STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

20 MAY 2008 - SMDC

08/01060/

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

Part 1.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	GORDON
Last name:	LIVINGSTONE
Company (optional):	
Unit:	
House number:	223
House suffix:	
House name:	
Address 1:	MANSE ROAD
Address 2:	
Address 3:	
Town:	MOTHERWELL
County:	
Country:	SCOTLAND
Postcode:	ML1 2PY

2. Agent Name and Address

Title:	MR
First name:	ANDREW
Last name:	TYLER
Company (optional):	TYLER & Co (ARCHITECTS) Ltd
Unit:	
House number:	73A
House suffix:	
House name:	CRAYCOMBE HOUSE
Address 1:	BOLD STREET
Address 2:	
Address 3:	
Town:	ALTRINCHAM
County:	CHESHIRE
Country:	
Postcode:	WA14 2ES

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CONVERSION OF EXISTING STONE BARN KNOWN AS UNIT 2 INTO SINGLE DWELLING WITH MODIFICATIONS TO ORIGINAL APPROVAL REF. 05/01330/FUL

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Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☑ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☐	☐	
Roof			☐	☐	
Windows			☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Cess pit
- [x] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [x] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

15. Existing Use

Please describe the current use of the site:

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? [X] Yes [ ] No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☒						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☒						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☒						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Total proposed residential units *(A + B + C + D)* =

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g)* =							

Total existing residential units *(E + F + G + H)* =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
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22. Site Area

Please state the site area in hectares (ha) ☐

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/~~The applicant certifies~~ that on the day 21 days before the date of this application nobody except ~~myself/~~ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ ~~The applicant certifies~~ that I have/~~the applicant has~~ given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served
	08/0106/0 FUL 20 MAY 2008	

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☐

3 copies of a design and access statement: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [X] Yes [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* [X] Agent [ ] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

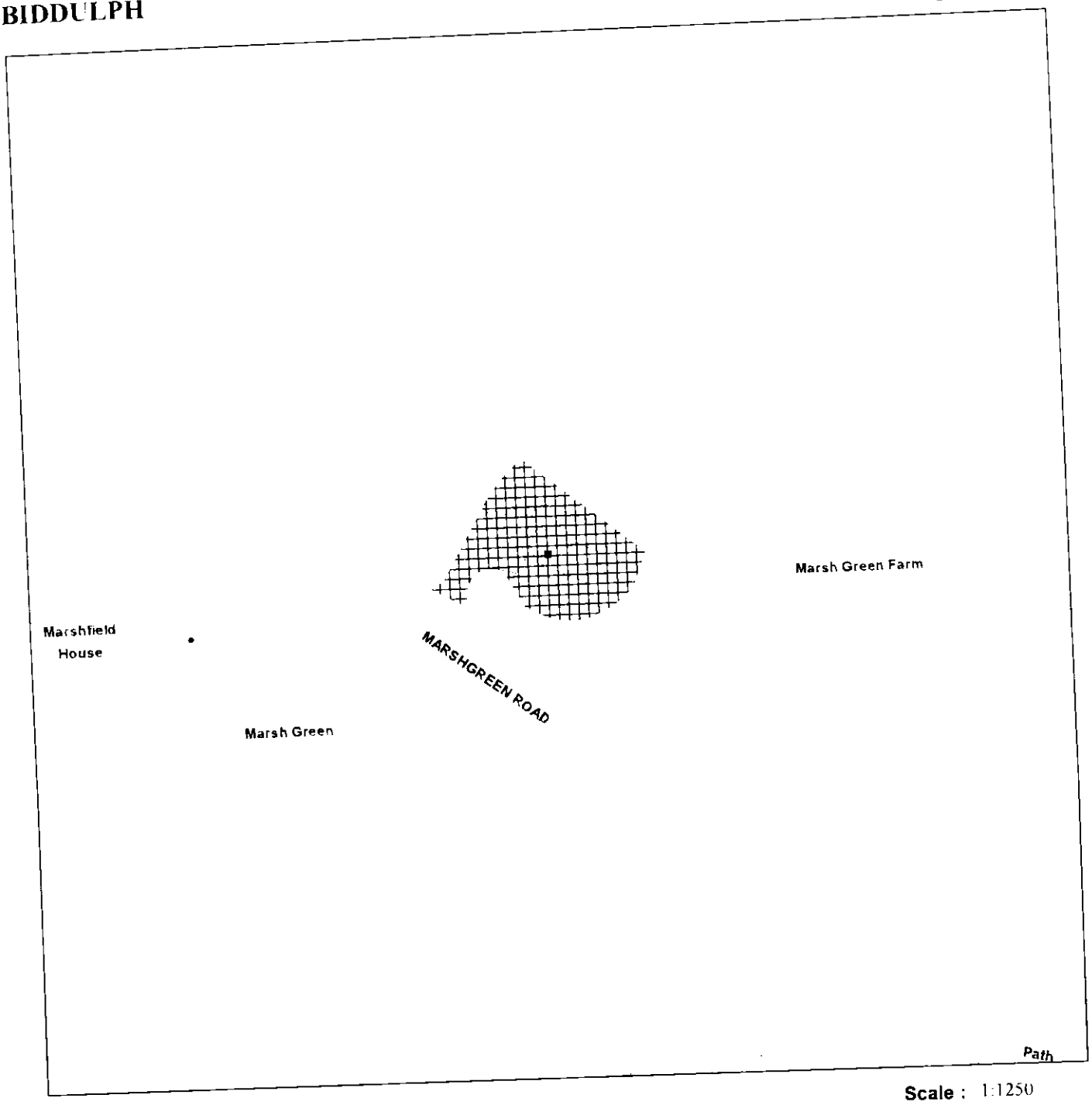
Contact name:

Telephone number:

Email address:

08/01060/FUL

BIDDULPH



Scale : 1:1250

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Organisation	SMDC
Department	Planning
Comments	
Date	29 May 2008
SLA Number	Not Set

*Produced using ESRI (UK)'s MapExplorer 2.0 - **http://www.esriuk.com***

Ordnance Survey®

Siteplan® 1:2500

Marsh Green Farm



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30 15 0 30 60 90 120 150 180

Metres

N

Centre Coordinates: 388800 359010

National Grid sheet reference at centre of this Siteplan: SJ8859

Supplied by: CENTREMAPS Malcolm Hughe
Serial Number: 00578600

08/01060 FUL

20 MAY 2008 - SMDC

Biddulph
ST8 6QP

PROPOSED CONVERSION OF THE STONE BARN
MARSH GREEN FARM, MARSHGREEN ROAD, BIDDULPH

DESIGN & ACCESS STATEMENT

Marsh Green farm is on Marshgreen Road off the A527 main road between Congleton to the north and Biddulph to the south. The site is approximately 400m from the main road lying to the north-west. The cluster of former farm buildings are on an exposed site surrounded by open undulating fields. On the opposite side of Marshgreen Road is Marshfield House which may also be/have been a farm. To the south running north-east to south-west is a low lying stream. Beyond the stream is a ribbon of housing fronting the A527.

The site is on the outskirts and to the north of Biddulph.

The cluster of buildings comprise the former farmhouse, two brick built barns and a larger stone built barn with a brick built extension. The stone barn and farmhouse are two-storey. The other two barns are single storey and slightly lower. The barns are derelict. Renovation of the farmhouse is complete.

Planning permission has already been granted to convert and extend the stone barn (see application no. 05/01330/FUL dated 30th March 2006) to a single dwelling. The current scheme accepts the basic internal layout of the approved scheme and all the window and door openings. The sizes and types of the windows and external doors remain the same as those on the approved scheme.

A second application no. 07/00038FUL validated on 13th February 2007 varied the approval to make use of the loft space, include a small cellar beneath the living room, form a front entrance porch and to raise the roof of the living room back to an earlier approval. The application raised a number of objections from the planning department and was withdrawn on 3rd April 2007.

This current application is the same as the original approved scheme (05/01330/FUL) except that it includes an area of unstable stonework that requires rebuilding, a chimney to serve the fireplace and the reconstruction of the existing brick extension. Contentious issues in the second application (07/00038/FUL) have been omitted.

The accompanying structural report and proposed plans identify the area of unstable stonework which has to be reconstructed.

The fireplace was part of the original approval but as far as it is possible to determine the scheme did not have a chimney. This application corrects that omission.

The existing brick "garage" extension is in a poor condition including its roof, first floor and ground floor slabs. The external wall will require underpinning. As a consequence the proposal is to demolish the existing garage and reconstruct it to its existing vertical and horizontal dimensions. The approved facing brick for the living room extension will be used in reconstructing the garage extension to maintain a balanced appearance.

The stone walls of the barn are in poor structural condition and considerable work will be undertaken to stabilise the external walls The methods to be used will render the existing iron ties and plates redundant However it is intended that the plates should be retained where possible to preserve the rural nature of the barn.

Access to the site is off the A527 and along Marshgreen Road which reduces to a single width carriageway beyond the bridge over the stream The road twists and rises sharply just before the wide site entrance which gives access into the site and to all four buildings.

The site around the stone barn falls gently down towards the farmhouse and towards the brick barn to the rear The rear garden will be levelled which will create a change in level with a suitable retaining wall along its boundary with the rear barn

Level access into the ground floor for disabled and ambulant disabled will be to the rear of the property The existing levels around the building necessitate the introduction of a ramped access even though there will be some regrading towards completion. As a consequence the limited amount of space at the front of the dwelling means that the ramp will have to be accommodated at the rear. Subject to the final levels a suitable ramp will be formed giving access into the klitchen which is convenient for parking.

In all other respects the proposals will conform with approved document **M** of the building regulations.

Tyler and Co (Architects) Ltd
May 2008
862150508ajtDesStmt

LOWE MOORE ASSOCIATES
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
9 DICCONSON TERRACE
WIGAN WN1 2AA
Tel No. 01942 498486
Fax No. 01942 820628

Structural Report on:

BARN AT MARSH GREEN FARM
MARSH GREEN ROAD, BIDDULPH

7th February 2007

Job No: W7053

Prepared for:

Mr. G. Livingstone
c/o Tyler & Co.
Craycombe House
73A Bold Street
Altrincham
Cheshire
WA14 2ES

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CONTENTS:

1.0 INTRODUCTION

2.0 REPORT

3.0 CONCLUSIONS AND RECOMMENDATIONS

4.0 APPENDIX

STRUCTURAL REPORT ON BARN AT MARSH GREEN FARM, MARSH GREEN ROAD, BIDDULPH

1.0 INTRODUCTION

1.1 This Report has been commissioned by Mr. G. Livingstone who owns the property. He intends to convert the barn into a domestic dwelling and requires the opinion of an Engineer on the stability of the structure.

1.2 The purpose of this Report is to examine and comment on the structural fabric of the building. Unless otherwise noted, our Report is based on the evidence we were able to obtain from a "walk round" survey. We did not gain access on to the roof or to other elevated areas nor have we examined woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. We make no comment on the condition of fittings, fixtures or services unless they have a direct influence on the structure. We do not express an opinion on the market value of the property. The main drainage system was not inspected.

The property and site have not been tested for any form of contamination, pollution or any other environmental impairment and we are unable to make any comment in this regard.

1.3 At the time of our inspection on 23rd October 2006 weather was dry following earlier rain.

1.4 Sketches and photographs in the Appendix illustrate the general layout of the property and some of the defects which were observed during our inspection. The sketches are not to scale. Where floor slopes or the verticality of walls are indicated on the sketches, they have usually been estimated using a 1.2m long traditional steel spirit level.

1.5 Whilst we have used all reasonable skill and care in preparing this Report we cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration.

1.6 This Report may not be relied upon by a third party for any purpose without the written consent of this practice. Furthermore, this Report has been prepared and issued specifically for the benefit of Mr. G. Livingstone and no responsibility will be extended to any third party for the whole or any part of its contents.

1.7 No checks have been made with the statutory authorities so we are unable to confirm that all the requirements of the appropriate Building and Fire Regulations etc. have been met.

1.8 Descriptions of right and left given in this Report are taken, unless otherwise noted, when the property is viewed from the front.

The right hand gable elevation has previously had some form of structure attached to it and the areas which would have been internal are painted. The wall leans inwards, which is more exaggerated towards the top of the wall, but the most severe defect in evidence is a very wide (100mm) crack close to the junction with the front wall.

The rear wall leans towards the front, but the degree of distortion is not a severe as that of the front wall. The ground level local to this wall appears to have been lowered in the past, and the base of the wall, which has no formal foundation, is exposed in places. Close to the right hand gable the wall has been locally undermined by adjacent excavation and part of the wall has collapsed.

The left hand gable wall of the main section of the barn has a few relatively minor distortions in evidence but remains reasonably plumb. The brickwork of the lean-to section is out of character with the remainder of the barn, but remains in a reasonable structural condition.

2.3 The Ground Floor

Inside the building there is a central dividing wall which is of brickwork construction and is nine inches thick. This wall does not extend all the way to the front wall and the lack of buttressing of the front wall has probably contributed to the instability of the front wall. There are non-load-bearing partition walls, which further break up the ground floor areas, but these are a later addition and do not contribute to the stability of the structure.

2.0 REPORT

2.1 General Description

The property is a two storey rectangular barn structure built in stone beneath a pitched and slated roof. Attached to one side there is an open fronted single storey store which is built in brick beneath a pitched and slated roof.

The barn does not appear to have been used for many years and in recent times, some basic attempts at alteration have been made internally. These have included the addition of a timber first floor, new steel roof purlins to part large steel straps to the internal corners of the building, and a new concrete ground floor.

2.2 The External Elevations

The elevations of the main section of the barn are constructed of coursed stone. The inside face of these walls are of randomly laid stone and we suspect the void between the two leaves is filled with stone rubble.

The front elevation leans markedly outwards from a point about a metre above ground level. Whilst this is significant to the whole of the front elevation, the effect is most severe towards the right hand end. There is evidence of 6 no. tie bars having been installed between front and rear walls in the past. We assume this was done in an attempt to prevent further movement of the front wall from occurring.

The ground floor is constructed of solid concrete, which we understand is laid directly on the ground. This floor slab is a relatively recent addition to the structure.

2.4 The First Floor

The first floor is constructed of suspended timber joists which are supported on steel beams built into the gable and central walls. The whole of the first floor structure is probably an addition to the barn, although it has been in place for many years. Detailed calculations need to be carried out to check the adequacy of the floor members if the structure is to be retained in its current format.

There are many fractures visible in the internal faces of the external walls particularly at first floor level. At each corner of the building there are oversized steel straps bolted to the walls, either side of the corner. In addition, steel tie bars are exposed just above floor level and just below eaves level, alongside both gable walls and the internal cross wall. It is evident that little or no tension force exists in these bars since they sag noticeably and the seating is, in places, severely disturbed.

2.5 The Roof

The roof is constructed of slate bearing on old timber rafters. The rafters are supported on old, notched timber purlins, which in places are severely deflected on an old timber king-post truss. It is very doubtful that the purlins and possibly the truss will be adequate to support the load of a new insulated plaster boarded roof and we expect that they will need to be replaced or strengthened. In one section of the building this decision has already been taken and new steel purlins now support the roof structure in place of the original timber purlins.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 The barn has suffered from significant subsidence related damage in the past and needs careful renovation if it is to be successfully converted into a dwelling.

3.2 We recommend that a new load-bearing structure be introduced on new foundations to the interior of the existing building envelope, to support a new first floor and the roof structure. The external walls should then be tied effectively to the new structure to prevent further distortions from occurring. The front wall is most severely distorted and, in our opinion, at least the right hand half (including a short return around the gable) should be taken down and re-built to maintain stability in the long term. Taking down only part of the front wall will be technically challenging and, aesthetically it is likely that an unsightly step will occur in the line of the wall where it is re-built up to any remaining section of the front wall. For this reason we recommend that the whole of the front wall be taken down and re-built plumb using the same coursed stone materials.

3.3 The external walls and internal cross wall need new foundations to ensure no further subsidence movements occur. We recommend underpinning these walls with traditional 'hit and miss' mass concrete techniques to take the foundations down to competent load-bearing strata. The underpinning should be carried out before starting construction of a new internal structure.

3.4 We recommend that the external walls be shored up from a purpose-designed scaffold system to ensure the continued stability of the walls whilst essential structural alterations and repairs are being carried out.

3.5 Tying of the existing rubble filled stone walls to a new internal load-bearing structure is not straightforward and is best carried out by specialist companies, such as Clan Ltd., who have developed special bolts and ties appropriate to these conditions. Once the external walls are tied to a new structure, underpinned with new foundations and stabilised, we consider that the tie bars at first floor level can be removed.

3.6 The roof structure will need, at the very least, to be substantially strengthened to allow it to withstand loads from a modern insulated, plaster boarded roof. We understand that proposals for conversion may include raising the level of the roof slightly to accommodate floor space within the roof void. If this is the case it is likely that a new roof will be constructed to accommodate the new levels, but this can be recovered using the original slate wherever possible.

.....

P L Moore B.Eng.(Hons)., C.Eng., M.I.C.E., M.a.P.S.

7th February 2007

4.0 APPENDIX

Contents

Sketch W7053/Sk.01 and Sk.02

Key to Symbols used
on Plans and Sketches

Photographs Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9
10, 11, 12, 13, 14, 15, 16

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DATE 02.07	
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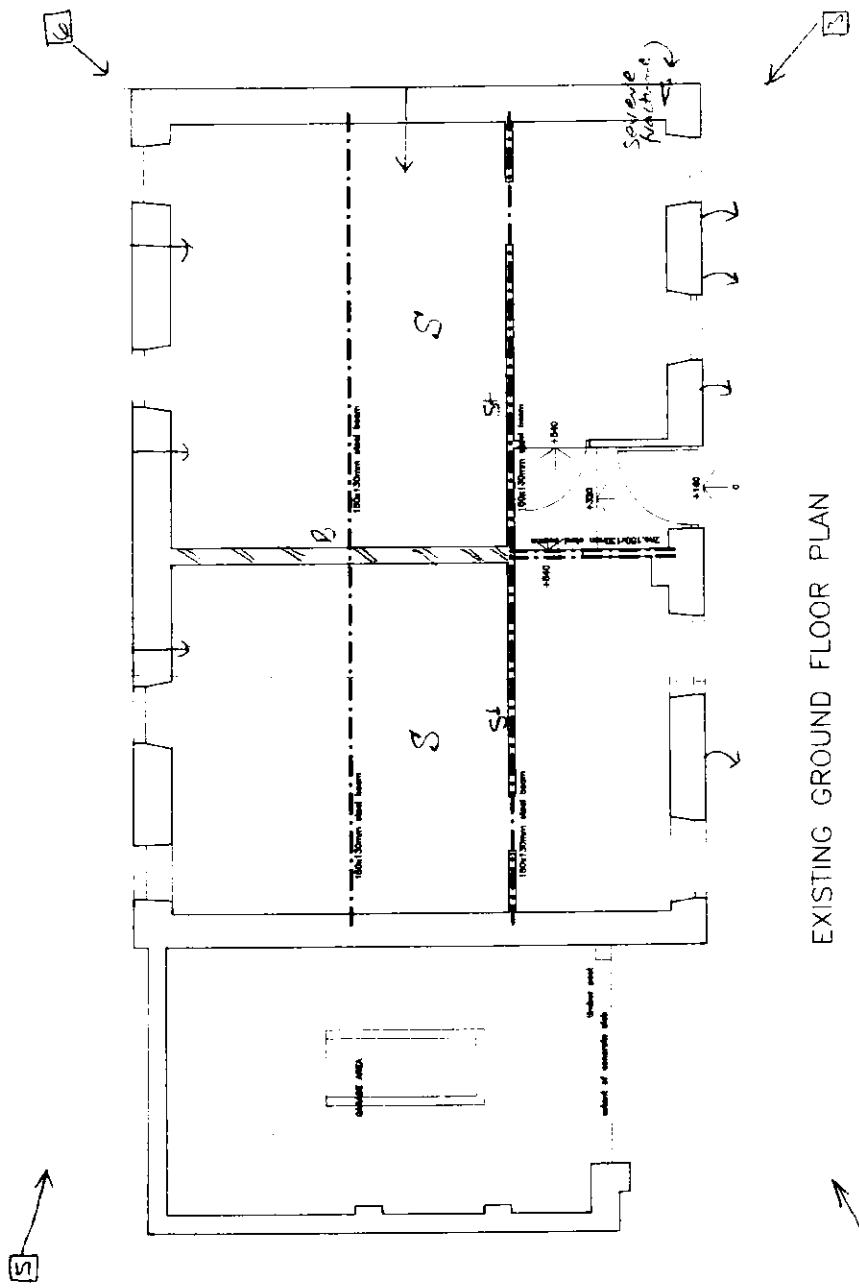
ELEMENT Barn Sketch Plans.	CHECKED BY



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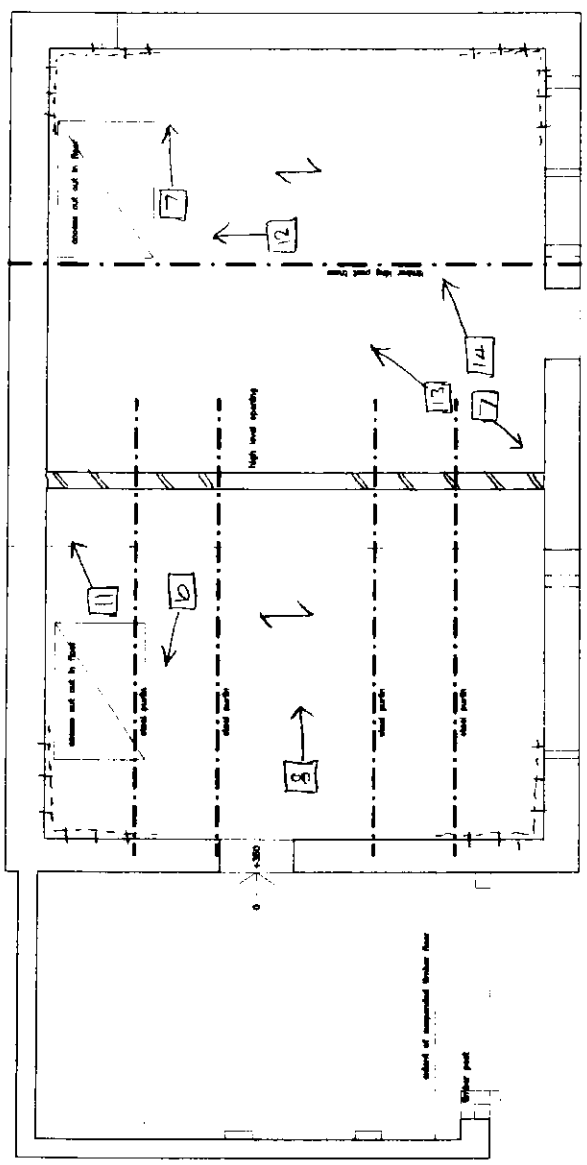

EXISTING FIRST FLOOR PLAN

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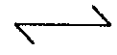
STRUCTURAL REPORTS

KEY TO SYMBOLS USED ON PLANS AND SKETCHES

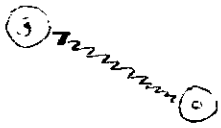
Note: Unless otherwise stated the sketches are not to scale. Measurements of plumb and level have been taken using a steel spirit level.

W.P **WALLPAPER** - Indicates cracks pass through wallpaper.

pl. **PLASTER** - Indicates cracks pass through plaster.

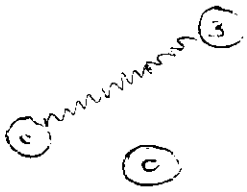


DIRECTION OF SPAN OF FLOOR JOISTS (Where known).



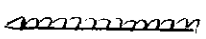
CRACK LINE IN MASONRY JOINTS - Figures alongside indicate the estimated crack width in millimetres.

T.B. **"THRO' BRICK"** - Indicates that the crack passes through a brick (or block as well as along mortar joints.

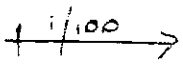


CRACK LINE IN PLASTER OR CONCRETE - Figures alongside indicate the estimated crack width in millimetres.

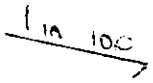
SIGNIFIES A HAIR LINE CRACK.



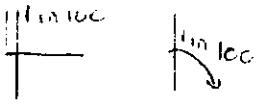
STRETCHING OR RUCKING IN WALLPAPER - (Usually at a vertical corner of a room or at a ceiling to wall junction).



FLOOR SLOPES NOTICEABLY - Figures indicate gradient e.g. 1 in 100. Arrow points down.

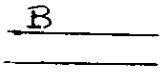


SLOPES IN MASONRY COURSES - Figures indicate gradient. Arrow points down.



WALL OUT OF PLUMB - Figures indicate slope. Arrow indicates direction.

P **PLUMB**



BRICK OR BLOCK WALL

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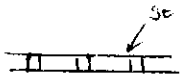


STUD WALL



SOLID CONCRETE FLOOR

R.D **RISING DAMP**



INDICATES SAG OR DEFLECTION IN BEAM OR ROOF LINE



A HUMP - Usually in a roof line.



BULGE IN THE WALL

FLOOR, BRICK COURSES, CILLS etc. - are level in direction shown.

RWP **RAINWATER PIPE**

SVP **SOIL VENT PIPE**

HLD **DAMP AT HIGH LEVEL**

V.C **VERTICAL CRACK**

D.L **DRY LINING**



1. General view of front elevation



2. View of front elevation illustrating outward lean around mid-height



3. View of front elevation and right hand gable wall, including wide crack close to corner



4. View of right hand gable wall with large crack close to corner with front elevation



9. Poor bond between brick cross wall and front wall



10. Cracks in internal skin of left hand gable



11. Poor, if any, bond between brick cross wall and rear wall



12. Timber member embedded in rear wall



5. View of rear elevation



6 Localised collapse of rear right hand corner, as a result of adjacent excavation



7. Cracks in internal face of right hand gable wall. Note also large steel straps and tie bar



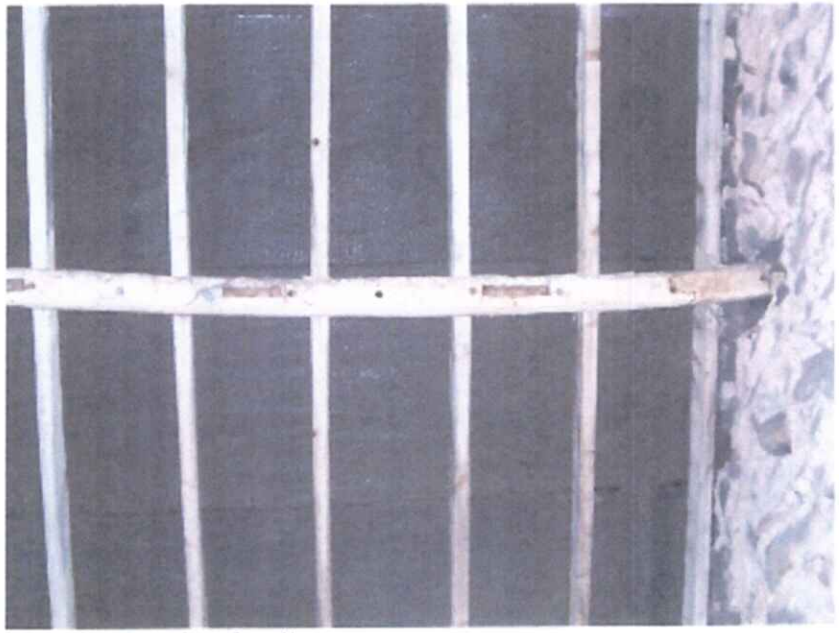
8. Existing timber purlins in part replaced with new steel



13. View of king post truss over right hand side of building



14. Severely notched purlins and/or truss at support of purlins



15. Deflection of roof purlins



16. Deflection of timber roof purlins