

PLANNING AND LICENSING COMMITTEE

11TH July 2018

ADDITIONAL PAGES UPDATE

DISTRIBUTED AT THE COMMITTEE MEETING

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 6 – 31

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	18/01869/FUL	Moreton Town Council – Objection. Require Condition 30, footpath links to remain in place for pedestrian safety and should not be removed from the application.
05	18/01313/FUL	Further representation received from owner / occupier of No. 43 Park Road reaffirming original objection to application on the grounds of inadequate parking provision, and loss of the gap between the terraces – Please see attached dated 8th July 2018.
06 & 07	17/04706/FUL & 17/04707/LBC	Letter and Appendices from Agent – Please see attached dated 27th February 2017.

From: J Rae

Sent: 08 July 2018 13:37

To: Democratic

Subject: Full application for erection of 2 bedroom dwelling with amenity space at 40 Park Road Blockley GL56 9BZ for Mr & Mrs Reynolds

Full application for erection of 2 bedroom dwelling with amenity space at 40 Park Road Blockley Moreton in Marsh Gloucestershire. GL56 9BZ for Mr & Mrs Reynolds.

Dear Sir/Madam

Re the above application at 40 Park Road Blockley.

I would have liked to have attended the planning meeting on 11th July 2018 in the Council Chamber at your offices but cannot get the time off work.

I have objected to this application in the planning process, but would just like to reconfirm my objection to this application.

If a house is built on a parking space or drive I feel unless there is adequate parking provided in the application then it should not be allowed. We already have problems with parking in Park Road and this will just exacerbate the problem - especially at weekends and holidays.

Whoever buys this new house is likely to need to park more than one car.

If this house is built how can any other house be refused to the remaining gaps in the terraces?

Yours faithfully

J.Rae

7 Hem 05.
18/01/13/FUL.



Our ref: AP/P/H-027
Your ref: 17/4707/LBC

01285 643644
info@plan-a-planning.co.uk
www.plan-a-planning.co.uk

Chris Fleming
Planning Services
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

27 February 2017

Dear Chris,

RE: 17/4707/LBC – BARN TO THE REAR OF PORCH COTTAGE, LITTLE RISSINGTON

Further to our previous email correspondence, I have now had the opportunity to compare the conservation officer’s consultation response relating to the above application (**Appendix 1**) with the application of material planning considerations in respect of similar proposals for conversion of the adjacent listed barn, to the north of Hunters Mead.

It is clear from my assessment that, despite the distinctly comparable nature of the two proposals, the approach taken by the conservation officer in the case of the current application is in complete contrast with that of the other proposals. I have set out an explanation of the various anomalies below and these must each be taken into consideration prior to determining the application, since any failure by the Local Planning Authority to provide clear planning reasons in support of the contrasting approach is at risk, should the matter progress to appeal.

In summarising the current application proposals, the conservation officer acknowledges that the principle of converting some listed barns may be acceptable but alleges that the degree of harm in this case is unacceptable in that it involves a ‘considerable loss of historic fabric’ together with alteration/removal of a number of features that contribute to the significance of the heritage asset. Whilst the officer concedes that the barn ‘would certainly benefit from some positive intervention’, insufficient weight has been given to the need and importance of establishing a viable use for the heritage asset and the implications that this should have when considering any associated harm arising from the proposed new use.

Accordingly, the conservation officer’s approach contrasts fundamentally with that taken to proposals for the stores/barn north of Hunters Mead, despite the fact that they are physically attached to them and form part of the same historic (agricultural) use of the site. In that case, the conservation officers who dealt with two separate applications (13/03745/LBC and 15/01025/LBC refer) confirmed that:-

“...given that [the barn/shed] is now in the curtilage of a modern dwelling, it has little viable use. The historic entity of which it was a part, is itself already substantially fragmented through the split into Wisteria Cottage and Porch Cottage. Consequently, the principle of conversion seems a reasonable price to pay to ensure the survival of this building”
[15/01025/LBC – see **Appendix 2**]

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"The sheds are a listed building and as such they need to be conserved and, to ensure that, it is necessary to find a viable economic use for the buildings that will lead to their long term survival... Conversions to residential use of sheds such as these will inevitably cause harm to the character and significance of the building however this harm needs to be balanced by the need to find a viable use." [13/03745/LBC (*my emphasis*) – see **Appendix 3**]

"The proposal for a new use for the building will ensure its long term survival. Although the proposals cause harm to the character and significance of this building.... preservation of the building is a very significant public benefit which easily outweighs the harm caused by the need to adapt the building to a viable use. As such this application meets the tests set out in paragraph 134 of the NPPF" [13/03745/LBC – *my emphasis*]

It is clear from the above that there are a number of guiding principles which should have been used as the basis against which to assess the current application. These can be summarised as follows:-

- The location of a barn within an existing residential curtilage is, of itself, insufficient to ensure it has a viable economic use;
- The heritage significance associated with the former agricultural use of the buildings has already been diminished by its fragmentation into separate residential curtilages;
- It is necessary to find a viable new use for the buildings to secure their long term survival;
- Whilst conversion to residential use will inevitably cause harm to the character and significance of the building, this needs to be balanced by the need to find a viable economic use and, in this context, preservation of the building is a very significant public benefit which can outweigh the harm caused.

In terms of the alleged harm associated with the current proposals, the conservation officer's response identifies a number of specific concerns. However, as explained below, there is also a significant disparity between the conclusions they have drawn when compared to those associated with the applications relating to the adjoining barn.

Particular concerns have been raised in respect of proposed alterations to the roof trusses of the single storey range, and to the levelling out of the tie beams. These are described by the conservation officer as highly invasive, compromising the structural form and historic integrity of the building. However, it is clear from the comments made that no account has been taken of the findings set out within the structural survey report submitted in support of the application, nor of the extent of works undertaken to the roof of the adjoining barn as part of its approved conversion.

The structural survey report submitted in support of the current application confirms that no additional structural elements are required to enable the proposed conversion. However, reinstatement of the existing sections together with associated replacement of roof timbers and other remedial works are identified as necessary to prevent further degradation and loss of section (to that which is already evident within the buildings). This is no different in principle to the works associated with the approved conversion of the store/barns north of Hunters Mead although, in that case, the works actually involved replacement of much of the roof due to the extent of degradation which had occurred. Whilst this same fate has not yet been befallen the barns which are the subject of the current application, it is clear from the structural survey report that a similar level of degradation is inevitable without conversion to a viable new use.

I note that the conservation officer has also raised particular concern in relation to the impact of the proposals on the decayed timber cladding to the front elevation of the single storey range. This is alleged to be of particular significance as it is referred to within the listing description as a 'rare survival'. However, the conservation officer has clearly not familiarised themselves with conservation officer's findings in respect of the identical plank boarding referred to in the listing description associated with the adjoining barns to the north of Hunters Mead. In that case, the conservation officer stated:-

"I note that the application also includes the replacement of the hit and miss boarding. The list entry describes this a rare [survival] suggesting that this finish is of some historical significance. On close inspection of the hit and miss boarding I note that the planks are sawn by a circular saw and they are all fixed with modern round wire nails – a clear indication that this feature is post war. I could see no indication that the planks have been refitted [as] there were no immediate signs of the planks having had earlier nail holes. The planks are therefore of little historic value and the proposed replacement is acceptable."

[13/03745/LBC (my emphasis) – see **Appendix 3**]

This suggests that the conclusions reached by the conservation officer in respect of the current application are seriously flawed and, if the boarding also needs to be replaced as part of the conversion works, this should also be considered acceptable. Similarly, the reference to historic partitions under each tie beam within the conservation officer's response is also incorrect since, as is evident from the photos below, boarding is not in evidence under all tie beams and is not historic in nature.



Boarding is not evident under each tie beam and is not historic in nature

The conservation officer has also raised issue with alterations to the plan form of the buildings resulting from the proposed opening to connect the single storey range with the Bull Pen. However, this also takes no account of the fact that conversion of the barn north of Hunters Mead involved joining 4 separate barns as one dwelling (see Structural Inspection Report – **Appendix 4**). Furthermore, the extent of historic fabric affected is limited and can always be used to replace the modern blockwork repairs that have previously been undertaken, such as those to the rear wall of the Bull Pen.

Whilst concerns have also been raised with regard to the proposed number of rooflights and the design of the glazed panels and doors, only one rooflight is proposed to the principal elevation and the detailed design of the glazed panels and doors can be adequately controlled by condition.

In conclusion, it is evident from the above that, in contrast to determination of the applications for conversion of the store/barns north of Hunters Mead, the conservation officer has failed to make a balanced and objective assessment of the application proposals. Furthermore, whilst acknowledging that the proposals involve only less than substantial harm to a designated heritage asset, they have also failed to take account of the very significant public benefit associated with preservation of the building through its conversion to a viable new use (see **Appendix 3**). The conservation officer's recommendation for refusal is therefore in direct conflict with relevant national policy which confirms that great weight should be attached to the conservation of heritage assets (NPPF, para 132 refers) as was cited in support of the decision to approve conversion of the store/barn to the north of Hunters Mead.

In view of the above, and before reaching your recommendation in respect of the current application, I would urge you to reflect on the clear material planning considerations which can be drawn from the comparable planning history associated with the successful application for conversion of the adjoining barn. In the meantime, should you require any further clarification, please do not hesitate to contact me.

Yours sincerely,

Andrew Pywell BA (Hons) MRTPI

Email: ap@plan-a-planning.co.uk

cc: Mr D Hamilton - Applicant

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Hemo 06 + 07
17/04/06/FUL + 17/04/07/LBC.

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

TO: Christopher Fleming	DATE: 16th January 2018
REF: CD.6181/M 17/04707/LBC	
Address: Barn To The Rear Of Porch Cottage Little Rissington Bourton On The Water GL54 2ND	
Proposal: Conversion and alterations of barn to form residential dwelling	

The Barn to the Rear of Porch Cottage is Grade II Listed. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Barn to the Rear of Porch Cottage also lies within the Little Rissington Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within its setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Site Description:

The barn that is the focus of this application can be divided into two distinct sections, the two storey bull house, and the four bay single storey store. Attached to the store is another agricultural building, the 'Open fronted shelter north of Hunter's Mead' which is also grade II listed. This latter building has already been converted to residential use. These barns are located to the rear of Porch Cottage which is located on the main road through Little Rissington, and within the Little Rissington Conservation Area.

Proposals:

The proposals in these applications are for a change of use, from store and bull house to domestic accommodation, and for alterations to enable this conversion.

Whilst the principle of the conversion of some listed barns may be acceptable, the proposals in this application involve a considerable loss of historic fabric, and the alteration and removal of a number of features that contribute to the significance of this heritage asset. As such whilst this barn would certainly benefit from some

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Items 06 + 07.
17/04706/FUL + 17/04707/LBC.

positive intervention, what is proposed in this application would cause considerable harm to this listed building and is not acceptable.

Particular concerns include:

- The modification of the tie beams and insertion of additional steel supports. Whilst this might be seen as necessary to enable conversion, this proposal is highly invasive and involves the removal of a section of tie beam from each truss in the single storey section of the barn, alternative methods of support (steels or posts) are then inserted to provide the support that the truss can no longer provide.
- The trusses that are affected are considered to be an integral part of the historic primary roof structure, and the removal of sections of them would not only lead to a loss of valuable historic fabric, it would also compromise the structural form of the roof and the historic integrity of the listed building. This proposal would not be supported.
- It is not just the cutting of the tie beams that is an issue, the proposed section drawings of the tie beams show them levelled out and at a higher position, than their current low sloped position. This is another substantial intervention, which it would appear, also involves alterations to the front and rear walls of the single storey range and to the roof. The proposed section drawings also show changes to the purlins, which would be another significant intervention and loss of historic fabric to the roof of this special building.
- Whilst the existing section drawings do not show it, there are partitions underneath the tie beams within the single storey section of the barn, which also appear to be historic. Within the proposed section drawings these divisions have been removed or removed and replaced. The removal of these partitions would lead to a further loss of historic fabric as well as an alteration of the historic plan form of the building. The significance of this historic farm building would be further eroded.
- It is also proposed that an opening is created between the bull house and the single storey range. Information on the location of the historic nook within the bull house has not been provided, and it is difficult to tell whether this significant historic feature would be affected by the proposed opening.
- There are other concerns with the proposal to create an opening between the bull house and the single storey range. This proposal would not only lead to a loss of historic fabric, but also an alteration to the historic plan form; in effect combining one distinct section of the building with another. This change would impact on the significance of the listed building.
- The proposal to relocate the wall opening in the bull house as well as alter the dimensions of the door, are further interventions in the fabric of this historic building.
- The area which is identified as 'decayed timber cladding' in the 'existing' drawing has been reduced, and, in the 'proposed' drawing it states that this timber cladding will be reused where possible. The listing for this building refers in particular to the plank boarding (or cladding) at the front of this building as a 'rare survival' and as such it is of particular significance. Proposals that compromise, rather than conserve what remains of this boarding, cannot be supported.
- It is not just what is being altered, removed or rebuilt in this application that is of concern, some of the proposed modern additions, in particular the glazed

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Hems 06 + 07

17/04706/FUL + 17/04707/LBC.

doors, are also inappropriate. Their overtly domestic appearance is out of character with the historic agricultural nature of this property.

- The proposed insertion of five roof lights would also not be supported. New openings in historic farm building detract from the agricultural heritage of these historic buildings, and should be avoided; as such the insertion of five roof lights in what is a very modest structure is unjustified.
- Not details of flues, vents, SVPs or any damp treatments have been provided. These are all details which you would associate with a conversion and which could lead to further interventions in the historic building.

Conclusion: Whilst the principle of conversion to residential use may be acceptable for some listed barns, in the case of the 'Barn to the Rear of Porch Cottage' it would appear that it is not. From the information that has been submitted, it would appear that the conversion of this listed barn to residential use would require substantial and dramatic interventions, with much of the structure of the building, and a number of its significant features being removed, altered or rebuilt. Not only would the works be contrary to Sections 16(2) and 66(1) of the Planning (LBCA) Act 1990 they would also contradict local guidance. Indeed, CDC's local plan states that 'The conversion of rural buildings to alternative use will be permitted only if: 'the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration or rebuilding' and that 'the proposed conversion would not significantly harm the character of the building'. As such these proposals cannot be accepted.

For the above reasons I would have to recommend refusal, as it is considered that the proposals in this application would be detrimental to the significance of the listed building. In addition, by altering the character and features of the listed building, the conservation area, of which it is a part, would also be harmed.

Although it is believed that the proposals in this application will cause extensive harm, it is considered that this harm would fall into the category of 'less than substantial harm' in terms of the relevant section of the NPPF. As such Paragraph 134, which states that less than substantial harm should be weighed against the public benefits of the proposal, is pertinent. Although considered 'less than substantial' under the terms of the NPPF, these proposals would still cause harm to the listed building and its setting with little evidence of public benefit.

Draft recommendation: Refuse

The outbuildings to the rear of Porch Cottage are Grade II Listed as being of special architectural or historic interest. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building setting or any features of special architectural or historic interest it possesses. The property also lies within the Little Rissington Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality.

The proposals are for alteration or removal of tie beams, purlins, walls, historic partitions and historic cladding, as well as the creation of a number of new openings. These proposals would harmfully alter the character of the listed building and would contribute to a cumulative degradation of the character and appearance of the conservation area, though this harm and degradation would be less than substantial.

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Items 06 + 07
17/04/06/FUL + 17/04/07/LBC.

The proposal would thereby fail to preserve or enhance the significance of the designated heritage assets. No mitigating public benefit would accrue therefrom. The proposal thus conflicts with Section 16(2), 66 (1) and 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990, paragraph 134 of the National Planning Policy Framework and Local Plan Policies 28, 14 and 15.

From:
UJM

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Items 06 + 07
17/04706/FUL + 17/04707/LBC.

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

TO: Andrew Moody	DATE: 20th April 2015
REF: CD.6181/G 15/01025/LBC	
Address: Hunters Mead, Little Rissington, Cheltenham, Gloucestershire, GL54 2ND	
Proposal: Conversion of open fronted shelter and stone built store to dwelling	

Comments:Background:

The shelter sheds that form the subject of this application are listed grade II; they also lie within the heart of the Little Rissington Conservation Area. It also sits within the immediate setting of the grade II-listed Wisteria Cottage and Porch Cottage (originally one house with attached dovecote), to which it historically related.

Consent was granted in 2013 to convert the building to a holiday let; the current proposal, whilst for a separate dwelling, is physically virtually identical to the previous consent, even to the point of reusing the same drawings.

Policy:

The building is a Grade II Listed Building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

It also lies within the Little Rissington Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm should be weighed against the public benefits of those works.

Paragraph 13 of the Historic Environment section of the Planning Policy Guidance advises that: *"The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in*

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Hemsoob + 07
17/04/16/FUL + 17/04/17/LBC.

the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each."

Policy 14 of the Cotswold District Local Plan states that the conversion of agricultural or similar buildings of historic interest and traditional design to an alternative use, particularly a use which would make a positive contribution to the local economy or meet a local need for affordable housing, will be permitted unless the proposal would be significantly detrimental to the form, details, character or setting of the building; involves the extension or significant alteration of a building, which is of insufficient size or of an unsuitable form to allow its conversion without this extension or alteration; involves a building which is so derelict, or in such poor structural condition, that it requires complete or substantial reconstruction as part of its conversion; would have a detrimental impact on the appearance or character of the landscape; or would be detrimental to the continued or future agricultural operation of a farm, or would create new dwellings in which residents would be adversely affected by farming activities.

Policy 28 of the Cotswold Local Plan, addressing the conversion of rural buildings, states that The conversion of rural buildings to alternative uses will be permitted only if the altered appearance of the building as a whole does not have a materially harmful impact on the landscape; the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building which would be tantamount to the erection of a new building; and that the proposed conversion would not significantly harm the character of the building, its setting and the character and appearance of the landscape in the area.

Proposal:

The current proposal is physically identical to that which was previously granted consent; the only substantial difference being that it is now intended for a separate dwelling, rather than an a holiday let.

The condition of the building is clearly parlous, and given that it is now in the curtilage of a modern dwelling, it has little viable use. The historic entity of which it was a part, is itself already substantially fragmented through the split into Wisteria Cottage and Porch Cottage.

Consequently the principle of conversion seems a reasonable price to pay to ensure the survival of this building.

However, the use of it as a permanent dwelling rather than a holiday let may place greater pressure on the building and site in the longer term. The building will retain protection due to its listed status; but it may be advisable to try to ensure that the setting is adequately protected by way of a withdrawal of permitted development rights.

Draft recommendation:

PERMIT.

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Hemsob + 07
17/04706/FUL + 17/04707/LBC.

Draft conditions:

As previous consent, plus removal of permitted development rights to protect setting.

From:

Justin Ayton.

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HEMPS OB +07
17/04700/FUL + 17/04707/LBC.

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

TO: Andrew Moody	DATE: 6th December 2013
REF: CD.6181/D 13/03745/LBC	
Address: Hunters Mead Little Rissington Cheltenham Gloucestershire GL54 2ND	
Proposal: Conversion of open fronted shelter and stone built store to holiday let	

Comments:

The open fronted shelter shed is situated to the rear of the adjacent house to Hunters Mead and forms the peripheral buildings to its farm yard. Some of the buildings are still in the ownership of the adjacent building however this section of shelter shed is in the ownership of Hunters Mead meaning that any conversion would overlook the farmyard and not Hunters Mead.

The sheds subject to this application are in a very sorry state roofs have slipped and failed and the overall condition of the buildings can best be described as poor. The sheds are a listed building and as such they need to be conserved and to ensure that it is necessary to find a viable economic use for the buildings that will lead to their long term survival.

The proposal in this case is for conversion of the sheds to residential (holiday let) accommodation, a use that fits the area and can be fitted into the building.

Conversions to residential use of sheds such as these will inevitably cause harm to the character and significance of the building however this harm needs to be balanced by the need to find a viable use.

Due to the condition of the shed at present the application does proposed to replace a few elements of the structure that have been damaged by water ingress and failure, these elements mainly relate to the roof structure which in places is particularly poor.

Taking into account the buildings condition I have no objection to the works proposed to the roof structure. I do however **OBJECT** to the proposed use of artificial stone roofing. This is a listed building and it has real stone on the roof where it has tiles, natural stone is part of the significance of the building and it needs to be retained. I can see no justification for the use of artificial.

I note that the application also includes the replacement of the hit and miss boarding. The list entry describes this as a rare suggesting that this finish is of some historical significance. On close inspection of the hit and miss boarding I note that the planks are sawn by a circular saw and they are all fixed with modern round wire nails a clear indication that this feature is post war. I could see no indication that the planks have been refitted there were no immediate signs of the planks having had

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Hems 06 + 07.

17/04700/FUL

+ 17/04707/LBC.

earlier nail holes. The planks are therefore of little historic value and the proposed replacement is acceptable.

The building already has a concrete floor and as such replacement will have no appreciable effect on significance.

Other than that the proposals are relatively low key and have been designed to fit the building and work with its form. The construction of a dry insulated interior box should ensure that whilst the building has a new use this use will be energy efficient.

The proposal for a new use for the building will ensure its long term survival. Although the proposals cause harm to the character and significance of this building the design proposed does fit well with the buildings form and will preserve what is effectively a shell structure. The preservation of the building is a very significant public benefit which easily outweighs the harm caused by the need to adapt the building to a viable use. As such this application meets the tests set out in paragraph 134 of the NPPF.

Draft recommendation:

Approve.

Draft conditions:

Roof in natural stone

Flush roof lights

Lime mortars for all pointing and repairs.

Hit and miss boarding to match the original plank sizes.

Oak left to silver. (I reckon the hit and miss is elm but try getting that nowadays.)

From: IMS

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Hems 6 + 7

17/04706/FUL

+ 17104707/LBC.

Appendix 4.

Hannah - Reed

STRUCTURAL INSPECTION

OF BARNs AT

**HUNTERS MEAD
LITTLE RISSINGTON
CHELTENHAM
GLOUCESTERSHIRE**



consultancy engineering business environment

Hannah, Reed and Associates Ltd
Marlborough House
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X-213254/AT/19.07.2013

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17/04706/FUL
+ 17/04707/LBC.

STRUCTURAL INSPECTION

OF

BARNS

AT

X-213254

**HUNTERS MEAD
LITTLE RISSINGTON
CHELTENHAM
GLOUCESTERSHIRE**

1.0 BRIEF

Hannah Reed and Associates were instructed to carry out a structural inspection of Barns at Hunters Mead, Little Rissington.

We were asked to visit the property and to report on their present structural condition and their suitability to be refurbished up to habitable condition.

Our inspection and this report were carried out in accordance with our Terms of Agreement HRTA4/X-213254 dated 7th May 2013.

2.0 THE PROPERTY

The buildings are L-shaped barns of late 19th Century vintage. One was up to relatively recently used as a milking barn with a troughed concrete floor.

For the purpose of this report we have divided the are up into four separate areas and reported on each in turn. Refer to sketch FIG.1 at the end of this report.

The Barns are located in the rear of the main house on a steeply sloping situ. Two trial pits were dug the depth of the existing walls. Due to their age there was as anticipated no foundation as such. The other pit was excavated in the garden to determine the natural ground conditions. The location and details of the trial pits are given in sketch FIG. 2.

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Hems 06 +07.

17/04706/FUL

+ 17/04707/LBC.

3.0 OBSERVATIONS

The following comments require to be augmented by a timber infestation report by others.

3.1 Barn No.1

This is the end barn in the group of four.. Internally there are three timber Trusses supporting the purlins and rafters (refer to photograph No.1). All appear To be the original elements. Our comments on each element are given below.

- a) Central Truss. The end of the truss has split and will require to be repaired or have the end section replaced (refer to photograph No. 2).
- b) Some of the rafters are not continuous over the purlin and appear to be in two sections. In addition the roof tiles are not under felted (refer to photograph No. 3).
- c) The end truss against the adjacent property slopes down towards the edge beam which also slopes from the centre down towards the end truss (refer to photograph No. 4).
- d) The purlins are the original ones and are generally satisfactory and could be reused in any refurbishment.
- e) The rear masonry wall is in good condition internally. Due to the thick growth of vegetation on the external face not much of the masonry could be seen (refer to photograph No. 5). However from the internal condition we expect the external face also to be in a good condition.
- f) The front wall has been clad in timber slats. These are in poor condition and have been damaged by damp, probably wet rot, and have warped, twisted and require to be replaced (refer to photograph No. 6).
- g) We understand that the roof tiles are Cotswold tiles. Some of these could be used in any refurbishment but replacements may be required (refer to photograph No. 7).
- h) The floor slab could not be examined due to the materials stored in the barn.

3.2 Barn No. 2

- a) This barn has an open front elevation with the roof edge beam supported on two timber posts (refer to photograph No. 7).
The base of the posts are supported on stools. One of the posts has slipped off its stool (refer to photograph No. 8).
The base of both posts have been weakened over time and new posts and stools will be required to provide structural integrity to the barn.
- b) The masonry to the rear wall is in good condition with only minimal work required particularly at the top (refer to photograph No.9).

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HEMS 6 + 7.

17/04/06/FUL

+ 17/04/07/LBC.

- c) As for the previous barn there is no underfelt to the roof tiles and some of the rafters which are in two different parts and will require replacing. The roof sags in several places due to the poor condition of the rafters.
- d) The concrete floor is in fair condition

3.3 Barn No. 3

- a) The front elevation of this section has been closed off with blockwork and the edge beam to the roof is not level (refer to photograph No. 10). It is possible that there was a timber post, similar to those in Barn 2, which has been replaced by the blockwork.
- b) There is a suspended ceiling in this building which did not allow an inspection of the main supports to the roof. The deformation of this roof is not as severe as the others which would suggest that the main supports are performing adequately (refer to photograph No. 11).
- c) We suspect that the rear wall to this section is in a similar condition to the previous barns.
- d) The concrete floor slab is in a good condition.

3.4 Barn No. 4

This is the barn which was originally used as a milking shed. We understand that the methane produced by the cows is detrimental to timber as is the case with the roof of this barn (refer to photograph No. 12).

- a) There is a bulge to the front wall of this barn at the window. This is not recent and not particularly structurally significant. However it may be worthwhile to rebuild the bulging section of the wall during refurbishment.
- b) The masonry to the front elevation is patchy but generally sound although bottom courses will require re-pointing. The elevation to the garden side of this barn was partially hidden by vegetation but where visible it is in good condition.
- c) The concrete floor slab is relatively new having been re-cast when being used as a milking barn (refer to photograph No. 13). This of course would require to be lifted and a more suitable slab installed.
- d) The roof to this barn is in a very bad condition and will require to be re-built. Two of the trusses are very obviously not original (refer to photograph No. 14).
- e) Roof tiles have slipped down the roof slope at the rear corner (refer to photograph No. 15).
- f) A large percentage of the rafters, purlins and trusses at the end of the barn require replacing (refer to photograph No. 16). At present the original valley rafter is propped (refer to photograph No. 17).
- g) The internal face of the walls are rendered and are in good condition.

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 Hems 6 + 7
 17/04706/FUL
 + 17/04707/LBC.

4.0 DISCUSSION

In general the roof to all sections of the barns are in a poor condition. The roof to Barn No. 4 is so bad that we recommend that it be completely re-built. As two of the original trusses have been removed and replaced by softwood trusses we would suggest that these be replaced by oak trusses as per the original.

The roof to Barn No.3 is in a reasonable condition as viewed externally but this will require to be confirmed when the suspended ceiling is removed. In the two other barns the main items of purlins and trusses can be salvaged but repairs will be required to one of the trusses to Barn No. 1.

The masonry walls to the rear of Barns 1, 2 and 3 are in good condition. The walls on both faces of Barn 1 are also in a good condition although a small bulged area may require to be re-built for aesthetic reasons.

The timber and stool posts to Barn 2 require to be replaced. The cladding to Barn No. 1 requires to be replaced.

We understand that it is intended to remove and replace the existing concrete floors.

5.0 TRIAL PITS

As stated earlier two trial pits were dug, one to the bottom of the existing wall and one in the garden.

The one at the wall proved that, as was common with buildings of this age, the masonry is built without a foundation. However, as stated in 4.0 above the walls are in a good structural condition.

The trial pit in the garden revealed fine gravels and sands similar substrata to that under the walls of the barns.

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Hem 6 + 7
17/04700/FUL
+ 17/04707/LBC.

6.0 CONCLUSIONS

The barns in general are in need of repair works and new roofs. The walls are satisfactory although the posts to the open elevation and the timber cladding to Barn No.1 all require replacing.

It is in our opinion that the barns are suitable for refurbishment.

Report Prepared By



Hannah, Reed & Associates Ltd

Dated: 19th July 2013

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Items 6 + 7.
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+ 17/04707/LBC.

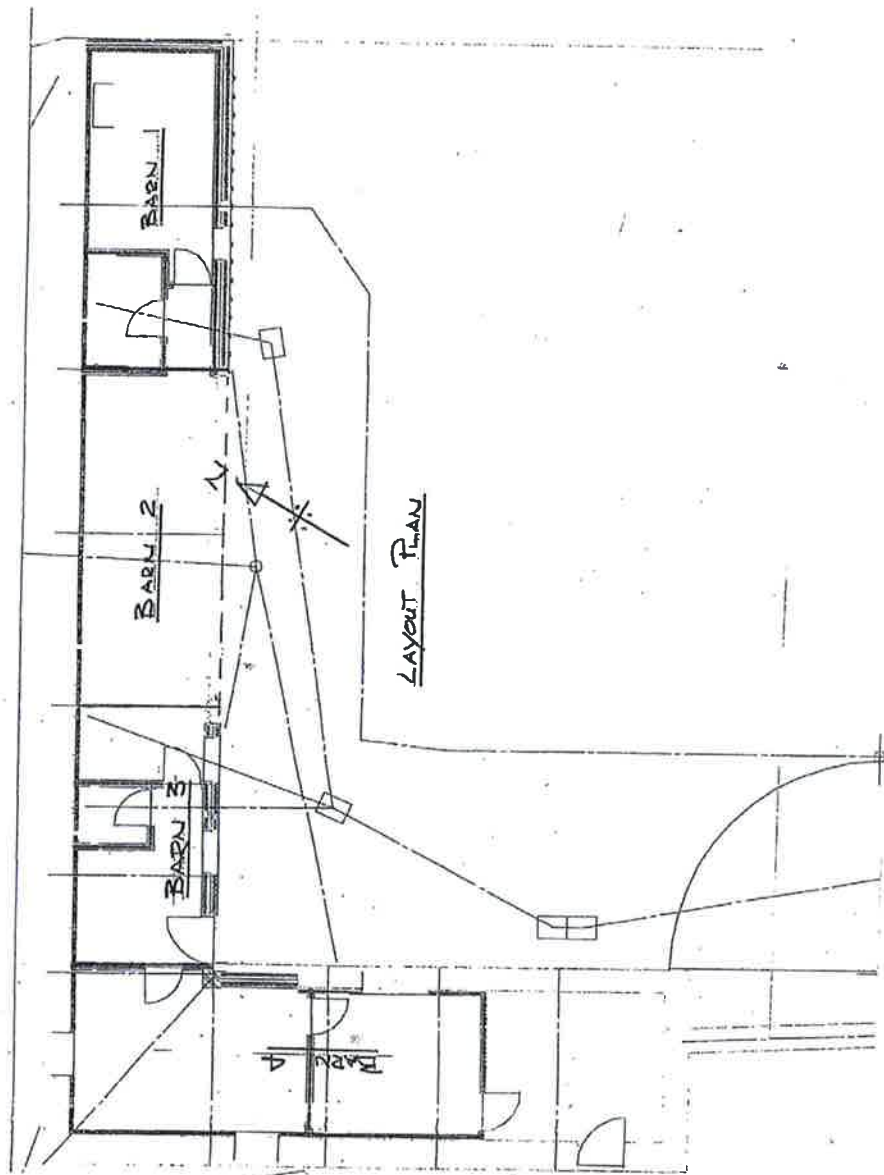
Hannah · Reed



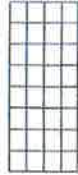
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Revision:
Date: July '13

HUNTERS MEAD, LITTLE RISSINGTON, CHELTENHAM



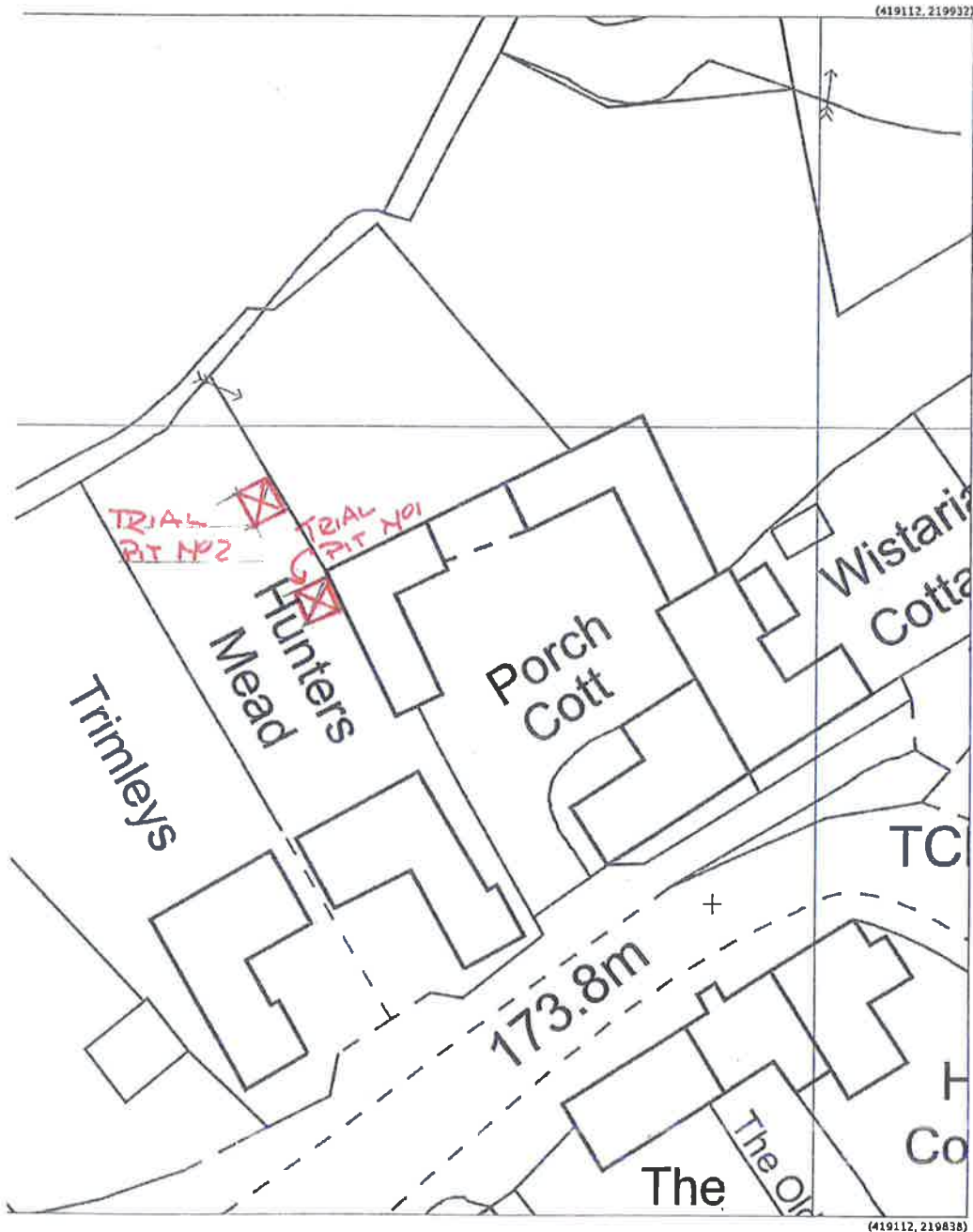
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Sheet no: **FIG 2**
Revision:
Date: **July '13**

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LOCATION of TRIAL PITS

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Barns at Hunters Mead, Little Rissington

X-213254



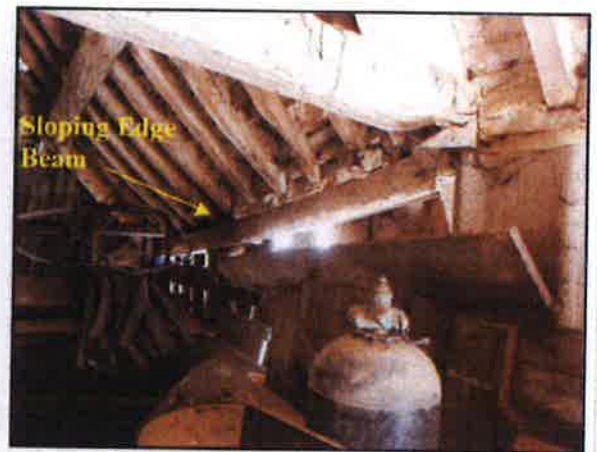
Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

Hems 6 + 7

17/04706/FUL

+ 17/04707/LBC

Barns at Hunters Mead, Little Rissington

X-213254



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12

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Barns at Hunters Mead, Little Rissington

X-213254



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17

Hems 6+7
17/04706/FUL
+ 17/04707/LBC.