

Schedule of Repairs and Rebuilding the Workshop Building

Conversion of Existing Barn to a Residential Dwelling

Located at:

Tame Barn Farm, Newhey, Rochdale, OL16 3QJ

Date: July 2023
Our Ref: 1357/WKSHP
Revision: **A (10/10/2023)** – Text amended in response to Rochdale Borough Council comments of 18/09/2023.

Schedule of Repairs and Rebuilding of the Workshop Building

The 'workshop' building to which condition 07 of approval 21/01437/FUL refers is believed to be the oldest section of the farmhouse adjoining the barn. The proposed works incorporate the workshop so that it will become a part of the dwelling adjacent to the barn. The existing workshop is to be carefully deconstructed with the existing facing stone and quoins being removed by hand and referenced prior to being safely stored away and protected during construction works while the necessary stabilisation works can take place. Once new foundations have been formed the retained stonework is to be re-laid as indicated on the approved floor plan and elevation drawings.

This approach has been assessed by a heritage specialist who has considered this to be acceptable and will demonstrate the historic built form and help secure the future of a undesignated heritage asset within his report.

Materials

The materials to be used in reconstruction of the workshop are to consist of natural facing stone comprising new reclaimed stonework and reestablished stonework from the deconstruction of the workshop coupled with a lime-based mortar.

All pointing and re-pointing works are to be in accordance with 'SPAB Technical Pamphlet 5 – Repointing Stone and Brick Walling; with particular reference to 'Section 7.2 – Rubble Stone walls'.

UNDER NO CIRCUMSTANCE ARE STRAP POINTING OR RECESSED JOINTS TO BE USED.

The only materials to be used within the rebuilding of the workshop are the natural stone and mortar. Until the stone has been cleaned of paint and each piece assessed on site, it is impossible to anticipate how much of the existing stone can be retained. The aim is to retain and reuse as much of the existing stone as possible, with new stone making-up any shortfall. Details of the new stone and mortar specification (incorporating NHL 3.5) can be found within the accompanying External Materials Statement.

The proposed referencing system and methodology for the rebuilding of the workshop building is to be as follows:

1. Remove all external paint, technique of which to be determined and carried out by a specialist following analysis of the paint type.
2. Reference the stone quoins on the corner of the workshop in order they can be put back in the same location (the quoins are to be referenced in such a way as not to leave a permanent mark and as such are in an identical condition to when they were removed).
3. Carefully remove the stone quoins by hand and set to one side on plastic sheeting adjacent to the workshop.
4. Carefully deconstruct the remainder of the workshop walls by hand, setting the stone to one side next to the quoins on the plastic sheet.
5. Protect the quoins and remaining stone with plastic sheeting. Ensure the quoins and remaining stone of the workshop is kept separate from all other materials and is not to be mixed.
6. Construct new foundations and sub-structure as necessary.
7. Rebuild the workshop walls with the retained stone and reinstate the referenced quoins in their original position in accordance with the approved mortar specification.