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re: 23/00771/FUL

We thank you for your letter dated 10th August in connection with this application. We attach, for your reference, a copy of your letter, a 1:1250 site plan showing Danson's Barn, edged red, a 1:500 plan of Danson's Barn with garage indicated, a 1:200 plan of Danson's Barn, edged red, for your reference, and a copy of the original approval drawing, prepared by others, showing the development. This drawing is the basis of the survey drawing. That is all the information available.

With reference to your letter, we confirm the following:

1. The original design drawing as approved under the part Q planning system.

This drawing which was approved is incorrect; the structural stability was never examined, and the implications regarding building regulations never resolved. This has resulted in the resubmission for full planning.

2. We attach the drawings, site plan at 1:200 and 1:500 edged red as being extra drawings being required by yourselves.

3. The drawings have had the scale indicated on the drawings and the 1:50 is the recognised scale in architecture.

4. Climate change. The site is on high ground, and the position remains the same. The height above sea level confirms no flooding is possible, and the site is sheltered from high winds by the properties across the road, Gaskell's Farm.

Westerlies are the predominant wind direction in this area.

The climate change affecting this building would be excessive heat and rain. This has been dealt with by the slate roof being brought up to standard, insulated to building regulation standard, the walls structurally repaired, insulated, and a thermal block built to the whole of the perimeter interior, resisting wind, rain and sunlight. The work is to current building regulation standards. There is radon gas barrier installed at ground floor and compliant with all regulations.

The construction now is substantial. Wind, rain, sun will not affect the thermal capacity, or the weather-tightness to this building.

The garage/office is well braced, and is designed with the openness to resist the effects of uplift on this building.

Windows are less than 10% of exposure and are set within artificial stone frames and will not be affected by high winds. The total wall thickness will be of the 425mm, which is far in excess of today's current standard. The structural engineer

on the project condemned the lean of the existing walls, which have been repaired, rebuilt, as necessary, and straightened. These have all been backed up with a concert block and tied to this wall.

The means of escape at first floor has to comply with building regulations, and the problem received is the escape window height and widths, which are now incorporated into the application. This entails roof and wall alterations, outside of part Q approval. The barn conversion is a former hay, cattle and storage building, dilapidated.

5. Sustainability. The structure is retained, repaired and replacement parts have existing materials reused. Trusses are retained. The slated re-fixed with copper nails to new batons, on a breathable felt, with insulation to today's building regulation standards.

The introduction of a cavity enables insulation to be installed on the inside of the existing point 225mm external wall. This wall provides weather protection, rain resistance, a cavity insulation, and internal block wall provides provides addition weather proofing and structural stability to this conversion. The whole building will be rigid and more than capable of standing for another hundred years.

6. Planning statement. The dilapidated barn was in need of repair; its useful life as a milking parlour, store and hayloft ceased many years ago due to the lack of maintenance and the change to farming policy, resulting in a planning application for residential, and was sold to my client. The barn has approval for domestic use and the application has been approved twice. The rear and roof are the alterations being applied for under full planning, with the gable ends and front elevations being as approved.

The work has commenced and the difficulty encountered with the part Q permission has been a problem, necessitating this domestic full planning application for amendments to the roof and rear elevations.

The internal layouts are as approved.

Part Q1 we ran out of time, part Q2 structural difficulties and building control requirements. Escape from first floor.

The barn faces the road and this elevation has approval under the part Q planning. It also has the change of use approval to domestic.

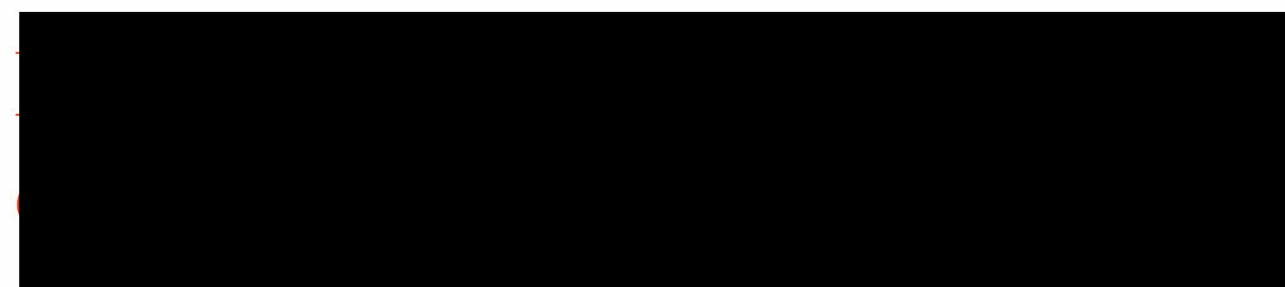
7. Refuse and recycling. The domestic waste will be organised with Wyre Borough. A request for bins and a timetable to be agreed upon, that is no different from any other domestic property. The commercial use farm building has ceased, and there will be no recycling of waste from this building.

8. Biodiversity. There is minimum disruption to the existing landscape. Front faces the road. The north boundary was the previous access. The rear footpath minimises the grassed area, and the rear will be turned to lawn. The west elevation is retained and the southerly passage will be flagged. We are of the opinion that biodiversity is not affected in any great form, though we accept the change the new boundary fence will be post and 3 rails, and we intend to plant hedgerows to this rear boundary fence.

9. My client has a heritage report, 80pp in length, and it will be supplied directly to your department within the next 24 hours. We trust we've met all of your requirements. Should you require further information or clarification, please contact the writer.

Many thanks,

Bernard Bryze





1

