. Slate vents to be used where shown.

EXTERNAL WORKS:

RESIN BOUND GRAVEL FINISH TO EXTERNAL PATH / WALKWAY:

The existing tarmac path around the outside edge of the farmhouse is to be re-finished in resin bonded gravel. The existing path is to be fully cleaned of all weeds, moss and debris and is to be fully jet washed. The existing tarmac is to be assessed for condition, stability and defects with isolated tarmac repairs undertaken where required. The tarmac should then be allowed to fully dry prior to installation of new surface treatment.

New SureSet Resin bound gravel paving system (or equivalent) to be installed over the existing tarmac path to reduce possibility of cracks propagating up from the base. A crack reduction membrane (CRM) should first be installed over the existing tarmac areas and only over clean and dry tarmac. Pressure to be applied to the membrane so that it adheres in place. Any joints in the CRM should be overlapped by at least 150mm and widths should be at least 150mm either side of any crack/ joint. To be installed in accordance with manufacturers guidance and instructions.

Minimum depth of 12mm resin bound gravel with a maximum size of 3mm to be laid over existing tarmac surface, using ProResin UVR mixed in accordance with manufacturers guidance and instructions. Combine the resin with the aggregate mixture. Use a forced action mixer to thoroughly mix until the resin evenly coats all aggregate particles. Pour the mixed resin and aggregate onto the prepared surface. Spread the mixture evenly using a rake / lute/ spazzle, ensuring consistent coverage across the entire area. Using a hand trowel, or mechanical float, float and compact the surface to ensure a solid and even surface, eliminating any wrinkles or marks in the surface and creating a smooth finish. Lightly sprinkle the surface with glass grit to provide additional grip. Allow the surface to cure as per the product instructions.

Colour of gravel / aggregate to be to client's specifications. All to be installed in full accordance with manufacturers guidance and instructions.

REBUILDING OF DWARF GARDEN WALLS TO THE SOUTH OF THE FARMHOUSE:

The existing stone dwarf retaining walls to the south side of the farmhouse are to be carefully dismantled in preparation for rebuilding. Each stone is to be cut out and removed from its existing position within the wall and cleaned down with a churn brush to remove dust and mortar. All stonework is to be carefully stacked in preparation for re-use.

Ground excavated to formation levels to achieve the required depth subject to ground conditions and to be agreed on site with the Building Control Officer, and carted away. Construct concrete strip foundation to support new concrete block ground retaining wall to S.E. details. Retaining wall to be constructed as nom. 2 No. leaves of 140mm thick concrete blockwork up to the level of the existing path, with the existing stonework to be used above, with internal cavity fully filled with concrete. Width / thickness of retaining wall to be constructed to suit width of existing stone retaining walls. Raised garden side of retaining wall to be faced with proprietary 'eggcrate' waterproofing product, draining to perforated pipe land drain wrapped in geotextile membrane. Stone copings to be installed to top of retaining walls as existing. Any new copings required are to match existing. Height of wall to suit existing site levels and height of existing dwarf retaining walls.

EXTERNAL STONE STEPS:

The existing sets of external stone steps are to be rebuilt using existing stone steps bedded in concrete onto cast concrete formers (to Structural Engineers details). Damaged stone steps are to be replaced with new to match the existing. Overall height of steps, treads and risers to suit existing. New painted metal handrails to be installed to all external sets of steps.

RE-POINTING EXISTING STONE BOUNDARY WALLS:

The external stone boundary walls are to be inspected for areas of perished and degraded mortar and are to be re-pointed.

All re-pointing work is to be undertaken during a period of suitable weather so as to avoid periods of low and high temperatures. This will ensure that the new mortar dries correctly. Where required the existing mortar is to be raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater). Raking out should be undertaken by hand to prevent damage to the stonework. The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall. Affected areas are to be washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and new mortar.

The re-pointing of the affected stonework is to be undertaken using the following mortar specification - 1 part NHL 3.5 to 3 parts well graded, clean / washed, sharp sand. Colour of mortar to have a buff-coloured finish. Mortar to be applied throughout complete with stipple brush finish. Joint / mortar thickness to be well proportioned.

All pointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar. The new mortar is to

be applied and compressed within the joint using a pointing key of a suitable width for the size of the joints. The entire joint should be filled with mortar until it is over filled. The new mortar should then be allowed to set before cutting back the excess mortar to create a slight recess between the stones. The surface of the mortar is to receive a stipple finish through the use of a churn brush.

The curing of the completed re-pointing is to be managed to prevent it from drying too quickly. This is to be undertake through the use of protective sheeting and the dampening of the affected areas by hand to prevent it from drying too quickly. This should be undertaken for a minimum period of one week after the mortar has cured.

COAL SHED

ROOF STRUCTURE AND COVERINGS:

The existing breach to the rear (south) and front (north) ends of the ridge to the coal shed roof is to be repaired with new slates to match the existing. The timber ridge, battens and raters are to be probed for decay and treated with a suitable timber preservative if / where required. Should any decay be present which is beyond treatment then the affected timbers shall be repaired or replaced as required with new treated structural timbers to Structural Engineers design and specification. 1no new matching ridge tile required.

EXTERNAL WALLS:

Wall climbing plants to be removed from the external walls including all / any root matrices.

The external stone walls of the coal shed are to be inspected for areas of perished and degraded mortar and are to be re-pointed. Existing internal wall cracking within the coal shed to be repointed.

All re-pointing work is to be undertaken during a period of suitable weather so as to avoid periods of low and high temperatures. This will ensure that the new mortar dries correctly. Where required the existing mortar is to be raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater). Raking out should be undertaken by hand to prevent damage to the stonework. The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall. Affected areas are to be washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and new mortar.

The re-pointing of the affected stonework is to be undertaken using the following mortar specification - 1 part NHL 3.5 to 3 parts well graded, clean / washed, sharp sand. Colour of mortar to have a buff-coloured finish. Mortar to be applied throughout complete with stipple brush finish. Joint / mortar thickness to be well proportioned.

All pointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar. The new mortar is to be applied and compressed within the joint using a pointing key of a suitable width for the size of the joints. The entire joint should be filled with mortar until it is over filled The new mortar should then be allowed to set before cutting back the excess mortar to create a slight recess between the stones. The surface of the mortar is to receive a stipple finish through the use of a churn brush.

The curing of the completed re-pointing is to be managed to prevent it from drying too quickly. This is to be undertake through the use of protective sheeting and the dampening of the affected areas by hand to prevent it from drying too quickly. This should be undertaken for a minimum period of one week after the mortar has cured.

JOINERY:

The existing timber door and frames to the front (north) side of the coal shed are to be fully cleaned down and any areas of minor decay cut out and repaired / filled as appropriate. The door and frames are to be cleaned down and finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to clients specification.

The existing timber fascia boards, exposed ridge ends and decorative purlin ends are to be fully cleaned down. The timber components are to then to be finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to client's specification.

New timber board required to replace the missing fascia to the front (north) end of the east roof slope. New fascia to be nail fixed to the front face of the existing timber rafter as existing.

New treated s.w. timber window to be installed to opening to the west elevation with toughened safety glass. Window frames to be finished with 1no coat of exterior timber primer and 2no coats of Dulux Weathershield - Weatherproof exterior paint (or equivalent). Colour to be to client's specification.

ARBOUR

ROOF STRUCTURE AND COVERINGS:

Wall climbing plants to be removed from the roof.

Isolated cracked / chipped / damaged slates are to be removed and replaced with new slates to match in size, colour and finish.

Existing timber purlin to be removed and replaced with a new treated structural timber purlin to Structural Engineers Design and specification.

EXTERNAL WALLS:

Wall climbing plants to be removed from the external walls including all / any root matrices.

The external stone walls of the Arbour (including verges) are to be inspected for areas of perished and degraded mortar and are to be re-pointed.

All re-pointing work is to be undertaken during a period of suitable weather so as to avoid periods of low and high temperatures. This will ensure that the new mortar dries correctly. Where required the existing mortar is to be raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater). Raking out should be undertaken by hand to prevent damage to the stonework. The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall. Affected areas are to be washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and new mortar.

The re-pointing of the affected stonework is to be undertaken using the following mortar specification - 1 part NHL 3.5 to 3 parts well graded, clean / washed, sharp sand. Colour of mortar to have a buff-coloured finish. Mortar to be applied throughout complete with stipple brush finish. Joint / mortar thickness to be well proportioned.

All pointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar. The new mortar is to be applied and compressed within the joint using a pointing key of a suitable width for the size of the joints. The entire joint should be filled with mortar until it is over filled The new mortar should then be allowed to set before cutting back the excess mortar to create a slight recess between the stones. The surface of the mortar is to receive a stipple finish through the use of a churn brush.

The curing of the completed re-pointing is to be managed to prevent it from drying too quickly. This is to be undertake through the use of protective sheeting and the dampening of the affected areas by hand to prevent it from drying too quickly. This should be undertaken for a minimum period of one week after the mortar has cured.

INTERNAL WALL FINISHES:

All ivy and debris to be cleaned out from the interior.

The existing degraded internal render finish is to be defrassed to remove any loose material from the wall surface. This is to be undertaken by brushing down the wall surface. The existing render is to be carefully removed by the contractor using appropriate hand tools such as hammers and chisels. This will minimise the risk of damage to the underlying masonry substrate. under no circumstances are electrically operated power tools i.e. pneumatic chisels, be considered acceptable except as a last resort should the use of hand tools be unsuccessful. All works shall cease if the underlying wall fabric becomes significantly damaged because of the removal of the render and the method of removal shall be reviewed. On successful removal of the render, the underlying wall fabric is to be defrassed using a brush to remove loose material created by the removal of the render.

A new lime render wall finish is to be applied to the interior of the Arbour to the following specification. The render is to be applied in two even coats of 1part NLH3.5 to 1 1/2 parts well graded, clean, sharp sand.

Render to be finished with 2no coats of Finest Buxton Lime Wash (or equivalent) in white to match existing.

CART SHED / GARAGE

FOUNDATIONS:

Ground to be excavated to required depth (subject to ground conditions and new concrete strip foundations to be in accordance with Structural Engineers design, details, and specification.

GROUND FLOOR STRUCTURE:

Existing garage floor structure to be grubbed up and ground excavated to formation levels. 150mm concrete floor slab on 1200-gauge visqueen DPM. Slab to be thickened at garage entrances. All over a minimum 50mm thick sand blinding on well compacted stone hardcore bed in 150mm compacted hardcore layers. Concrete floor structure and reinforcement to be to Structural Engineers design, details, and specification.

EXTERNAL WALLS:

Construct new 225mm dense concrete blockwork walls off new foundations. Visqueen DPC to be built into walling at minimum 150mm above the external ground level. External wall cladding (all to be installed in accordance with BS 8605:2014 External Timber Cladding Part 1 - Method of Specifying): Line all external blockwork using Tyvek vapour control membrane and screw fix vertical 25x50mm pressure treated softwood battens at 400mm centres into the block. Screw fix 25x50mm pressure treated softwood battens vertically at 400mm centres to receive the horizontal timber exterior cladding. Choice/ spec of cladding to be agreed.

ROOF STRUCTURE AND COVERINGS:

Existing stone flag slates to be carefully removed and stored for re-use. Remaining roof structure including any beams and purlins to be completely removed in preparation for the installation of the new roof structure. New roof - fix the reclaimed flag stone slates on 38mm x 25mm tanalised sw battens on 'Onduline Isoline Low Line' corrugated underlay sheet on 'Ondutiss Air' membrane on 18mm plywood decking on 150x50mm C24 rafters at 10° pitch and max 600mm centres. Timber roof structure to be to Structural Engineers design, details, and specification. Rafters to be fixed to 100x75mm s.w. wall plates and UB mid span of roof. Wall plates to be strapped using 30mm x 5mm galvanized steel lateral restraint straps at 2000mm centres to inner surface of wall. Refer to Onduline specification, guidance, and instructions for all the installation details for the Isoline Low Line sub-roof system.

RAINWATER GOODS:

Provisional - 110mm diameter, uPVC, half round Deep Flow uPVC gutters to the main roof in black. Guttering to be laid to fall towards the nearest outlet. Gutter size subject to the area of surface being drained and should be calculated accordingly. Provisionally 68mm diameter, circular uPVC rainwater pipes in black, discharging into back inlet gullies, which can be located and positioned based upon the drainage layout which is to be confirmed.

STRUCTURAL STEELWORK AND SUPPORT:

New steel beams to be installed on concrete pad stones over garage door openings. All steelwork to be encased within fire resistant linings to provide minimum of 30mins fire resistance. Steelwork to be to Structural Engineers design, details, and specification.

New steel beam to be installed on concrete pad stones (pre-cast / cast in-situ) at mid-point of span of timber roof structure. All steelwork to be encased within fire resistant linings to provide minimum of 30mins fire resistance. Steelwork to be to Structural Engineers design, details and specification.

New PCC lintel to be installed over new garage personnel door. All lintels to be to Structural Engineers design, details, and specification.

JOINERY:

2no. Proprietary sectional motorised garaged doors are to be installed.

2no. new timber personnel door with timber frames and paint finish.