

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: -

Introduction

This schedule has been prepared on behalf of our client in support of our Application for Approval of Details Reserved by Condition to fully discharge the planning conditions listed within approved application 21/01437/FUL. This statement has been created specifically to address Condition 07 on the approval notice which states:

'Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a schedule of repairs and rebuilding of the workshop building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall also include details of materials and mortar to be utilised. The work shall be carried out in accordance with the schedule of repairs and rebuilding.'

This application is concerned with an existing agricultural structure that was historically used as a barn attached to a dwelling house, the overall aim of the development is to convert, alter and extend the existing barn to form a dwellinghouse to be occupied by the applicant. The adjoining dwelling (farmhouse) is to remain as a separate dwelling and is to be remodelled and renovated as part of the approved works. There are also associated works including the demolition of existing extensions and outbuildings, external works and construction of a separate workshop. The building is located within the area of Newhey and site lies within a predominantly rural area surrounded by open countryside and grazing fields on all sides, the existing built environment comprises mainly of scattered agricultural buildings with the odd residential dwelling (farmhouse). The site is accessed from an existing track which connects to Woodside and eventually the A640 Huddersfield Road.



Far north of the site is the M62 motorway and the area of Smithy Bridge and Hollingworth Lake beyond. East of the site is Ogden Reservoir and the moorland between Greater Manchester and West Yorkshire. South-south west of the site is the village centre of Newhey and A640 Huddersfield Road, north-north west of the site is the village centre of Milnrow and Junction 21 of the M62 motorway.

The site is rectangular with slight variation in levels travelling downhill north to south. It is located in a rural context, the buildings nearby mainly consist of agricultural and industrial buildings of varying sizes with the odd residential dwelling. Where residential properties are more prevalent toward the village centre of Newhey, the properties tend to consist of semi-detached and terraced housing and are generally 2-3 storeys. The residential properties along the A640 Huddersfield Road contain a mix of red brick properties and natural stone properties, some examples of render can also be found.

Schedule of Repairs and Rebuilding of the Workshop Building

The 'workshop' building to which this condition refers relates to what 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. Unfortunately upon inspection a structural engineer confirmed that the existing workshop was not structurally adequate and could not be left insitu; it would require deconstructing and new foundations to be installed.

As a result 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 within its original position as indicated on the approved floor plan and elevation drawings.



Workshop building; note the quoin stones on the external corner.

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.

The existing stonework of the workshop has previously been subjected to an application of paint, prior to the deconstruction of the workshop this paint is to be removed; the methodology for the cleaning of the existing stone is detailed within a separate specification document submitted as part of this application to address Condition 08 of 21/01437/FUL for the approval of the local planning authority.

Materials

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

Any new stone is to be a natural sandstone that is to match the existing stone and the specification of the lime-based mortar is to be as is detailed within the separate External Materials Statement specification document submitted as part of this application to address Condition 03 of 21/01437/FUL for the approval of the local planning authority.

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.