

Report to support discharging of planning condition
No 3 of planning approval P/2019/19/5442
at
Ynyswen Farm Ynyswen Terrace
Crynant SA10 8PT



Planning application condition No3 required the applicant to submit to the Local Planning Authority for their approval the following;

Details of the replacement of door/window opening heads, their location and solutions and details of cracks and their locations and solutions together with a timeframe of works for any structural remediation.

Reason:

To ensure that the existing Building is structurally sound and capable of conversion without major substantial external alteration.

As apart of the original planning submission a report was submitted by to show that the barn was in a sound structural condition and capable of being converted without whole scale demolition. The report was carried out on the whole of the building which also included areas of the barn which as part of the planning are to be demolished. The areas of demolition are identified in photographs 1&2 below and in drawing number 003 (demolition plan).



PHOTOGRAPH 1



PHOTOGRAPH 2

It can be seen clearly from both the photographs 1 & 2 together with drawing No 003 that the area to be demolished is a later addition to the original barn. This addition has not been bonded to the original barn and has straight construction joints to the front and rear and is of a poor construction compared to the original barn that is being converted.

The planning condition refers in part to locations and details of cracking and solutions to remediate of the cracking. All of the known cracking to the stone walls are restricted to the portion of the barn that is to be demolished, this is particularly evident in photograph 3 which was identified in the earlier report.

The original barn that is subject to conversion has no identifiable structural cracking and is in very good condition and does not require structural remediation work. However should any arise during the process of the conversion and construction as suitably qualified construction professional will be engage to provide solutions. Any cracking will stitched by recognised methods and techniques such as Helibond and by appropriately experienced contractors.



PHOTOGRAPH 3

Drawing Number No 003 (Demolition plan) also identifies the existing openings relating to the barn after demolition. Some of the existing openings will be lost due to the conversion works and therefore some openings will be blocked up with appropriate materials (see drawing No 002 proposed plans and elevations). However to aid the reader the following openings will be lost due to the conversion. W1, D3, D6 & D7.

Any existing timber lintels (Photograph 4) relating to the blocked up openings will be removed and the pockets in the existing stonework treated for any residual decay by a specialist dam-proofing and timber treatment specialist. The proposed infills will be tied into the existing building by either cutting indentations into the original work or by using a recognised proprietary fixing system eg Firfix or similar.

Openings D2, D4 & D5 are all to be increased in height to allow a standard door and frame to be fitted to the opening allowing access to proposed bedrooms/toilets etc. This being the case the existing timber lintels will be removed as above, with the exposed stone work pockets treated and new pre stressed concrete lintels of sufficient number, size and length fitted to form the structural opening and support the stonework above. Any gaps above will be filled in with masonry. The appointed contractor will provide any necessary support to the existing masonry above while this process is being carried out.



PHOTOGRAPH 4 TYPICAL EXISTING TIMBER LINTEL

All timber lintels to the remaining openings of the barn not mentioned above will be removed and replaced with suitable pre stressed concrete lintels as detailed above, except for openings D1 and D8 as the openings have been formed from supporting stonework arches internally and externally see (Photograph 5 & 6) . the existing arches are in good condition and show no signs of stress, however both arches will be repointed any minor movement identified rectified. The existing opening sizes will be retained as part of planning application.



PHOTOGRAPH 5



PHOTOGRAPH 6

Due to restrictions placed upon the development because of the presence of bats main construction work to the barn will not commence until September 2020. It is proposed to address any structural work and alterations between September and November.

