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Planning Service
Yorkshire Dales National Park Authority
Yoredale
Bainbridge, Leyburn
North Yorkshire DL8 3EL

17 AUG 2012

YORKSHIRE DALES

National Park Authority
RECEIVED BY:-
Yorkshire Dales National Park Authority

Application for Planning Permission ~~and Listed Building consent~~
~~extension or demolition of listed building~~

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

06 SEP 2012

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

R/48/147

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

DEVELOPMENT OF DILAPIDATED BARN TO BECOME ANNEX ACCOMADATION TO THE MAIN HOUSE.

Has the development or work(s) already started?

Yes No

If Yes, please state the date when the development or work(s) were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the development or work(s) been completed?

Yes No

If Yes, please state the date when the development or work(s) were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role

9. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: Yes No
 b) Demolition of a building within the curtilage of the listed building: Yes No
 c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

10. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
 b) Works to the exterior of the building? Yes No
 c) Works to any structure or object fixed to the property (or buildings within its curtilage) Internally or externally? Yes No
 d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

11. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

- Grade I Ecclesiastical Grade I
 Grade II* Ecclesiastical Grade II*
 Grade II Ecclesiastical Grade II
 Don't know

12. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes No Don't know

If Yes, please provide the result of the application:

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	4	2	2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	LOCAL STONE	NO ALTERATION POINTED WITH LIME MORTAR	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	LOCAL STONE SLATE	RE-USE OF STONE SLATES ONTO NEW ROOFING- BATTONS + FELLS	<input type="checkbox"/>	<input type="checkbox"/>
Chimney			<input type="checkbox"/>	<input type="checkbox"/>
Windows	WOOD	NEW SOFTWOOD FRAMES TO MATCH EXISTING WITH OGU	<input type="checkbox"/>	<input type="checkbox"/>
External doors	WOOD	REUSE EXISTING DOORS WHERE POSSIBLE OR REPLACE WITH WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	NONE	PLASTER BOARD + SKIM	<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	SAND & GROUT RENDER	WOODEN FRAME INSULATED PLASTER BOARD + SKIM	<input type="checkbox"/>	<input type="checkbox"/>
Floors	WOOD	NEW WOODEN FLOOR BOARDS	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	NONE.	WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	CAST IRON	CAST IRON	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	DALESVIEW OWNS PARKING FOR 4 CARS INC 1 GARAGE	GARAGE + 1 PARKING GIVEN TO BARN OTHER SPACES TO THE HOUSE	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	BASIC ELECTRICAL CIRCUIT	NEW WIRING + LIGHTING TO ALL ROOMS	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

ALL DRAWINGS LABELED TO SPECIFY WORKS

15. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Cess pit
- Septic tank
- Other
- Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

THE BARN CURRENTLY HAS A CONNECTION TO THE MAIN DRAINAGE SYSTEM THIS WILL BE USED WITH THE ADDITION OF A SVP

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
- Existing watercourse
- Soakaway
- Pond/lake
- Main sewer

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

18. Existing Use

Please describe the current use of the site:

STORAGE, PREVIOUSLY USED AS A DWELLING WITH ITS OWN WC / POST BOX AND CHIMNEY

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

21. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

Yes

No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

 Yes

 No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>			
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please specify	PERSONAL STORAGE	<input type="checkbox"/>	69.3	69.3	69.3
	Total				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please specify		<input type="checkbox"/>			

23. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

24. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

25. Site Area

Please state the site area in hectares (ha)

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational through put in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

17)8 ack to

Design Principles

The annex in conjunction with the main house will allow/support flexible living arrangements aiming to meet future family needs and to accommodate office based home working. It will also allow a currently redundant, at risk barn to be sympathetically restored and maintained ensuring a positive outlook for all neighbours and other member of the community.

There is no intention to alter the external character of the barn in any significant way

Policy Review

Application meets the core aims of the local plan for the national park;

Aim 2 of the local plan to seek to foster social and economic well being of the communities within the national park.

Aim 3 sustainable a development that meets the needs of the present without compromising the ability of future generations to meet there own needs

The application proposal adheres fully to all aspects of the General Design Policy (GP2) The application is in part necessary due to the short fall of affordable accommodation highlighted in many housing plans. The housing strategy clearly states the need to provide housing opportunities to meet the needs of the local community preventing the out migration of young adults. The application provides a solution to specific family needs and it will also support a local business through fit for purpose home office space. The application adheres to policy E6

The housing strategy clearly defines as an objective to give priority to re use previously developed land including conversation of existing buildings.

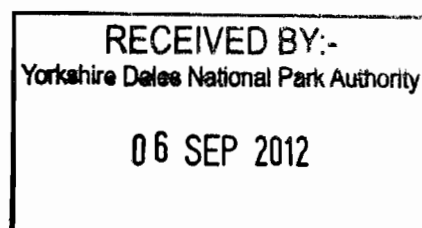
This application clearly meets the objection of meeting a local family needs supporting a local business through a sustainable minimal impact development of a dilapidated existing building adhering to all requirements to maintain unique character and features of the area.

Site Appraisal

The application site is not visible from the road it is isolated within a walled court yard. It was originally part of farm outbuildings which are now redundant and no longer used for agricultural purposes. The house was the original farm house and the barns supported the farm. The character of the area will not be impacted by the development as there is no intention to alter the external features of the barn in any significant way.

The barn is capable of being accessed safely, and has adequate parking capacity to serve users via existing routes.

There will be no impact on neighbours in a negative way no existing windows or proposed new windows will over look neighbouring properties. There is no change to the existing structure so there will be no change to overshadowing, overbearing or loss of privacy to neighbouring properties



Use

The annex will be use in direct conjunction with the main house to support flexible living arrangements aiming to meet future family needs and to accommodate office based home working. There is no current use for the barn, it is at risk of dilapidation however it has previously been used as accommodation having bathroom facilities already plumbed in

Amount

No new development is proposed. It is internal modification and external restoration to an existing barn. There is no impact to the density and quantity to the existing area

Layout

There is no change to existing building layouts routes or opens spaces. (Please see plans in the body of the application). There will be minimal change to external character, one full door way on the south elevation and two further doors ways on the east elevation will be half blocked up forming windows. These features will not be visible from the road and only visible to the main house.

Scale

There are no new buildings proposed so therefore no impact on surroundings or skyline. This is a change to a barn to become an annex to the existing house

Landscaping

The barn is situated on stone flags to one side and chipped gravel to the other. There is no intention to use landscaping in any of the areas surrounding the barn. There will be no change to boundary treatment or the local character/image

Appearance

There will be no significant change to the architectural detail of the barn and it will retain its agricultural character and compatible features with other barns in the village. There will be a slight change to some door ways to create windows detailed in an earlier section.

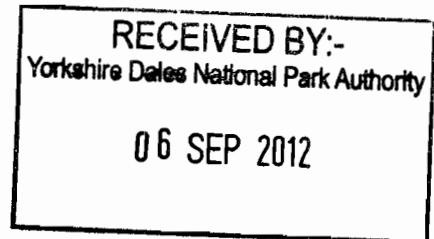
The doors and windows will be wooden and where possible materials will be reused from the existing building

Access

There is no impact on sustainable transport and existing transport links. Please see the internal view of the barn to understand the flow of people through the building. There is no intention to change the method of access from the main house or from the road which already exists. The access is via a flagstone or gravelled court yard which will not change as this is appropriate to the existing character. There will be no change to how the annexe can be accessed by emergency services. Access to the annex will be through existing external routes which will be sympathetically restored with existing materials.

Barn Conversion at Dales View, Sedbusk, DL8 3PX

For Mr M Allenby and Miss H Pollard



Schedule of proposed works

Floor

Carefully take up existing floors. Any stone flags or pavers to be put to one side for reuse. Excavate the floor areas and lay new 150mm thick concrete floor on a Damp Proof Membrane on 75mm thick Kingspan floor insulation on 150mm thick type 1 compacted stone. Any salvaged pavers to be re-laid in the new entrance lobby.

Roof

A scaffold to be erected at eaves level to form a working platform and support to the walls whilst the roof tiles are carefully removed. All existing walls to be tied and braced to the scaffolding to make sure they are safe before any of the roof coverings are removed.

All tiles will be numbered whilst being carefully removed to make sure they are replaced in the same order as existing.

After the removal of the roof tiles the roof timbers will be checked for condition and where necessary be replaced, all sections to be as existing. All timbers to be treated with a proprietary woodworm repellent.

All roof tiles to be replaced on new tile battens on a breathable soaking felt and existing clay ridge tiles cleaned and re-bedded and pointed with traditional sand/lime mortar.

Demolition

Carefully remove the whole of the existing partition wall between the proposed lobby and bedroom 1, and form 2 new door openings through the existing partition walls into proposed bedroom 2 and the proposed bathroom.

Window frames/door frames

All existing window frames to be carefully removed and replaced with high performance softwood double-glazed window frames, styles to be as existing.

Existing doors and frames to be carefully removed, and the existing barn-type door from the south facing gable to be removed and kept for reuse on the proposed utility room. The opening to be built up using stone arising from the removal of the internal walls.

Two first floor and 2 ground floor door openings on the east elevation to be built up to the existing cill height of the adjacent window using stone arising from the removal of existing partition walls.

If possible, the existing first floor central window frame on the east elevation to be refurbished and double glazed.

New high performance softwood entrance door, side light and frame to be installed into the east elevation and existing barn door and new frame to be installed into the opening of the proposed utility room. All double-glazing to meet with current building

regulations and all windows and door frames to be painted white.

External walls

Install a new injected DPC to the whole building

All external stonework joints to be raked out. Defective areas made good and re-point the stone using traditional sand/lime mortar.

Gutters and fall pipes

Carefully remove all the existing cast iron gutters, fall pipes and rise and fall brackets. Check condition, replace, resealing all joints and finally painting black.

First floor/stairs

Carefully remove the existing staircase and first floor tongued and grooved flooring. Take out and replace any defective first floor joists. Treat all existing timbers using a proprietary woodworm/ timber preservative treatment. Lay new softwood tongued and grooved flooring and install a new softwood staircase and balustrade.

Internal walls and ceilings

Erect a new 100mm thick stud partition wall to form a lobby and bedroom 1.

All external walls to receive a waterproofed sand and cement render coat, and dot and dabbed with an insulated plaster board skimmed lining. All ceilings to be plaster boarded and skimmed.

Roof voids

Insulate all roof voids with fibreglass roof insulation, thickness to meet current building regulations.

Drainage

All drainage to be picked up from the existing man-hole on the outside of the proposed utility room.

Install a new 100mm underground drain to pick up the new 100mm soil and vent pipe serving the new bathroom and kitchen. Take the soil and vent pipe up into the roof void and fit a Durgo type valve. Add a new underground drain to serve the washing machine/sink in the proposed utility room.

Bin Store

Form a bin enclosure to the rear of the utility room.

Car parking and vehicle access

Vehicular access to be along the existing Dales View access road and parking to be alongside of the west elevation of the proposed barn conversion.

Statement

All works to meet current planning and building regulations.