

COMBINED HERITAGE AND DESIGN AND ACCESS STATEMENT

**In connection with proposed remodelling of existing outbuildings at
Higher House, Moor Road, Holcombe, BL8 4NX**



Equilibrium Architects Ltd
Bank Chambers, Bank Street, Bury, BL9 0DL
Tel: 0161 797 2077

1. INTRODUCTION

1.1 This statement follows a pre-application for the remodelling of the existing outbuildings which lie to the north of Higher House, Moor Road, Holcombe which is a Grade II Listed Building. The pre-application response from the Council is contained within Appendix 1 and we draw from that response the following conclusions:

- *The Conservation Officer has confirmed that they have no objections in principle with regard to the heritage conservation aspects of the scheme proposed.*
- *The planning application should contain an addendum to the heritage statement, referred to, submitted on the previous application with specific regard to the significance of the courtyard and outbuildings and the impact of their alteration on the setting of the Listed Building and the character and appearance of the Conservation Area.*
- *The application should contain proposed elevations and existing and proposed sections in order to better understand the impact of the proposal on the setting of the Listed Building and Conservation Area.*

1.2 This statement describes the existing outbuildings, which form part of Higher House. Higher House lies in the center of Holcombe Village and within Holcombe Conservation Area.

2. BACKGROUND AND SITE LOCATION

2.1 Higher House received Listed Building Consent (Planning Ref: 60972) for extensive restoration in 2017. That work was subsequently carried out to a very high standard as can be seen below with the image from Moor Road.



Due to a changing family circumstances the Client had considered the possibility of building a new dwelling (family annex) within the grounds of Higher House (Pre-Application Ref: 02559E). It is clear that whilst this may be possible there are significant issues and the Council's response mooted considering other options.

Given the above Council advice, the Client is now considering remodelling and upgrading the outbuildings to form a new family annex which would include a living area, en-suite bedroom and kitchen / dining space. This document addresses this as a proposal.

The Council's response in regard to forming a new family annex considered the following as being critical to any application:

There are however further considerations that need to be given in terms of annexe developments.

Paragraph 9.1 of SPD 6 states that proposals to build a supplementary family annexe will be considered on the individual merits of each scheme. In addition, annexes should:

- *normally be physically connected to the main property with a direct interior link;*
- *remain ancillary to the original dwelling at all times;*
- *not have separate vehicular access;*
- *only have one bedroom; and*
- *be appropriate in scale and position in relation to the plot and original dwelling.*

The proposed annexe would comply with the majority of the points set out above but would not have a direct interior link to the main property. Due to the sensitive nature of the host property, namely that it is a Listed Building, "punching" further holes within the walls to create this link or adding additional extensions may destroy some of the historic fabric of the building and a link via the courtyard may be acceptable. However this needs to be fully addressed within any planning statement submitted with the application. The annex would also need to be conditioned so that it remained ancillary to the main dwelling.

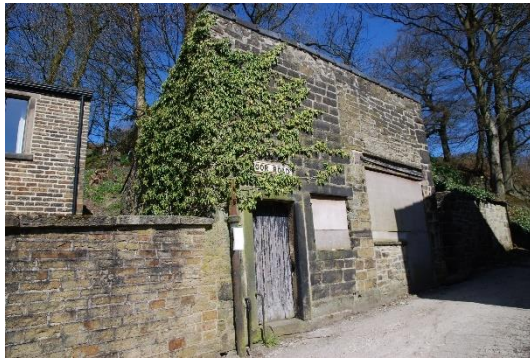
2.2 Previous Application and Heritage Information

An extensive Conservation analysis and Heritage Statement was prepared for the previous restoration of Higher House which outlines in some detail the nature of the heritage asset and the context. This should be considered as background information.

2.3 Site Location

The outbuildings lie almost at the northerly tip of the site (shaded in blue)

Interestingly, from within the north courtyard there is evidence of rafter pockets within the stone walling suggesting a roof covering of some form to this area (in part or full) historically.



From Moor Rd looking north



From Moor Rd looking South



Typical Roofscape



Southerly courtyard



Northerly courtyard



Typical interior

4 EXISTING STRUCTURAL CONDITION

A non-intrusive structural survey was carried out by Booth King which highlights the poor structural condition of the outbuildings. The full report can be found in Appendix 2 but in summary the main defects are as follows:

We have visited the outbuildings of higher house, Ramsbottom and carried out a non-intrusive structural investigation with regards to the potential to convert these into accommodation. We have raised a number of issues which require attention:

- *There is water ingress through the stone retaining walls to the west of the property, although these do not appear to be suffering distress.*
- *The roofs of the various sheds are in poor condition*
- *The outbuilding roof appears in satisfactory condition.*
- *The east wall of the outbuilding has undergone some movement in the past, a lean and a bulge has developed at high level. This is due to the unrestrained height of the wall and the irregular nature of the masonry. This can be reinforced with a steel frame to the rear. Poor bond between the front and return walls can be restored by installing remedial ties.*
- *The south west corner of the outbuilding has undergone movement, due to loss of pointing to the stones at low level allowing outwards rotation resulting in a crack up the inside of the wall from the lintel bearing. This should be repaired by propping the lintel and locally dismantling the defective stone work and rebuilding off a sound foundation.*
- *The issue of temporary works to the embankment will be complicated by the access. Advice of a specialist sheet piling contractor should be sought in order to assess the feasibility of this work. Alternatively, it could be considered to build a retaining wall in front of the stone retaining wall.*
- *This work will be subject to the outcome of a geotechnical investigation.*

Since this structural report was received further structural investigations have been undertaken to investigate the nature of the west embankment to the rear. These have proved very fruitful. Initially it was considered that any structural work to the rear retaining walls would require a piled solution of some kind, however, the nature of the ground to the rear is formed with a combination of soil and rock making the ground more stable. The proposed structural work to the outbuildings is illustrated in Booth King's drawings within Appendix 3 and discussed below.

5 PROPOSALS

These proposals are demonstrated both architecturally and structurally.

5.1 Architectural Proposals

The architectural proposals have been prepared with an Architectural / Conservation philosophy with five fundamental conservation principles:

Principle 1. To maintain the front elevation (which fronts onto Moor Road) with minimal interference, as will be seen, the elevational form of the different elements remains. Whilst any passerby may notice that improvement works have taken place there will be no major alterations to the existing form from Moor Road, other than some adaptation to openings.

Principle 2. The 3-dimensional forms of the tack room and the former store room, both quite visible when approaching the building from the north or south, remain.

Principle 3. The former open courtyard, whilst covered, remains as a single space retaining its original form.

Principle 4. Where re-building of the existing is required – this will be carried out re-utilising the natural stone and to re-build to match the previous construction and utilizing the best conservation principles.

Principle 5.

Roofs (1) The existing mono-pitch slate roof to the tack room and stone slate roof to the most northerly outbuilding would be restored and retained. These rooms are quite visible from Moor Road).

Roofs (2) To replace the roofs to the rear and extend over the courtyard with a contemporary materials (powder coated zinc and structural glazing), which would allow new roofs to be formed at shallow pitches and provide an elegant water proofing solution to the complex roof forms.

Refer to proposed drawings:

- R-0565-01 – Existing Layout
- R-0565-02 – Existing Elevations
- R-0565-10 Rev B - Proposed Site & Floor Plans
- R-0565-15-1 Rev B - Proposed Elevations & Sections Sheet 1 of 2
- R-0565-15-2 Rev B - Proposed Elevations & Sections Sheet 2 of 2

The proposals as drawn illustrate the conversion of the existing outbuildings into a small one bedroomed family annex, re-utilising the existing buildings together with 2 small extensions, one to enlarge the proposed bedroom (west side, 4.4m²) and one to enlarge the proposed bathroom (north-west corner, 3.5m²). These areas are not visible from Moor Rd.

The layout as drawn indicates the former tack room converted to a new living and lounge area. This requires the removal of the existing intermediate wall as shown.

Central to the design is the kitchen and dining area which forms the hub of the house and has been located within the former open courtyard and now covered with a contemporary glass and zinc roof as illustrated. The height of the roof is designed deliberately so as not to interfere with the height of the existing outbuildings and is subservient to them.

Bathroom accommodation is formed on the north side adjacent the kitchen, as illustrated, but for functional purposes has also been extended into the embankment, the extension having its own metal roof, subservient to the existing outbuildings, and not visible from Moor Road.

Bedroom accommodation. The single bedroom is formed on the south-west side (for functional purposes) has also been extended into the former southern courtyard (4.4m²) as shown. The bedroom accommodation is similarly designed with a contemporary metal roof subservient to the existing outbuildings and not visible from Moor Road.

Extent of structural modifications. It will be quite clear to the reader of this report and when analysing the drawings that the structural work to convert these outbuildings into residential accommodation is both extensive and complex. The general condition can be deemed “dilapidated” and the embankment wall adds a structural dimension and increased level of complexity requiring extensive re-building and waterproofing. Added to this the Listed status of the existing buildings require a high level of design and detailing.

The drawings above illustrate a number of constructional decisions that have been considered and utilised to form habitable accommodation:

1. Floors. All floor have been renewed, replacing existing flag and concrete floors with new insulated concrete and floor finishes.
2. Walls. All existing walls and walls where these are re-built incorporate a new dry-lining system to upgrade the existing fabric in line with current Building Regulations.
3. Retaining walls and tanking. The drawings illustrate that where the existing walls are built in to the embankment and form retaining structures, these have either been re-built or reinforced with new concrete structures, water proofed and dry-lined accordingly. New wall finishes have been incorporated.
4. Roofs. There are 3 elements to the roofing proposal:
 - a) Roof over tack room. The existing slate roof is to be upgraded, reutilising the existing slates on new battens, felt and insulated. The existing timber rafters are to be replaced with new supported on steel purlins.
 - b) Roof over central area and bedroom. These roofs are to be re-formed using contemporary powder coated zinc cladding and contemporary glazing over the former courtyard as illustrated.
 - c) Roof over northerly outbuilding. The existing stone slate roof is to be recovered, reutilising existing stone slates with new felt and battens and insulated.

Planning requirements for a family annex

The usual requirement for a family annex is to have a direct physical link between the main house and the annex. Within the pre-application response the Conservation Officer was quite comfortable to dismiss this usual requirement with the concern of “punching” further openings into the existing building. Hence these proposals take on board this suggestion.

5.2 Structural Proposals

The structural proposals are illustrated on Initial Foundation Sketches (dated 16.02.22). These can be reviewed in detail but the following principles have been adopted in the structural and waterproofing design:

Drawing No 1

This drawing illustrates the extent of the proposed new ground floor slabs together with reinstatement and / or rebuilding of existing retaining walls. It was considered that the existing walls adjacent and in the vicinity of the bedroom accommodation would require the provision of a new retaining wall built against the face of the existing (1A, 1B, 1C). The retaining walls in the vicinity of the proposed dining area and bathroom are to comprise new retaining walls (2 & 3) as shown. All retaining walls are formed to be continuous with the new ground floor slabs. All floors and walls will be insulated with new dry-lining or ground slab insulation.

In addition to the above the drawing indicates proposed new drainage running around the west side of the building.

Drawing No 2

This drawing illustrates a proposed section through the existing retaining embankment and the proposal to reinforce this with a new structural retaining wall.

Drawing No 3

This drawing illustrates the proposed section through the new kitchen and existing retaining embankment. In this vicinity the ground is such that it can be re-graded and a new retaining wall built on the line of the existing as shown. The proposed new wall is formed with 250mm thick waterproof concrete with an integral slab. Upon completion the ground will be reformed to its original levels.

6 IMPACT ASSESSMENT

6.1 Assessment of Assets

- 6.1.1 The existing outbuildings form an important part of the existing buildings heritage but are dilapidated and requiring restoration.

A Statement of Significance has been prepared (and is attached to this Planning Application) to support the Impact Assessment.

6.2 Proposals and Justification for the Development

- 6.2.1 The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect / control change.
- 6.2.2 This section addresses the justification for the scope of the overall development using a recognized set of assessment criteria. These proposals are supplementary to the above impact assessment and seek to provide the necessary background and policy justification to support the application proposals.

6.2.3 Proposals

The proposals allow for refurbishment of the existing out buildings which will include selective removal of existing walls, two small extensions within the fabric, re-roofing an existing courtyard and re-roofing significant areas with a contemporary zinc and glazed roof.

Fabric affected and significance – The main impact on the existing outbuildings is the extent of rebuilding required to the west retaining embankment, added to this there is selective demolition.

Potential impact – In our view these proposals have a minor impact on the significance of the outbuildings and have a positive impact on the Conservation Area, given that the existing buildings are dilapidated with the existing openings onto Moor Road are currently boarded.

Mitigation – The proposals have been designed to ensure that the impact from Moor Road is minimised. A new contemporary zinc roof has been provided over the courtyard but deliberately kept at a level subservient to the adjacent outbuildings to minimize any visual impact to the existing structures.

The new extension within the courtyard will be built of natural stone to match the existing and all monopitched roofs will be restored, re-utilising the existing stone slates or where required similar to match.

The flat roofs. The intention will be to provide 2 contemporary flat roofs formed with a contemporary coated zinc metal. The low-level roofs will not be visible from street level.

6.2.3 Justification

1. What is the need for the development?

To create additional family accommodation.

2. Can the development needs be met in a different way?

Yes. The Client had originally intended to build a new dwelling within the grounds of Higher House but the Planning Authority suggested looking at alternative proposals, hence this application.

3. What are the benefits of the new work?

To provide extended family living accommodation and therefore improved amenity.

4. Will the benefits outweigh any harm?

The restoration of the existing outbuildings can only benefit the Conservation Area, the dilapidated buildings are currently unpleasing to the eye. The heritage asset will be saved for future generations.

5. Can you avoid (mitigate) any minor impacts on the heritage?

Yes, as described above.

6. Is the scale, design, materials proposed for any new works appropriate?

It is considered that the proposed remodeling has sufficient integrity to form a small, but suitable family annex without detracting away from the beauty and character of the Conservation Area or conflicting visually or technically to the existing property.

7. Is any new work in the least damaging place?

The proposals are in keeping with the area. The redevelopment of the building will allow for the preservation of the original historic building and ensure its architectural distinctiveness within this unique location.

6 CONCLUSION AND RECOMMENDATIONS

- 6.1 We are aware that Higher House is a vitally important Heritage Asset within the heart of the Holcombe Conservation Area. Its recent restoration is a testament to the Client who at the outset sought a sensitive restoration. The remodeling of the outbuildings is part on an ongoing story to complete the next stage of that restoration.

The Conservation Area Management Plan states that any unsympathetic development must be avoided. It is cognisant that change does occur but guards against damaging alterations.

It is hoped that the proposal put forward to restore the existing outbuildings with modest extension and formed with materials in keeping with the Conservation Area are highly appropriate, and with appropriate detailing and aesthetics will form a significant contribution.

We commend these proposals to you.

Our Ref: 02594E
Your Ref:
Date: 09 September 2021
Please ask for: Helen Pressley
Direct Line: 0161 253 5277
Fax: 0161 253 7373
E-Mail: h.pressley@bury.gov.uk

Equilibrium Architects Ltd
435-437 Walmersley Road
Bury
BL9 5EU

Dear Sir/Madam

Proposal: Remodelling of existing outbuildings to create a family
annexe
Location: Higher House, Moor Road, Ramsbottom, Bury, BL8 4NX

I am writing following in connection with the above proposal and to provide the Council's view of the issues.

The details within this note are provided as a guidance note in the event of a formal application being submitted.

Should you wish to discuss any of the issues contained within this note, then please contact the above case officer.

Yours faithfully

Helen Pressley
Planning Officer

Description

The enquiry relates to a detached dwelling house located on Moor Road. The premises is Grade II Listed and located within Holcombe Village Conservation Area and the Green Belt. The dwelling is located in a prominent position within the street scene, and is clearly visible from Moor Road and Lumb Carr Road. The premises is a former Public House and is one of 13 Listed Buildings within the Conservation Area.

The listing for the dwelling states that the building is an early 18th Century, 2 1/2 storey coursed rubble property with two later extensions and a 19th Century porch. No mention is made of the stone wall bounding Moor Lane however it is protected by being part of the curtilage to the residential property and as such will need planning permission, and listed building consent for any development proposed. The dwelling is an imposing 2 storey building living accommodation in the roof space and a part basement. The dwelling is built from traditional course stone, with ashlar masonry features including tall brick built gable chimneys covered by stone flags, stone quoins, stone cills, heads and jambs. In 1820 the building was extended by a 2 storey extension which has a plaque and a stone of 1820 on the north gable.

More modern additions have also been added, including a double garage and courtyard area to the south that are accessed through double gates. The insertion of these double gates included removal of part of the boundary wall that fronts Moor Road that was attached to the main dwelling house. The dwelling has also recently undergone refurbishment that included replacement windows, replacement/repair of stone work, replacement and repairs of the roof and chimneys, repointing, replacement flooring, replastering and generally modernisation and redecoration.

Advice is sought in relation to the remodelling of existing outbuildings to create a family annexe

Principle (Green Belt)

Paragraphs 147 and 148 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing

development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL1/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%). However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

As no volume calculations have been submitted in relation to the pre-application advice, should the proposal lead to an increase in volume of 33% above the size of the original building case for Very Special Circumstances may be required. For clarity the NPPF considers the original building to be defined as, as the building as it existed on 1 July 1948.

Policy OL1/4 - Conversion and Re-use of Buildings in the Green Belt states that the conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted providing that:

- a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- b) any extension of re-used buildings, and any associated uses of land surrounding the building do not conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, gardens, boundary walling or fencing);
- c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;
- d) the form, bulk and general design of the buildings are in keeping with their surroundings;
- e) suitable access and likely traffic generation can be accommodated without creating a traffic hazard or the need for major road improvements or lengthy new routes;
- f) all the necessary services can be provided without extensive works;
- g) it can be established by the applicant, to the satisfaction of the local planning authority, whether or not the building contains any protected species, such as bats or barn owls. Where it is shown such species are present, measures to prevent damage to habitats will be required.

Supplementary Planning Document 9 - Conversion and Re-use of Buildings in the Green Belt contains detailed guidance on conversions in the Green Belt which can be applied in this instance and should also be reviewed prior to submission. Regard will be had to factors including the retention of the original character and appearance, contribution to the aesthetic value of the building, its capability of conversion and potential impact on the openness of the Green Belt. Extensions should be proportionate to the size of the original dwelling as set out above. Without full elevations it is hard to comment further on these aspects however the proposal does appear to be acceptable in principle should the above be met.

Visual Amenity

In addition to the Green Belt Policies listed above, SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

As no proposed elevations have been provided no further comments can really be provided in this respect however the advice in relation to Green Belt conversions and extensions above, and Listed Buildings below needs to be taken into consideration.

There are however further considerations that need to be given in terms of annexe developments.

Paragraph 9.1 of SPD 6 states that proposals to build a supplementary family annexe will be considered on the individual merits of each scheme. In addition, annexes should:

- normally be physically connected to the main property with a direct interior link;
- remain ancillary to the original dwelling at all times;
- not have separate vehicular access;
- only have one bedroom; and
- be appropriate in scale and position in relation to the plot and original dwelling.

The proposed annexe would comply with the majority of the points set out above but would not have a direct interior link to the main property. Due to the sensitive nature of the host property, namely that it is a Listed Building, "punching" further holes within the walls to create this link or adding additional extensions may destroy some of the historic fabric of the building and a link via the courtyard may be acceptable. However this needs to be fully addressed within any planning statement submitted with the application. The annex would also need to be conditioned so that it remained ancillary to the main dwelling.

Heritage

The application site is a listed building and within Holcombe Village Conservation Area.

Paragraph 194 of the NPPF - "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

This is further supported by UDP Policy EN2/3 Listed Buildings requires the Council to actively safeguard the character and setting of Listed Buildings, not permitting works,

alterations or changes of use which would have a detrimental impact on the historical character or features of the building.

The Conservation Officer has confirmed that they have no objections in principle with regard to the heritage conservation aspects of the scheme proposed.

The planning application should contain an addendum to the heritage statement, referred to, submitted on the previous application with specific regard to the significance of the courtyard and outbuildings and the impact of their alteration on the setting of the Listed Building and the character and appearance of the Conservation Area. It is not our function to extrapolate this from the previous heritage statement which does not address this directly.

The application should contain proposed elevations and existing and proposed sections in order to better understand the impact of the proposal on the setting of the Listed Building and Conservation Area.

Residential Amenity

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposal would introduce habitable room windows on the front elevation, where previously there were none. These would appear to face towards the gable and parking area associated with Higher House Cottage however you would need to ensure that these windows do not create any direct overlooking in relation to private amenity space areas, or habitable rooms.

Ecology

As the buildings are to be converted a bat assessment would be required for any application submitted for this proposal. Any additional reports or assessments required following this initial assessment should also be conducted prior to submission.

A bat report should also seek to review the potential for nesting birds.

Highways and Public Rights of Way

The Traffic Section have confirmed that if the proposal is to be used as an annex to the existing house then they do not have any highway issues to raise as long as existing parking & bin storage facilities are clarified as part of any future submission and a condition(s) imposed preventing it being used/sold on as a separately occupied dwelling.

BJJ/BJJ/14311

14 December 2021

Mr & Mrs Crausby
Higher House
Moor Road
Ramsbottom

Dear Mr & Mrs Crausby

Re Structural inspection to Outbuildings at Higher House

Booth King Partnership Ltd were requested by your architect, Equilibrium, to attend the above property to undertake a non-intrusive structural inspection as a precursor to refurbishing and converting the buildings to accommodation..

We attended the property on the morning of 3 December 2021.

This letter is our report of our findings and, except where noted, is based upon a non-intrusive inspection of those areas which could be seen from floor level. No opening up has been done, and no samples have been taken for testing. We have not surveyed for damp, rot or infestation, as this is specialist work and outside our expertise, although we have highlighted those areas which are obviously structurally affected and recommended further specialist investigations.

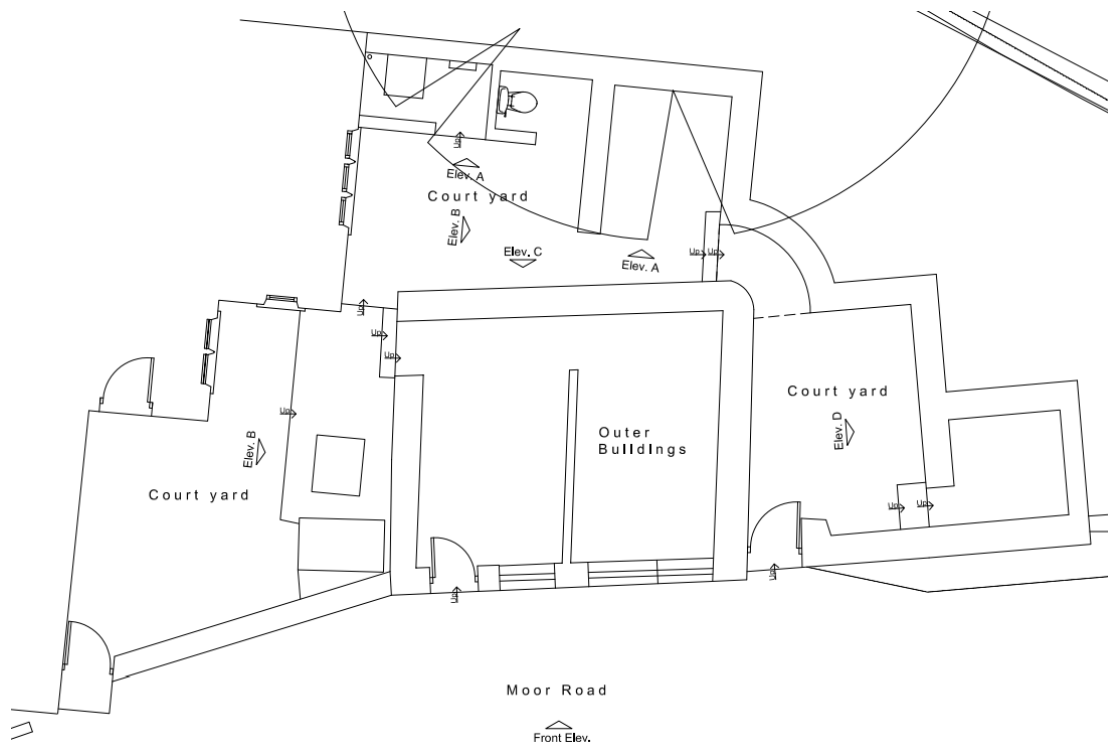
We have not surveyed non-structural fabric, for example rainwater goods, however, where these are obviously failed, leading to water ingress which may affect structural integrity if left untreated, it has been highlighted.

We have not had the benefit of ongoing observation and so we are not able to be definitive about whether indications of movement are historic or ongoing. Samples have not been taken or testing carried out.

We have been presented with architect's drawings including:

- Existing plans
- Existing Elevations
- Proposed site plans
- Proposed Elevations and sections

This report presents our initial general observations and then detailed observations presented with photographs.



General Observations

1. The property is located at Moor Road, Ramsbottom.
2. The property is an agglomeration of various outbuildings and courtyards adjacent to Higher House.
3. The buildings are facing approximately east.
4. To the west is an embankment, which is retained above the property.
5. The main 'outer building' is divided in two, appearing to have been built at 2 different times. Access was not gained to the North half.
6. There is a south courtyard. A west courtyard and a north courtyard.
7. To the west of the west courtyard is an outside WC and storeroom.
8. To the north of the North courtyard is a small coal shed.
9. The coal shed is built from random stone walls. It has a stone flag floor and a stone flag roof. Purlins and joist ends appear rotten, and possibly suffering woodworm infection. The small door has substantial stone cill, jambs and lintel. There is a step up to floor level which will need to be reduced. The interior is damp.
10. The north courtyard has a flag floor. To the east is a random rubble wall with lime mortar pointing. The west wall is coursed stone with lime mortar pointing, retaining with flag coping. There is a vertical joint in this wall with large coin stones suggesting that there may have been a building here at some time in the past. There is a small ventilation grate in the wall. There is a small passageway through to the west courtyard. The north wall is random rubble, lime mortar pointed retaining wall. The East wall is the gable wall of the outer building which is in mixture of stone constructions.. There is water penetrating the joints in the retaining walls
11. The passageway has a stone flag roof which is leaking.
12. The lean-to shed to the west is considered dangerous due to the very poor condition of the roof timbers, numbers of which have broken, presumably due to rot. There is a white efflorescence which could be fungus. Timber purlins have broken, one is currently supported on an Acro prop. A rafter is broken. There is a stone flag roof which is damp. The rear wall is a stone retaining wall which is bulging and wet. There are a number of rafters which appear modern replacements and treated timber. The south wall is a lime mortar pointed random rubble wall, which generally appears structurally sound, although it is wet where it is in contact with the retaining wall.
13. The WC/small lean to shed to the west of the west courtyard are more recent constructions.. They have sand/cement mortar pointed regular stone block walls and stone flag tiled roofs. The gutters are blocked and overflowing, which will potentially

9C Tollgate House, Bridge Street, Ramsbottom BL0 9AB

t : 01706 822022

email : office@booth-king.co.uk web : www.booth-king.co.uk

accelerate rot of the barge board and roof timbers.. These should be checked by a specialist if they are to be retained. The west retaining wall appears to be of varying construction.

14. The south half of the outbuilding could be accessed. This is believed to have been a pumphouse, and there is still a machine shaft spanning at high level. The roof is mono-pitched, giving a double height front wall, and a single height rear wall. There is noticeable irregularity in the walls, and signs of historic movement. The south-west corner has a vertical crack in a coin stone. There is a sign of a slight outward bulge in the gable. There is a vertical crack over the door lintel. There is a timber truss built into the dividing wall between the north and south portions, which should be checked for rot by a specialist. There is a lack of bond between the double height east wall and the return walls, and there are signs of outwards movement which may be historic. In the front wall are steel lintels, which are superficially corroded. The roof is supported on treated rafters which are not original.
15. Externally the east elevation has been built from a variety of stone stiles and at different times. This has been partially repointed at some time in the past with sand cement mortar. There is an outward lean and a bulge above the long lintle, although not currently thought to be sufficient to render the wall unstable, this will need to be addressed in any future construction.

Discussions

16. The outbuildings are in a variety of states of disrepair.
17. In particular, there have been a number of roof timbers highlighted as failed or under threat.
18. Generally the roofs appear to be in very poor condition.
19. The retaining walls to the west and north are random stone and allowing water to pass. It is possible that the random rubble stone is only a facing and that the structure doing the retaining work is a wedge of laid dry-stone behind. In order to construct a new replacement retaining wall the temporary works will be significant and difficult to install because of the steep slope and trees. Access will be best provided from the track to the rear on the higher level. This may be a sheet pile wall or a king post wall. An alternative design may be to consider building a reinforced concrete liner wall, designed as a retaining wall which uses the existing stone wall as the back shutter. This will save on the temporary works, but will reduce the available floor area.
20. The east elevation of the out building will need to be reinforced with a wind post and whaling beam frame to provide lateral restraint and to mitigate against further movement.
21. The return walls should be tied to the east wall with Thor helical ties or similar to instate the bond which appears lacking.
22. The south west corner of the out building may need to be locally rebuilt.

Photographs & Detailed Observations

1. North of North Courtyard-coal shed door	
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9C Tollgate House, Bridge Street, Ramsbottom BL0 9AB

t : 01706 822022

email : office@booth-king.co.uk web : www.booth-king.co.uk

2. West Wall of north courtyard	
3. South wall of north courtyard	
4. Inside shed-broken purlin	
5. Inside shed- white bloom, possibly fungus on wall	

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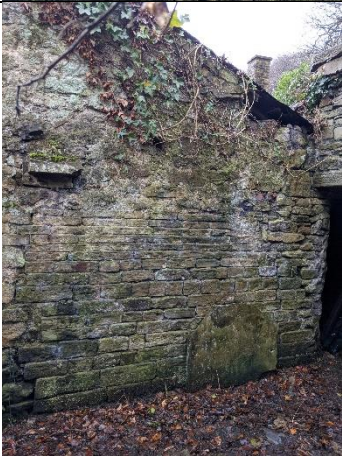
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6. Close up on broken roof timber	
7. Broken and displaced roof timber	
8. Broken and displaced roof timber	
9. West wall of north courtyard	

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10. South wall of north courtyard	
11. South wall of north courtyard- missing stones at verge on RHS.	
12. East wall of north courtyard	
13. View north through passageway	

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14. Lean to shed-broken roof purlins	
15. Lean to shed-broken purlin propped- recent treated rafters	
16. Small store	
17. Outside WC- brick flue built into retaining wall	

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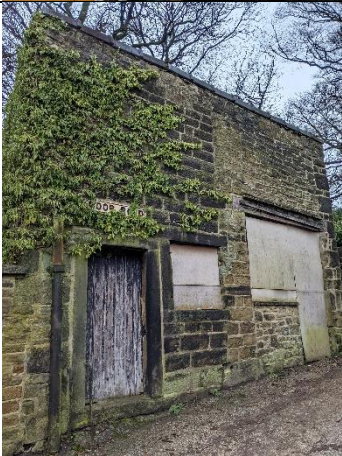
18. Outside WC- damp rafters.	
19. East wall of South courtyard.	
20. View on corner of outbuilding, slight lean apparent	
21. Outbuilding door-vertical crack upwards from left hand lintel bearing	

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22. Displaced stones on the South West corner of the outbuilding	
23. Interior of outbuilding, crack under lintel bearing resulting from outwards rotation of stones above. This corner to be rebuilt.	
24. Outbuilding door	
25. Machine shaft in out building, crack in corner between walls, getting wider with height.	

26. Timber truss visible within stone dividing wall. Crack between front and cross wall. This cross wall is proposed for removal. Truss to be inspected by specialist for timber condition and to determine if it is structurally suitable for the weight of the roof. If not, additional steel beams will be required.	
27. Exterior of out house.	
28. North East corner of outhouse	
29. Old oil tank at top of retaining wall	

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30. View south on embankment.	
31. Tree growing at top of retaining wall behind lean to shed	
32. View south on track behind client's boundary.	

Conclusion

We have visited the outbuildings of higher house, Ramsbottom and carried out a non-intrusive structural investigation with regards to the potential to convert these into accommodation. We have raised a number of issues which require attention:

- There is water ingress through the stone retaining walls to the west of the property, although these do not appear to be suffering distress.
- The roofs of the various sheds are in poor condition
- The outbuilding roof appears in satisfactory condition.
- The east wall of the outbuilding has undergone some movement in the past, a lean and a bulge has developed at high level. This is due to the unrestrained height of the wall and the irregular nature of the masonry. This can be reinforced with a steel

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t : 01706 822022

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frame to the rear. Poor bond between the front and return walls can be restored by installing remedial ties.

- The south west corner of the outbuilding has undergone movement, due to loss of pointing to the stones at low level allowing outwards rotation resulting in a crack up the inside of the wall from the lintel bearing. This should be repaired by propping the lintel and locally dismantling the defective stone work and rebuilding off a sound foundation.
- The issue of temporary works to the embankment will be complicated by the access. Advice of a specialist sheet piling contractor should be sought in order to assess the feasibility of this work. Alternatively, it could be considered to build a retaining wall in front of the stone retaining wall.
- This work will be subject to the outcome of a geotechnical investigation.

Subject to being able to satisfactorily being able to address the above issues

We trust that the above is clear, but should you have any questions please contact us.

Yours sincerely



Barry Jefcoate BEng PhD CEng FICE
Managing Director
Booth King Partnership Ltd.

9C Tollgate House, Bridge Street, Ramsbottom BL0 9AB

t : 01706 822022

email : office@booth-king.co.uk web : www.booth-king.co.uk

Company Registration Number: 6206269



Site Location Plan 1:1250

SEQUENCING NOTE

SECTION 1A - Careful excavation to front of wall Section 1A to form new section of wall footing (note existing buttress wall to be retained in temporary case). Minor underpinning of existing Stone wall maybe required. Clean debris from existing Stonewall, Install new Concrete wall rebar + Shuttering (with protruding Starter bars for adjacent wall panel and ground floor Slab) and Cast new footing / wall stem.

SECTION 1B - Remove Buttress wall and Carry out works as per wall 1A.

SECTION 1C - As wall 1A and 1B.

SECTION 2 - Excavate existing flat area to form max 1:2 batter to rear of existing wall, Careful demolition of existing wall and Construct new Concrete wall.

SECTION 3 - Excavate existing flat area to form 1:2 batter, Careful demolition of existing wall and Construct new Infill wall (with suitable wall bars at junctions to walls 1c and 2).

