Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

20th October 2011  
1038/A341/07/01  

Dear Sir / Madam

CONVERSION OF FORMER MILKING PARLOUR TO FORM 2 DWELLING HOUSES

STRUCTURAL STATEMENT

This statement has been prepared on behalf of the applicant to accompany a planning application to Ribble Valley Borough Council for the conversion of 1no. former milking barn and 1no. former stable barn at Watts Close Farm, Burnley Road, Gisburn, Clitheroe, BB7 4JJ.

Footings
Due to the age of the building it is unlikely that the original parlour is found on modern concrete foundations. The site levels have been raised, as is typical of agricultural yards, and so there was no evidence of exposed footings.
The existing lean-to structures comprising a combination of brickwork, concrete blockwork and timber panelling are likely to be found on concrete footings

Settlement
On visual inspection there was no significant evidence of settlement.

Ground conditions
The ground conditions in the yard were generally good. The conditions within the milking parlour were typical of an area of hard standing that had supported many years of use for milking.

Wall construction
A number of wall constructions are present on the site. The original barn is predominantly solid wall construction of stone varying between 500-600mm thick around the building. A number of existing openings have been closed up with concrete blockwork
The existing lean-to building wall construction varies between 9 inch brickwork, 4 inch single skin concrete blockwork and timber panelled and metal frame.

Erosion of wall material
The condition of the pointing to the walls is generally good; and shows sign of reasonable maintenance throughout the life of the building.

Rising / penetrating damp
As agricultural buildings there is no damp proof course and it will be necessary to install one as
part of these proposals. A relatively un-invasive internal waterproof render up to 1200mm from finished floor level could be considered.

**Timber structure**
The former milking parlour has a partial first floor consisting of floor joists and floor boards. These will not be retained as part of the proposals. 1 of the 2 timber trusses has been partially replaced with a steel structure; this truss will have to be replaced entirely. The remaining timber rafters, intermediate bracing and purlins are in a reasonable condition. It will be necessary to treat the retained timbers against rot and insect infestation.

**Floor finish**
In parts the ground floor is of insitu concrete. As part of the proposals it will be necessary to provide an insulated floor with a continuous damp proof membrane.

**Vermin, Nesting birds and Bats etc**
It was not possible to determine the presence of vermin. The visual inspection did not extend to determining the existence of special nesting birds, owls or bats, please refer to the Bat Survey prepared by Brooks Ecological submitted with this application.

**Conclusion**
This report concludes that the buildings will not require significant rebuilding in order to convert them to residential use.

Prepared by

Guy Townsend BSc BArch RIBA
For HORSLEY TOWNSEND ARCHITECTS LIMITED

Note:
This report is to be used solely for the purposes of accompanying a planning application for the conversion of the aforementioned buildings to domestic use. This report must not be used for any other purpose.