

Stone Cleaning Methodology

Conversion of Existing Barn to a Residential Dwelling

Located at:

Tame Barn Farm, Newhey, Rochdale, OL16 3QJ

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

Introduction

This methodology 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 08 on the approval notice which states:

'Notwithstanding any detail shown on the submitted plans or provided with the application submission, no works to clean the existing masonry shall take place until such time as a detailed stone cleaning methodology has been provided and agreed in writing by the Local Planning Authority.'

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.

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Existing stonework is to be retained where possible, all resulting exposed stonework that has previously been subjected to an application of exterior masonry paint is to be cleaned of all paint leaving a natural stone finish.

The external walls would not have originally been painted, the application of paint currently on the building has clearly been applied at a later stage and there is a concern the paint may be preventing moisture exchange and allow the building to breathe (refer to SPAB Information Sheet No. 4: The Need for Old Buildings to 'Breathe'), leading to damp problems and cause further damage, we therefore consider this to be reasonable justification to carry out removal of the paint. In this instance it is reasonable to assume there is no interesting earlier surfaces beneath the paint that could potentially be damaged by the paint removal works; the only surface beneath the paint will be the natural sandstone of the existing walls that was never intended to be covered. It is suspected the application of paint applied consists of an exterior masonry paint and will not naturally erode soon.

Care will need to be taken to ensure the removal of modern paint will not cause damage to the building fabric and careful consideration will need to be given when determining the most appropriate method for removing the paint. The guidance within SPAB Information Sheet No. 5: Removing Paint from Old Buildings is to be followed with the chosen method ultimately being determined, specified and carried out by a specialist contractor. Different paints respond to different methods and trials of several techniques may be necessary to determine a suitable method to ensure the substrate is not damaged. The product and manufacturer of the paint to be removed is not known.

Whatever technique is chosen a small sample test within a less-obvious and discreet location is to be carried out. SPAB Information Sheet No. 5: Removing Paint from Old Buildings provides five methods for removing modern paint:

1. Water washing
2. Steam stripping
3. Chemical paint removers
4. Abrasive methods
5. Hot air paint stripper

A specialist is to be appointed to assess the paint on site and analyse each method before selecting the most appropriate method which will then be used within a small sample test to confirm the chosen technique will not cause unacceptable damage to the base material (stone) prior to the remainder of the paint removal works commencing.