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ASSOCIATES
DEVELOPMENT CONSULTANTS
ARCHITECTURE : PLANNING
BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE
PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

SCHEDULE

The proposed works necessary for the conversion of the barn into residential accommodation are listed as follows in outline:

ROOF: take off plain clay Staffordshire Blue tiles and relay on laths / breathable sarking on replaced sw rafters on new steel purlins. Remove steel roof trusses.
RAIN WATER GOODS: replace existing with half round black painted cast iron on steel rise and falls brackets.
WALLS: External masonry walls are reasonably plumb and without evidence of excessive settlement and can be retained without substantial repair. Repointing to be with lime : course sand mortar with brushed joints.
WINDOWS: all existing to be taken out and replaced with timber framed painted in the general configurations shown on the drawings, frames recessed in openings 75 – 100 and painted / single glazing.
DOORS: all existing replaced with vertical timber boarded, painted.
LARGE OPENING: Original to building and possibly a threshing floor opening or high opening for laden hay cart, as evidenced from historic photograph, to be reinstated as shown as a high shallow arched widened opening with temperate hardwood framed windows / double glazing.
VENTS: all retained with most blocked behind outer masonry leaf and other selectively glazed in same position.
ROOFLIGHTS: black painted metal fabricated "conservation" type double glazed in positions shown.
INTERNAL WALL SURFACES: sand blasted masonry, render with damp proofing and / or renovating plaster to 1200 above ground floor, lime plaster finish and lime plaster to all other walls including new internal walls.
NEW INTERNAL WALLS: concrete blockwork on conc. strip foundations / stud partitions to first floor.
FIRST FLOOR: t. and g. sw boarding on new sw joists underlined with plasterboard and finish.
GROUND FLOOR: 250 "Limecrete" with ceramic floor tiles to replace concrete .

HEATING: off peak electric storage heaters with wood burning stoves to both units. Large unit stove to newly constructed flue to discharge via dark coloured flue pipe to rear roof slope / small unit stove to existing house flue.
SOIL WATER: to new underground system to new septic tank
RAIN WATER: to new underground system to existing rainwater collection tank and existing discharge (tank positioned in yard to south side of barn adjacent to highway edge and existing drain from tank discharges into system on ground to south side of highway).
INTERNAL JOINERY: t. and g. with pencil rounds vertically boarded sw doors / moulded skirtings and architraves / all timber construction stairs with closed treads and plain balusters
KITCHENS: timber cabinets with granite tops
BATHROOMS: standard fittings, ceramic tiles to walls, seamless vinyl sheet to floors
ELECTRICAL INSTALLATION: as standard

DESIGN AND ACCESS

The proposal is to convert a former agricultural two storey building of traditional construction (c1850) into two holiday self catering residential units.
The design use of the building was as a shippon for tying cattle with hay loft over with originally a threshing floor and accompanying large southern opening.

The barn is adjacent and connected to a 17th. cent. Listed grade 2 farmhouse.

There are modern agricultural buildings nearby to the north of the barn and these function as livestock housing, machinery and fodder stores.

The group of buildings thus tightly arranged form part of a grouping of similar buildings within the Parish village of Bradnop. Bradnop is a typical semi upland village of the southern pennines. Being situated on the carboniferous gritstone measures, the traditional housing component of the Parish is scattered. There is a small numbers of new houses to the southern part of the village. Being of small size, the village now only is able to support a village hall.

The village is well served by the nearby A523 some ½ mile to the south and Buckley Farm is accessed via School Lane which joins the A523.

Access to the accommodation to be provided is controlled by the Building Regulations, however, the smaller unit is designed and intended as being able to be used for wheelchair users either as a unit or in combination with the larger family unit.

The conversion works are able to be undertaken with minimal alteration to the building and will represent an economic beneficial use of the building thereby safeguarding it's future preservation. This being of benefit to the wider community because of the building's modest architectural / rural industrial archaeological interest and because of it's setting adjacent to a listed building.

Bradnop is situated on the edge of the Peak District National Park and as such the units provided should attract visitors seeking overnight and longer stay accommodation. The setting of the building is particularly pleasant and optimum levels of occupancy are accordingly expected.

DRAWING NO. **BSB 07 SCHEDULE / DESIGN AND ACCESS STATEMENT**

PROPOSED CONVERSION OF A TRADITIONAL STONE BUILT FORMER AGRICULTURAL BUILDING INTO HOLIDAY ACCOMMODATION FOR LETTING AT
BUCKLEY FARM SCHOOL LANE BRADNOP
Near Leek Staffordshire Moorlands ST13 7ND

07 2009

REPORT ON STRUCTURAL CONDITION
BARN AT **BUCKLEY FARM** BRADNOP NEAR LEEK
STAFFORDSHIRE MOORLANDS

OCT 2009

I am Robert Ford, private architectural practitioner. I have been engaged in architectural practice either in partnership with others or on my own account for some 35 years and have experience of most forms of construction and building types. For the last 20 years I have been involved in the restoration and conversion of traditional former agricultural buildings

09/00882/FUL 2 DEC 2009 - SM

I am qualified in architecture at degree level. (RIBA Pt.1)

This report is to provide supplementary information in support of a planning application to convert a traditional stone barn into dwellings for private holiday (self catering) lettings

The barn is shown on the drawings accompanying the application.

The barn comprises a two storey stone built former shippon with hay loft over built probably in the late 18th or early19th. cent. without further additions but partly altered. It appears from mid 20th cent. photographs to have had a large central opening which either served to allow ingress with a laden hay cart or as is more likely formed access to a corn threshing floor.

The barn is adjacent to a 17th cent. listed (grade 2) farmhouse and in consequence is listed as a curtilage building.

The barn and adjacent farmhouse form part of a group of buildings with modern sheds used previously for the housing of cattle on what was until some 40 years ago a small dairy farm.

The barn has had a lean to modern enclosure to the rear in the recent past which has been removed.

The plan form of the barn is the usual British Upland long plan with simple opening for windows, doors and pitch holes. Some of these are partly blocked or altered and in particular the former large and high opening to the threshing floor has been largely blocked.

Roof covering is of clay tiles and these have been fairly recently relaid on a timbered roof of modern construction with principle support being obtained from steel trusses. It is proposed to relay the tiles on replacement timber rafters on new timber purlins and traditional trusses (where support for purlins is required where not provided by new cross walls).

Walls are of masonry construction some 500 mm thick and are generally sound and plumb. There is some evidence of minor settlement which is to be expected of a building of this type and age but nothing which requires reconstruction.

The timber joisted first floor construction is largely sound and can be utilised in the main for the first floor of the conversion. Floor boarding will require to be entirely replaced.

The building, being basically sound, can be restored to it's original form by the reformation of the threshing floor opening and other more minor adjustments to openings and fenestration.

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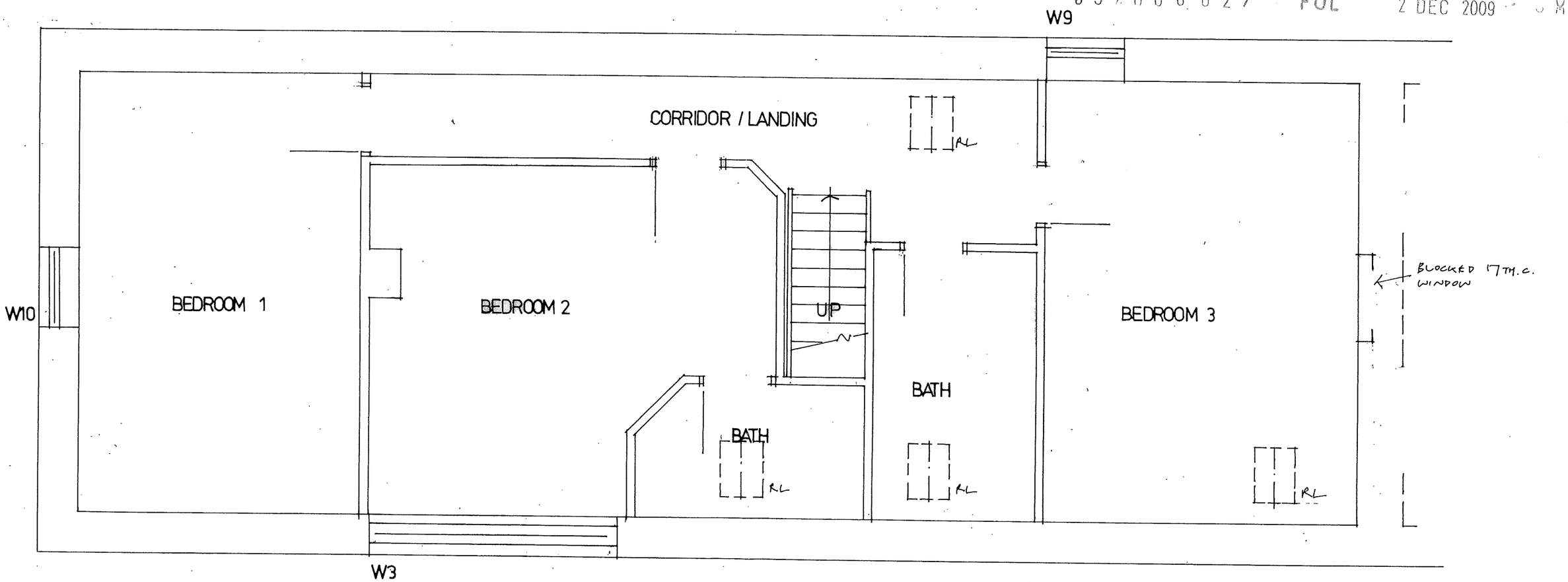

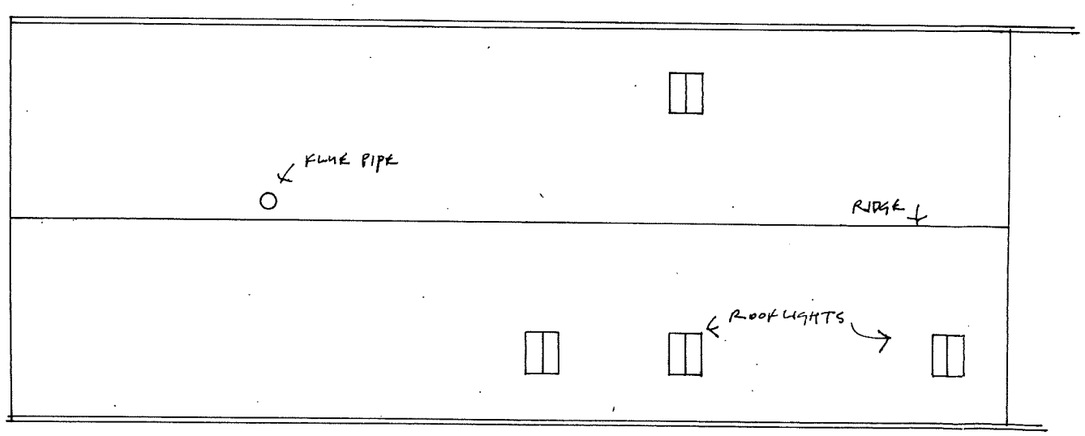

REVISIONS
A 10.2009 ROOF PLAN ADDED (SCALE 1:100)

A

DRAWING NO. **BSB 05 FIRST FLOOR PLAN AS PROPOSED 1:50**

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Track

Path

Golden Farm

OTHER FARM BUILDINGS

Buckley Farm

FARM HOUSE

BARN TO BE CONVERTED

NORTH

SCHOOL LANE

Sytch Farm

PW

Bradnop

Path

DRAWING NO. **BSB 01 SITE LOCATION 1:1250**

PROPOSED CONVERSION OF A TRADITIONAL STONE BUILT FORMER AGRICULTURAL BUILDING INTO HOLIDAY ACCOMMODATION FOR LETTING AT
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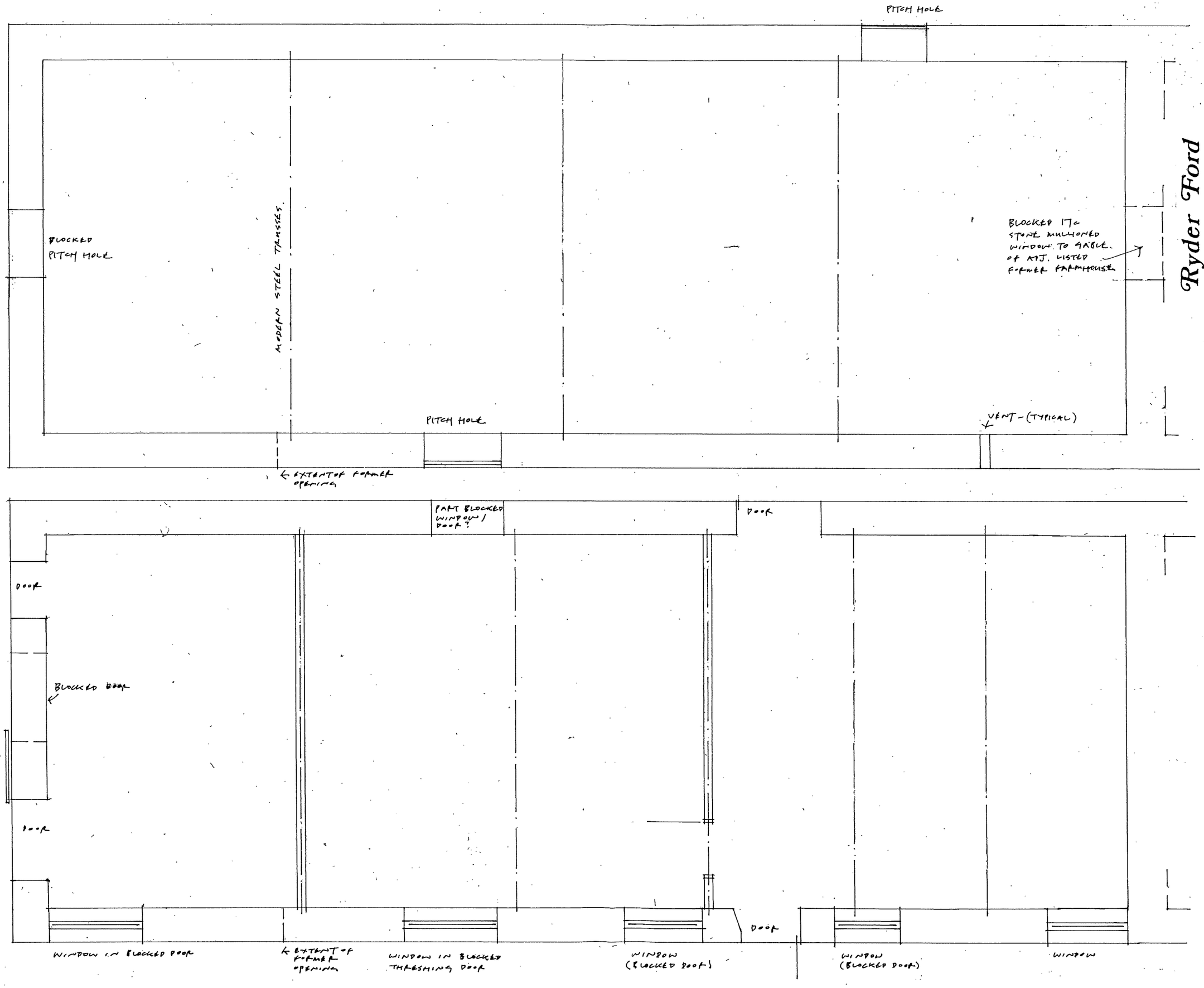

DRAWING NO. BSB 02 FLOOR PLANS AS EXISTING 1:50

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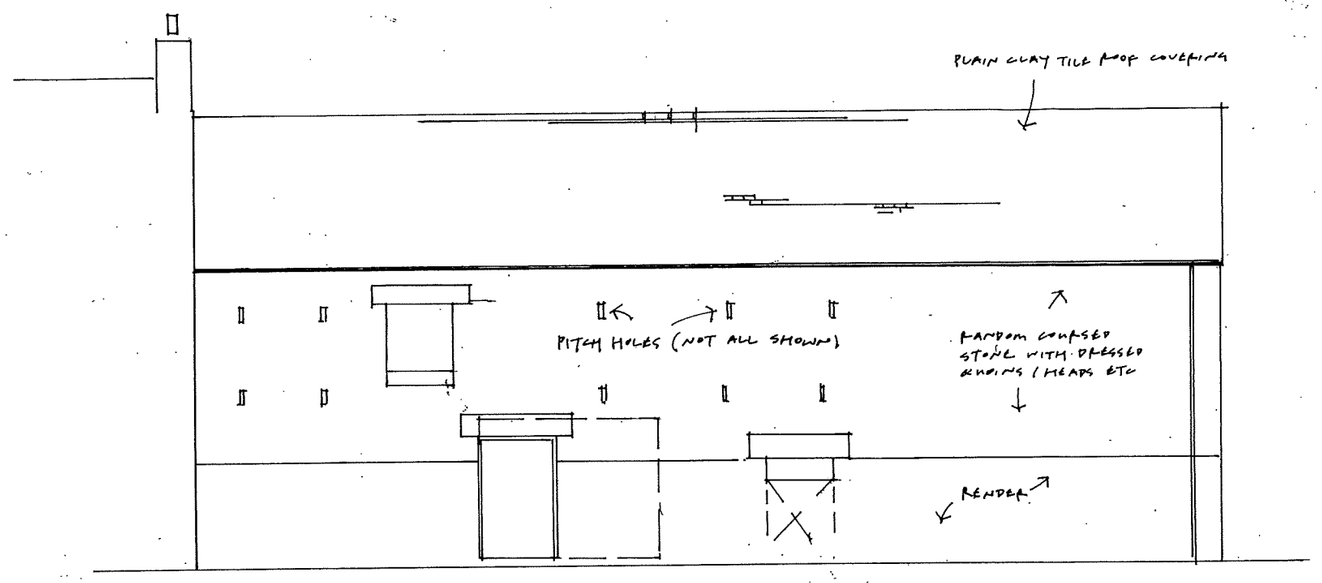

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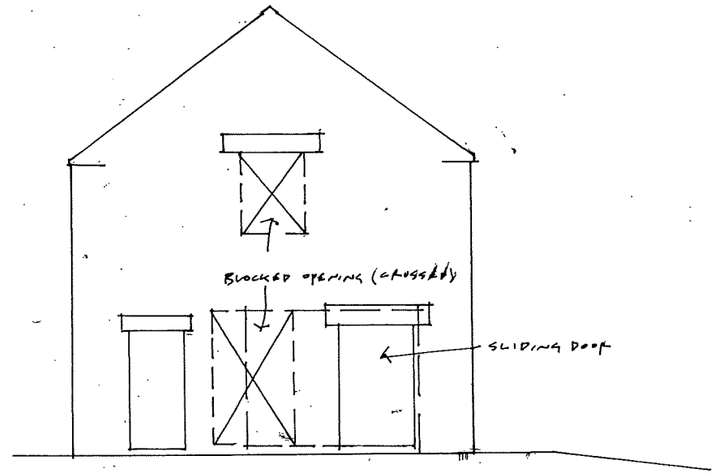

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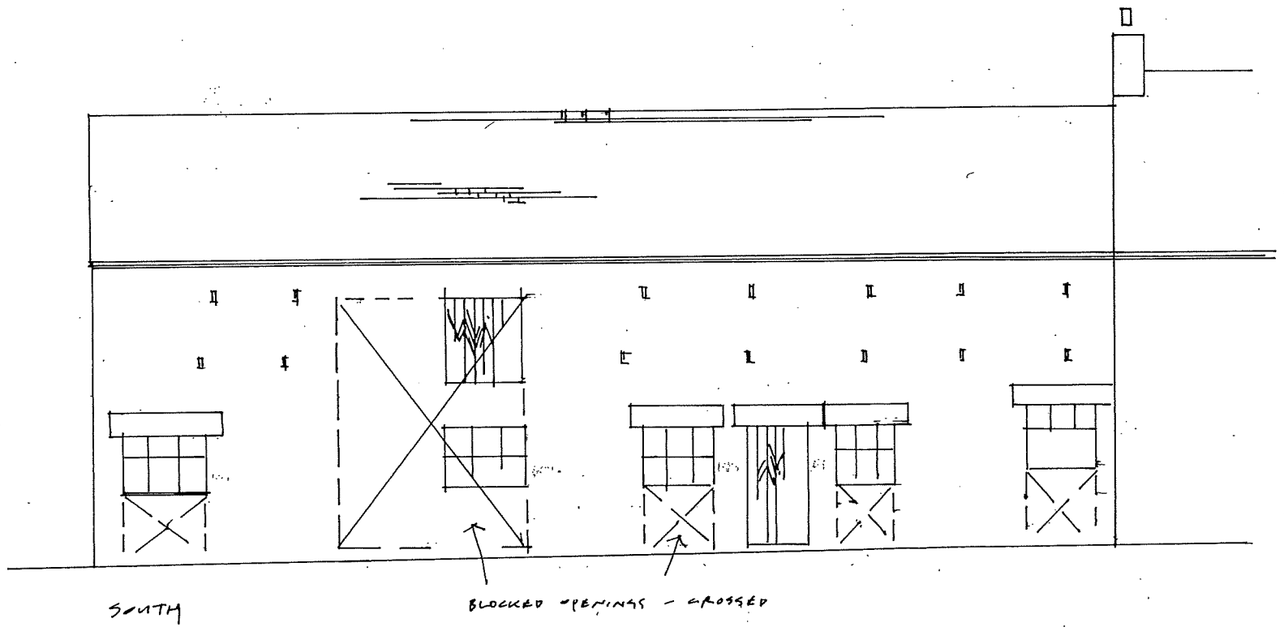

SOUTH

DRAWING NO. **BSB 03 ELEVATIONS AS EXISTING 1:100**

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DRAWING NO. **BSB 04 GROUND FLOOR PLAN AS PROPOSED 1:50**

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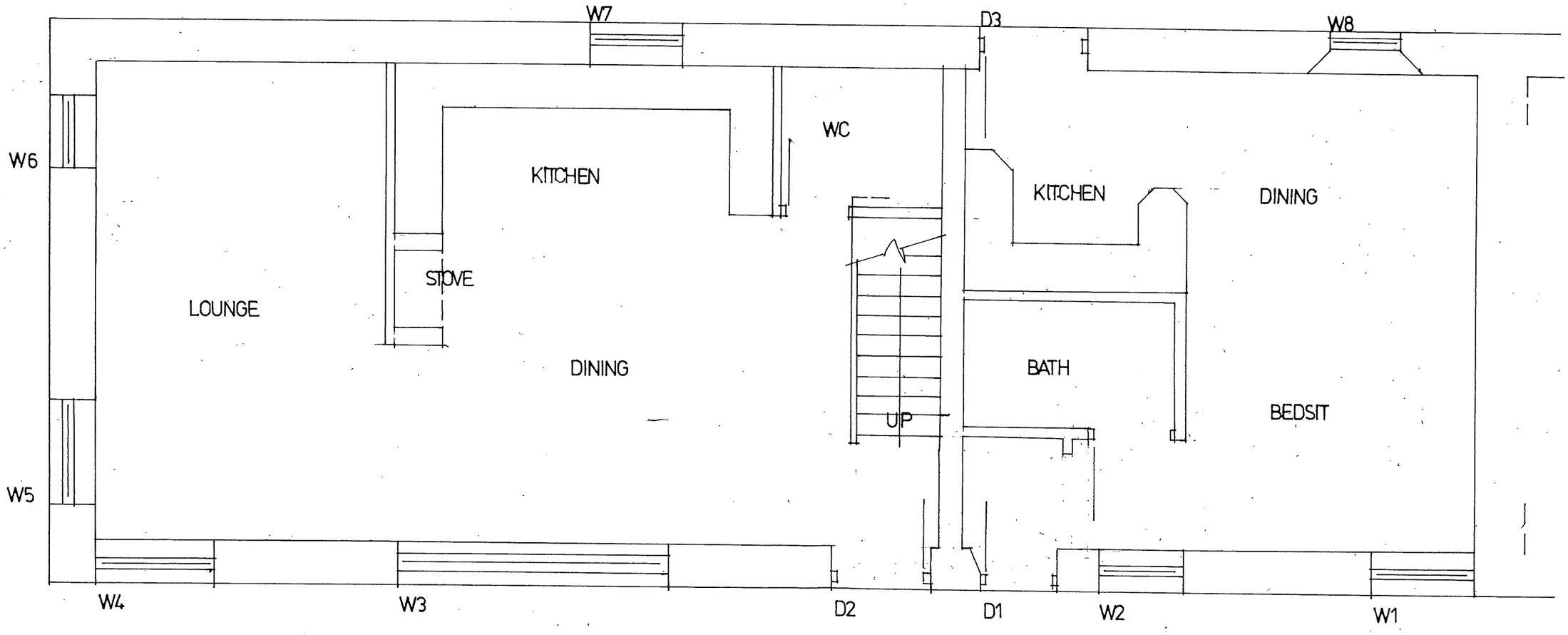

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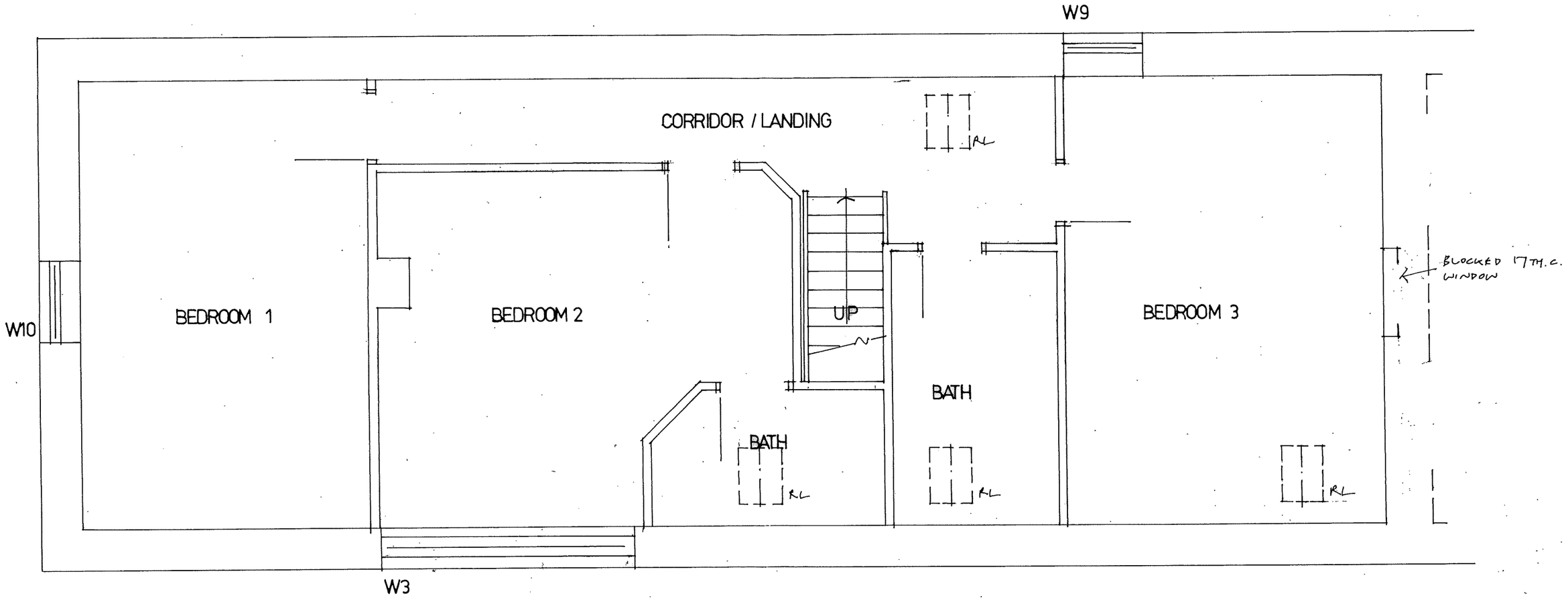

DRAWING NO. **BSB 05 FIRST FLOOR PLAN AS PROPOSED 1:50**

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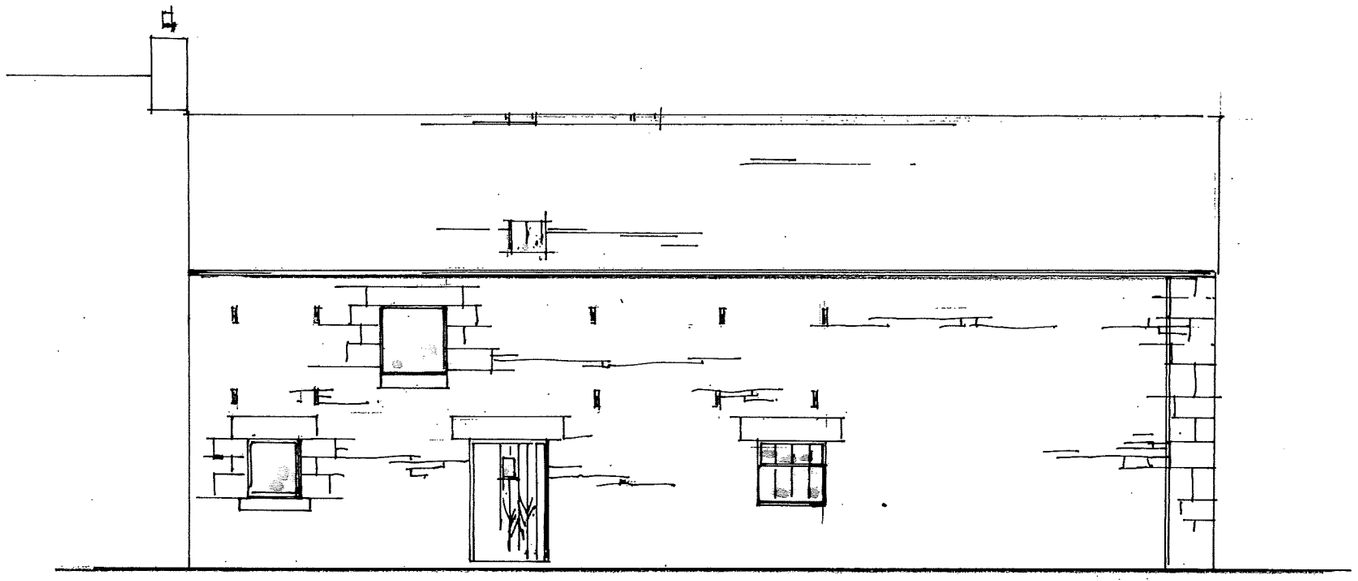

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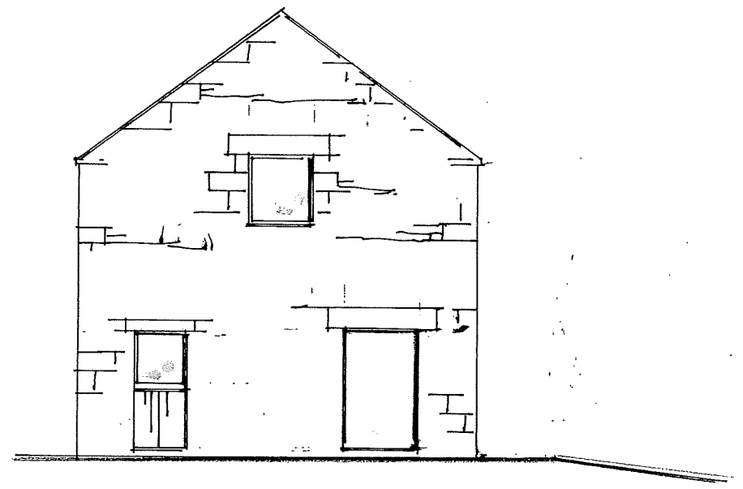

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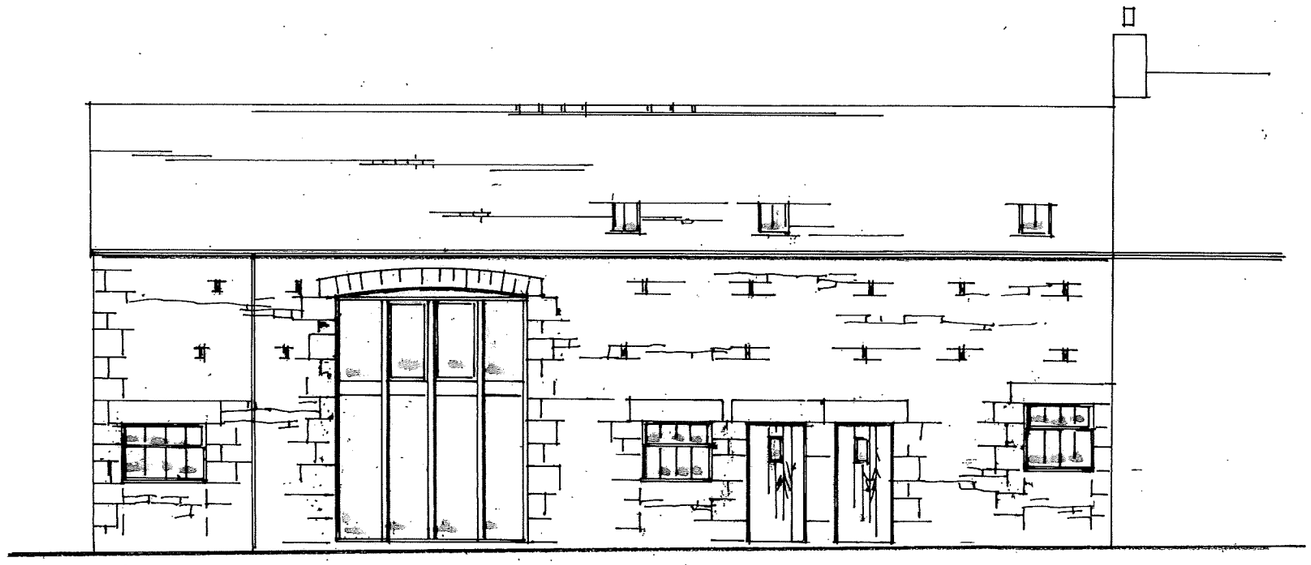

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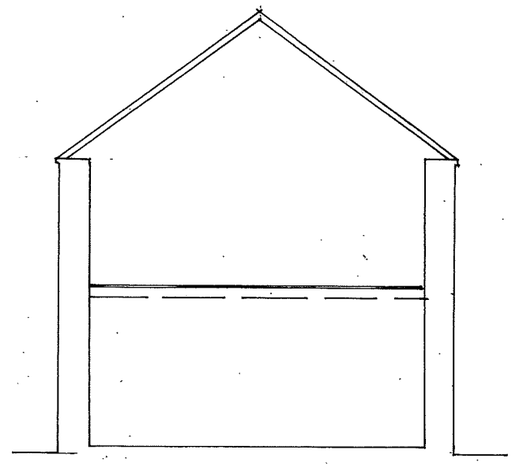

SECTION.

DRAWING NO. **BSB 06 ELEVATIONS AS PROPOSED 1:100**

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