

External Materials Statement

Conversion of Existing Barn to a Residential Dwelling

Located at:

Tame Barn Farm, Newhey, Rochdale, OL16 3QJ

Date: July 2023
Our Ref: 1357/EMS
Revision: -

Introduction

This External Materials Statement 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 03 on the approval notice which states:

'Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt, the submitted details should also include the composition and source of replacement masonry and roof materials and mortar specification. The development shall be carried out in accordance with the approved details.'

This External Materials Statement will discuss and seek formal approval of the materials that are proposed to be used externally on the buildings approved; this statement will form part of an Application for Approval of Details Reserved by Condition which is to be reviewed and formally approved by the local planning authority.

This application is concerned with an existing agricultural structure that was historically used as a barn attached to a dwellinghouse, the overall aim of the development is to convert, alter and extend the existing barn to form a dwelling house 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.

External Materials Statement

Barn and Adjacent Dwelling

Existing

The existing building was formed using traditional construction methods, namely masonry walls topped with a timber roof structure finished with a slate tile finish. The external walls of the barn comprise of stone with the front elevation and north gable having received a coat of white paint. Natural stone has also been used to construct the earliest section of the adjoining farmhouse and workshop whereas the mono-pitched extension (to be demolished) appears to have been constructed from brick with a render finish to the front, gable and rear lean-to structure; the entire farmhouse section has previously received a coat of white paint.

A visual inspection of the existing structure of the barn was carried out by Healey Consulting Structural Engineers in February 2022 which concluded the barn to be in a good structural condition and suitable for conversion to a domestic dwelling (with exception of the lean-to structure which was found to be in poor condition and is to be demolished as part of the works).

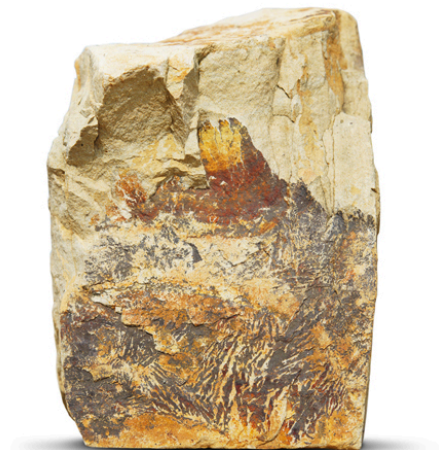
External Walls

Upon completion every external wall is to receive a natural stone finish. Existing stonework is to be retained where possible, all resulting exposed stonework that has previously been subjected to an application of paint is to be cleaned of all paint to leave a natural stone finish; 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.



To accommodate the proposed works (e.g. formation of openings) some areas of the existing walls will require removal, any existing stonework being taken down is to be done so carefully and methodically to enable the stone to be reused and repurposed within the proposals.

It is anticipated that new stone will be required to construct the proposals. Any new stone is to be a natural sandstone that is to match the existing stone.



Mortar specification

Mortar shall be of the mix proportions necessary to achieve adequate strength and durability as well as being suitable for the type of masonry that is to be used which in this case is natural stone. Stone masonry shall be capable of supporting the intended loads and have appropriate resistance to the adverse effects of freeze/thaw and providing an adequate-resisting structure. All stonework must be laid on a full bed of mortar with all perpends being solidly filled. Joints should be filled to reduce the risk of rain penetration and dampness in the wall. Solid mortar bedding and fully filled perpends are particularly important where the cavity is to be fully filled with insulation. Work is to proceed with mortar being struck off from all joints with the cavity, including any cavity trays, within the external wall being kept clear of mortar droppings. Masonry shall not be laid in cold weather unless suitable precautions are taken set out within the latest NHBC Standards.

Different types of masonry require different strength mortar mixes. Some parts of the building, such as below the DPC, chimneys and copings, may require a different mix to the main walling. It is essential the mix is correct for the job; recommended mortar mixes are given in within the latest NHBC Standards. Generally older buildings will function well if they are allowed to work as originally intended; the mortar should be relatively permeable and allow moisture to pass through and evaporate from the surface i.e. enabling the building to 'breathe'. In order to achieve this it is proposed that a lime-based mortar be used for this project. The proposals are to incorporate a mortar mix consisting of lime and sand:

- Limes should conform to BS EN 459.
- Sand and aggregate from natural sources should conform to BS EN 13139.

The mortar mix is to be 1-part Natural Hydraulic Lime (NHL) 5 to 3 parts sand (aggregate), cement is not to be used within the mortar mixture. The sand/aggregate is to consist of 1.5-parts 5mm down sand and 1.5 parts of 2mm down sand. Sands should be well-graded; as a rule of thumb for pointing, the maximum size of aggregate should be no bigger than one third of the joint width. Sands, which contain a clay or silt content of more than 4% should be avoided, as these will inhibit the contact between lime binder and aggregate. Sands which have a high fines content should be avoided as the larger surface area of these will require more water to be used in the mixing, this higher water content will induce shrinkage and can affect flexural and compressive strengths. Monogranular sands should be avoided as they will possess poor workability qualities and will inhibit good vapour exchange i.e. the ability to breathe. There are no pigments or dyes to be used within the mix. Colour is to be consistent that is to match the existing barn.

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 proposed pointing work is to be finished by scraping with an edge of a trowel, leaving the joint flush with the edge of the stone without recessing the profile. After the initial set (possibly the following day), the mortar is stippled/tamped with a 'churn' brush with stiff natural bristles to compact the mortar, removing any laitance from the surface of the joints, revealing the coarse aggregate. If the brush bristles are picking up mortar, it is a sign that the stippling is being undertaken too soon. The surface of the joint should be firm to the touch but can be marked with a fingernail.

The joints are to be rubbed with hessian which provides a less-immaculate more suitable finish than brushing alone. Do not use a water spray to roughen the surface as this washes out free lime, weakening the mortar mix and leaving white streaks on the masonry.

Roof

The external roof of the barn consists of a timber supporting structure comprising of rafters and purlins supported on trusses, the visual inspection carried out by Healey Consulting Structural Engineers in February 2022 concluded the roof structure to be in good condition. The rafters overlaid with a roofing underlay and a natural slate finish fixed via battens. As part of the proposed works, it is intended to retain as much of the existing finish and supporting timber structure as possible; the two lean-to structures connecting to the barn on the south gable and west rear elevations do not contain any materials that are similar or complement the existing barn and as such are to be removed as part of the works.

Natural blue/grey slate has been used as a roof finish over the existing dwelling connected to the north gable of the barn. The existing roof over the workshop and mono-pitched section will require to be demolished, the existing slate finish within these sections is to be carefully removed and set-aside for re-use within the proposed works.

It is anticipated that new slate will be required to construct the proposals. Any new slate is to be a natural blue/grey slate that is to match the existing.



New Workshop

The proposals include for the construction of a new workshop structure located south of the barn. The intention is to provide this structure with a more agricultural aesthetic, the walls of the new workshop are to receive a vertical board finish topped with a roof cladding comprising pre-finished steel trapezoidal panels.

