

3 Lower Collier Fold

Planning Statement– Application Ref: 2019/0454

We submit this planning statement ,report and accompanying photographs to accompany the above planning application and to highlight the maintenance issues/hazards faced with the property and to support this retrospective application for the rendering to the front/rear elevation; rear single-storey extension and the front porch and the accompanying application for the proposed two-storey stone elevation to the side of the property. Please note that at the time of construction, all retrospective applications were considered permitted developments as we established that the property was NOT within a Conservation Area. The rear extension was reported to and passed by BMBC building control. [Please see certificate attached \(Fig.2\)](#)

On further investigation the render is considered covered in Schedule 2, Part 1 of the General Permitted Development Order 2015 (GPDO). Render is only not permitted if the house is on Article 2(3) land, which is defined as:

- (a) an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas); (3 Lower Collier Fold is not within the outlined conservation area for Cawthorne)*
- (b) an area of outstanding natural beauty;*
- (c) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside)(a);*
- (d) the Broads;*
- (e) a National Park; and*
- (f) a World Heritage Site*

Fire Risk

The property posed an immediate fire risk due to the nature of the building itself, and how it has been coated/treated in past years. The property is timber framed and made up of a 2x2 stud frame with tongue and groove timber boarding internally and externally. When erected, this was then coated externally in a highly flammable creosote to ensure it was water/weather proof. This has not been maintained by the previous occupant of many years and the structure is no longer water resistant. Originally, there was no insulation/plaster/fire boarding, internally or externally. In an effort to reduce fire risk, the property was initially fire boarded internally before plastering during initial renovation works in order to make the home safe and liveable. Externally was a much bigger issue due to the creosote coated timber, upon inspection it was highly recommended that the front of the property was immediately fire boarded and sealed fully, ideally with a silicone based render previously used on similarly fabricated properties. The timber structure must be left as a support, as removing this on such a large scale would hinder the stability. However, it is advised that once the timber structure itself is sandwiched between sufficient fire boarding, as it is at present. In terms of the retrospective planning application, the damaged timber was removed where possible to allow for the rear extension/front porch and replaced with Yorkshire stone, therefore removing the imminent fire risk. This will allow a sufficient amount of time for people to vacate the dwelling and await fire rescue in the event of a fire, whereas this time would have been very limited before the necessary alterations.



[Creosote Fact Sheet- Environmental Health -](#)

[https://www.atsdr.cdc.gov/sites/KerrMcGee/docs/Creosote%20Health%20Effects%20\(Tronox\).pdf](https://www.atsdr.cdc.gov/sites/KerrMcGee/docs/Creosote%20Health%20Effects%20(Tronox).pdf)

Water Ingress

Water ingress has been a highly contributing factor to the requirement of rendering to the front elevation as the property was not maintained by the previous occupant with the requirement of waterproof external coating, meaning the property had begun to let in water at various points.

The front external timber had become open to the elements and had suffered drastically as a result. The timber had begun to weather and rot, making it no longer a sufficient structure. In an effort to prevent further damage/risk, it was recommended that a concrete fire boarding and silicone-based render would both support the structure and provide a high level of weather resistance. Badly damaged timber was removed where possible to allow for the rear extension/front porch and replaced with Yorkshire stone, in keeping with the neighbouring properties.

Evidence Of Woodworm

Upon initial internal renovations, the removal of carpeting/laminate flooring revealed evidence of rotting timber and active woodworm within the property throughout the ground floor. Where possible, damaged timber has been removed and replaced in order to provide a safe, family environment. [Please see report \(Fig.1\) and accompanying photographs attached.](#)



Unsafe Floor Joists

In the current kitchen area, highlighted on the planning application as the side extension, it was found in the above report that the floor joists below had rotted away due to a high level of water ingress over time. Removing the unsafe joists and replacing with new have since rectified this. However, on further inspection of the extension it was not possible to decipher where the access point of the water is and it appeared to no longer be apparent.

This has now however, become an issue again in recent weeks as the floor has begun to bow again and the floor joist is soaked/beginning to rot away. It therefore appears that the replacement joists can only be a temporary solution, as there appears to be an issue with the foundations and the fabrication of the extended area that is allowing water to ingress over time. It is therefore concluded that a more permanent solution is to remove the current side extension and replace with a new elevation, replacing the original foundations/footings and preventing further water ingress/damage to the property from the side elevation.

Thermal Efficiency

The thermal efficiency of the property was initially very low. This was due to the thickness of both the internal and external walls and again the fabrication of the property. The property

was without sufficient central heating and lacked insulation throughout. As part of the fire boarding process, the walls were stripped back internally, timbered and insulated in order to classify as a robust design. Externally, posed the biggest issue going forward as due to the weathered exterior boarding, the property had become open to the elements with various open access points for wind and rain where the fascia had deteriorated significantly enough to create gaps. This was subsequently allowing cold air in to the property and warm air to escape. Again, the permanent solution to this is to support the original structure with fire boarding and coat in a silicone based render, this provided weather proofing and an additional depth to the exterior walls of the property, allowing the thermal efficiency to rise. Currently however, the side extension poses the same risk as the rest of the property did initially and it is unable to hold heat. We have therefore proposed that it be removed and a two-storey elevation be erected in stone in its place in order to provide further thermal efficiency and replace the dilapidated structure that currently stands.



Current

Conservation Area

In accordance with the current conservation area plan for Cawthorne listed on the BMBC website, 3 & 4 Lower Collier Fold are not included within the outlined conservation area, a Heritage Impact Assessment is therefore technically not required however we are attaching one for your benefit. The proposed planning application outlines the use of both render and old Yorkshire stone in order to match with buildings in the nearby conservation area of which can be seen from the property.

[Please see attached photographs of surrounding properties](#)



Personal Concerns

A retrospective application has been made for the rendering of the front elevation. This is retrospective due to the urgency of the maintenance required, the fire risk being at the forefront of this decision. This is due to the arrival of a new baby and the increased concern for her safety and wellbeing. The fire risk was the basis for increased anxiety as new parents and upon further recommendation the decision was made to render the property with immediate effect. Further to this, we had always gone ahead with the understanding that we were working on a permitted development in regards to any current retrospective application.

Fig.1 – Surveyor Inspection Report – (Rotted Joists/Infestation)



NORTHERN PRESERVATION

GRUDGBY FARM
SNOWDEN HILL
OXSPRING
SHEFFIELD S36 8YR
Tel: (01226) 370344

SPECIALISTS IN TIMBER PRESERVATION & DAMP ERADICATION

INSPECTION REPORT & ESTIMATE

ADDRESS OF PROPERTY

3 Lower Collier Fold, Cawthorne - Timber Dwelling

Mrs S Garratt
as above

Dear Mrs Garratt

SURVEY NO

12991

15 March 2017

The above mentioned property has been inspected by our Technical Representative, Mr Bradwell, and we are pleased to submit our report and cost. This report fully covers total eradication of all active attacks noted.

For the purpose of identification, the following infestations are classified :

- 1 Beetle Infestations / All types
- 2 Rot / Coniophora Puteana / Fibroporia Vaillantii
- 3 True Dry Rot / Serpula Lacrymans

ALL DIRECTIONS ARE TAKEN FACING THE FRONT OF THE PROPERTY.

EXTERNAL TIMBERS

Evidence of local attacks of Coniophora Puteana ie wet rot, were noted to the external timber cladding at lower level, this is caused by dampness ie rain running down the timber cladding and soaking back up the grain. These timbers will have to be replaced as and when necessary and will be an ongoing problem with this type of property.

GROUND FLOOR

Only a limited inspection was possible of the ground floor timbers due to floor coverings, however, deflection was noted to the flooring timbers in the front entrance hall, inspection of the timbers was not possible due to laminate over boarding. We suspect that several sub floor joist ends are suffering from Coniophora Puteana in the load bearing ends. NORTHERN PRESERVATION propose to open up the floor and replace the affected timbers as necessary using treated timber, the load bearing end being capped with damp proof membrane.

STAIRS & 1ST FLOOR

A limited inspection only of these areas was possible, due to fitted floor coverings. However, where inspection was possible, no visible signs of beetle or fungal attack were noted.

ROOF VOIDS

No visible signs of beetle or fungal attack were noted where inspection was carried out. However, evidence of penetrating damp was noted to the roofing timber either end of the roof abutting the chimney stacks. We would strongly recommend that a reputable roofing contractor examines the condition of the load flashing in these areas.

cont'd

Proprietor : D Bradwell

The client should be aware that NORTHERN PRESERVATION are not licensed to remove hazardous waste ie rubble etc from the client's premises.

Please ensure that all floor coverings ie carpet, lino etc, are removed from those areas to be treated. Failure to do so may involve additional cost.

PLEASE NOTE: It is the responsibility of the client to ensure that all electrical circuits and installations within the treatment area are safe and in good order before commencement of the treatment.

Please find enclosed our estimate covering this work and on acceptance of the contract, please sign and return the attached Acceptance of Estimate.

DAMP REPORT

Inspection of the property was carried out visually and with the aid of a moisture meter. No evidence of visual dampness was noted to the walls and when tested with a moisture meter no readings were observed. We would expect any type of damp proof membrane to be above the masonry footings beneath the timber framework of the structure, only a very limited inspection was possible and we feel that only a destructive inspection would give a more positive answer.

Yours sincerely



SURVEY DEPARTMENT

Fig.2 – Building Control – Certificate Of Completion



BARNSELY
Metropolitan Borough Council
BUILDING CONTROL SERVICES

Certificate of Completion

THE BUILDING REGULATIONS 2010

Building Notice Number: 18/05861/N

Dated: 20 June 2018

Project: Single Storey Rear Extension

Accepted: 25 June 2018

3 Lower Collier Fold, Cawthorne, Barnsley, S75 4HT

Date of final inspection: 14 January 2019

This certificate, which is given in accordance with Regulation 17, is evidence, not conclusive evidence, that insofar as the authority has been able to ascertain, the requirements specified in the certificate have been complied with.

NOTE: This certificate relates only to the work described above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme.

Head of Planning and Building Control
Place Directorate, Regeneration and Property

