

2305 – Galteemore Farm – Repairs Schedule

Revision: A

Revision notes: *Updated to include further site photos.*

Site Address: Galteemore Farm, Beckhampton, Wiltshire, SN8 1FE

Application Type: Discharge of Conditions

Application references – PL/2024/09439 & PL/2024/09812

Client: N Hues & Sons

Agent: Mitchell Eley Gould Architects – POC – Kris Eley / Ross Startin

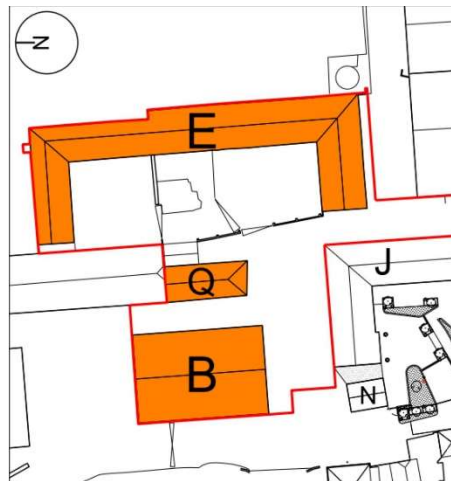
This report is intended to be read in conjunction with all application drawings and documents submitted as part of the above statement applications.

1.0 INTRODUCTION

The following information has been prepared for the purpose of discharging planning condition items 3 iii outlined within the Wiltshire planning decision notice dated 22/05/2025 under planning application reference number: PL/2024/09812. For ease of reference these conditions are noted as follows:

3 iii – A full schedule and specification of repairs to the buildings;

1.1 Key Plan



The above key plan indicates the block references noted within this and the associated planning application documents. Condition discharge information outlined within this document specifically relate to Block's E and Q.

2.0 CONDITION RESPONSES

Condition item 3.iii – Schedule of repairs.

As outlined within the initial application documents, careful consideration to the existing building fabric and features which add to the building's existing character shall be considered in the proposed development and repaired where necessary. The proposed strategy to these repairs and the areas to which they are located have been outlined in the following document. This schedule outlines the proposed methodology, material and sequence of works necessary to carry out the proposed conversion as approved under planning decision. Where repairs to existing fabric are required, works will be carried out in best practice and use materials matching the original in appearance and durability unless stated otherwise.

2.1 General principles – Block E & Q

- To retain the principal timber truss structures within the building and expose these within the proposed internal spaces.
- To retain and repair the historic masonry structures that add to the building's agricultural character. Retention of these elements is to be considered according to the nature of the masonry and date of introduction to the development.
- To consider repair of elements above replacement. This is unless the repair of existing fabric requires impractical works that subject the proposal to being unviable.
- For all works to be undertaken by suitably qualified contractors with prior experience in working with existing and traditional buildings.

2.2 Sequence of works – Block E

The proposed sequencing of works has been developed alongside the structural engineer to provide a strategy that supports the retention of the original timber trusses and allows for existing masonry structures of character and historic importance to be retained. The strategy as currently designed is as follows:

- Existing roof covering to be removed and disposed of.
- Existing timber trusses to be propped off existing slab to allow for wall construction and underpinning works.
- Masonry walls of a modern construction to be carefully removed and disposed of / re-used as required.
- Underpinning to existing historic masonry to be carried out in 1m intervals sequentially.
- New foundation to proposed new walls to be formed.
- New walls including loadbearing internal timber frame to be constructed to provide support to superstructure.
- Existing slab to be carefully removed and disposed of.
- New slab to be constructed after underpinning and foundation works carried out to ensure the superstructure is stable. Slab to be dowelled into underpinned / proposed new foundations as per S.ENG requirements.
- Internal stability of structure to be maintained during demolition and construction works.

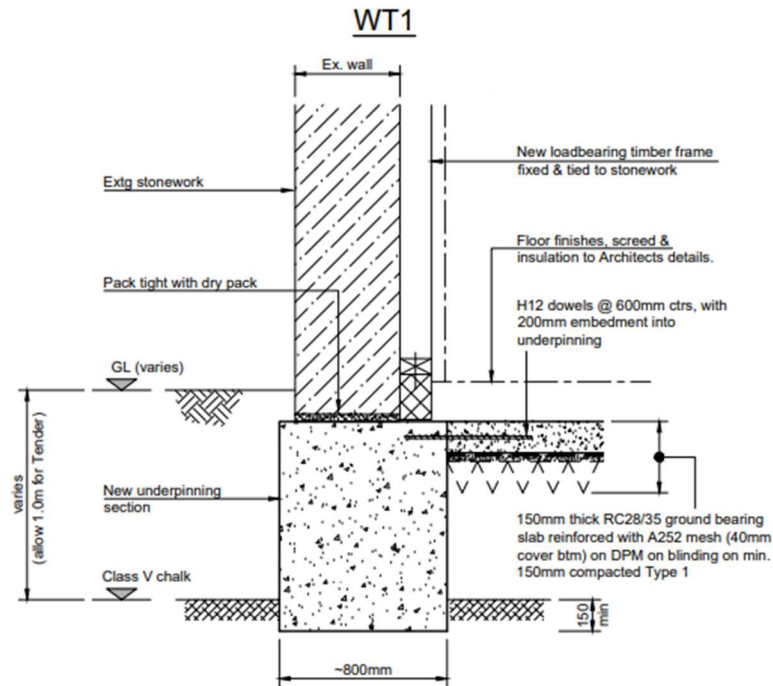
2.3 Retention and replacement of existing masonry walls – Block E

The existing building comprises of a variety of different wall constructions that have been adapted and introduced over the building's lifetime. Due to the nature of their construction, the existing walls have unsuitable foundations for the proposed conversion and so will require remedial / replacement works to resolve this.

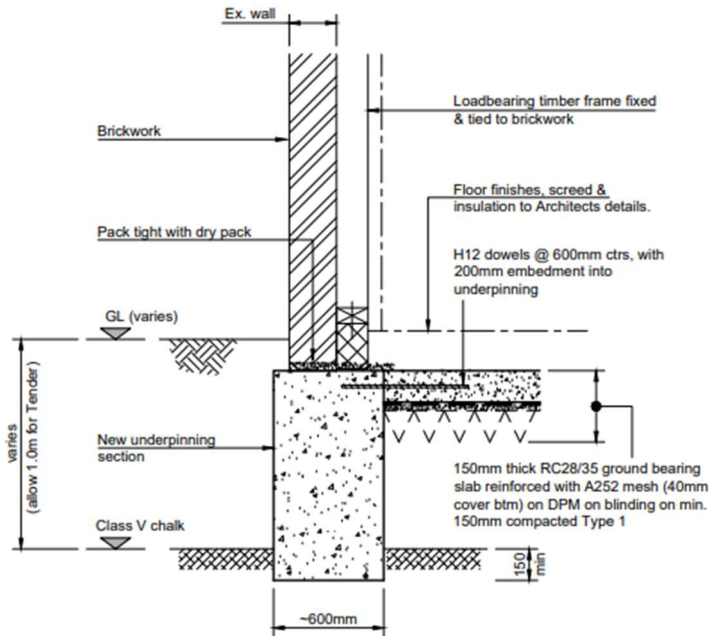
The following is therefore proposed:

- All existing stonework walls of a sarsen build to be retained and underpinned.
(See typical perimeter section A-A below NTS)
- It is proposed that existing masonry walls that are **not** of a modern construction and therefore of a historic nature be underpinned. (this excludes areas of demolition to create full height openings)
(See typical perimeter section B-B below NTS)
- Where external walls are to be carefully removed and re-built, these are to be removed due to their construction being of a modern construction. The majority of such instances are of a concrete blockwork construction. The new walls to replace such walls are to be built onto new foundations in the location of those existing.
(See typical perimeter section C-C below NTS)

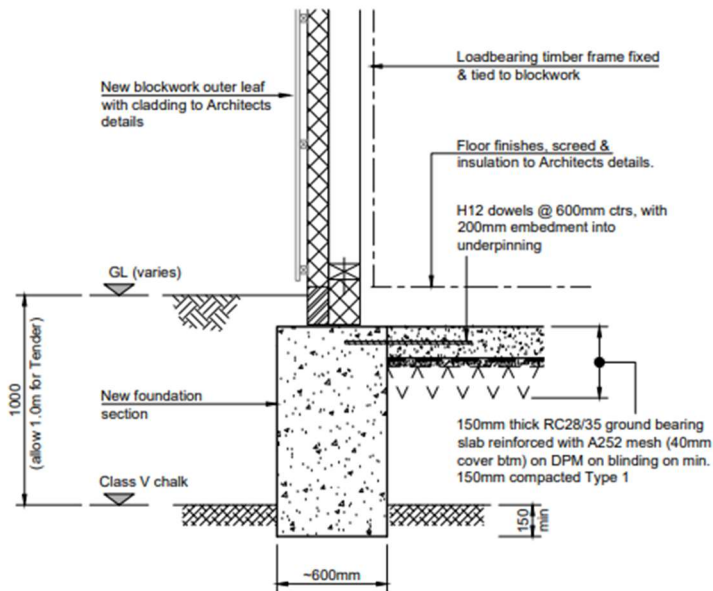
2.4 Typical Perimeter Wall Section Details



SECTION A-A
TYPICAL PERIMETER SECTION

WT1A

SECTION B-B
TYPICAL PERIMETER SECTION

WT2

SECTION C-C
TYPICAL PERIMETER SECTION

2.5 Identification of historic and modern walls – Block E

As outlined, the method to which the existing external walls are to be retained and or replaced is dependent on their historic nature. Drawing reference 2305_AP(E)102 outlines each external wall make-up and foundation strategy within an associated drawing key.

Of the existing walls that are of brickwork construction, approximately half of these are a modern addition that have been constructed within the 21st Century by the applicant (*see figs 01-02 below*).



Fig 01



Fig 02

These modern brickwork additions are of a single skin of brickwork, of a stretcher bond and backed with concrete blockwork. Because of this, they can be identified to hold no heritage value to the building. The following photos give further evidence to these walls being of a modern construction (see figs 03-04 below).



Fig 03 – indicating blockwork inner skin behind modern brickwork at north facing elevation. See fig 01 for location also.



Fig 04 – indicating blockwork inner skin behind modern brickwork. At West facing elevation. See fig 02 for location also.

Due to their modern construction, it is proposed that walls in these locations are to be removed and re-built onto new foundations. This approach is necessary to mitigate requirement for large areas of underpinning that would put the viability of the scheme at risk. The brickwork removed will be retained and re-used in these areas and re-instated in a Flemish bond to match the historic brickwork walls.

Drawing reference 2305_AP(E)102 also outlines the locations of historic brickwork to be retained and therefore underpinned as part of the construction methodology. Photos of such walls are included below for reference. (*see figs 05-06 below*).



Fig 05



Fig 06

Locations of historic stonework are to be retained and resultantly underpinned. (see fig 07 below).

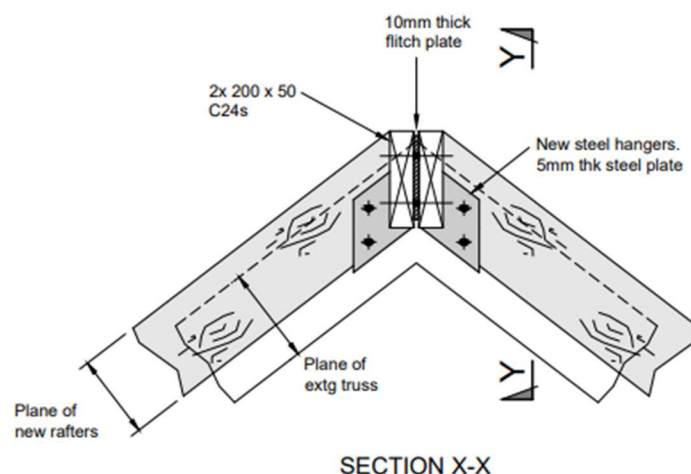


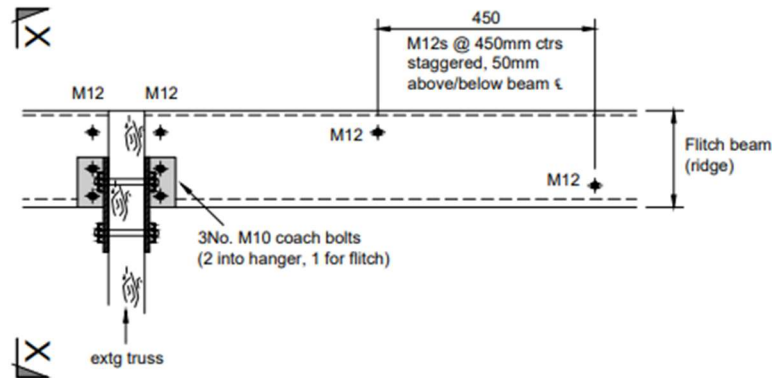
Fig 07

2.6 Timber Trusses – Block E

Repairs are proposed to the original timber trusses to reinstate strength on a case-by-case basis. The method to which repairs are required are outlined on the associated drawing reference 2305_AP(E)102. In order to safeguard the character of the existing timber trusses, it is proposed that they be carefully sandblasted and treated using wood preservative & surface biocide for longevity purposes.

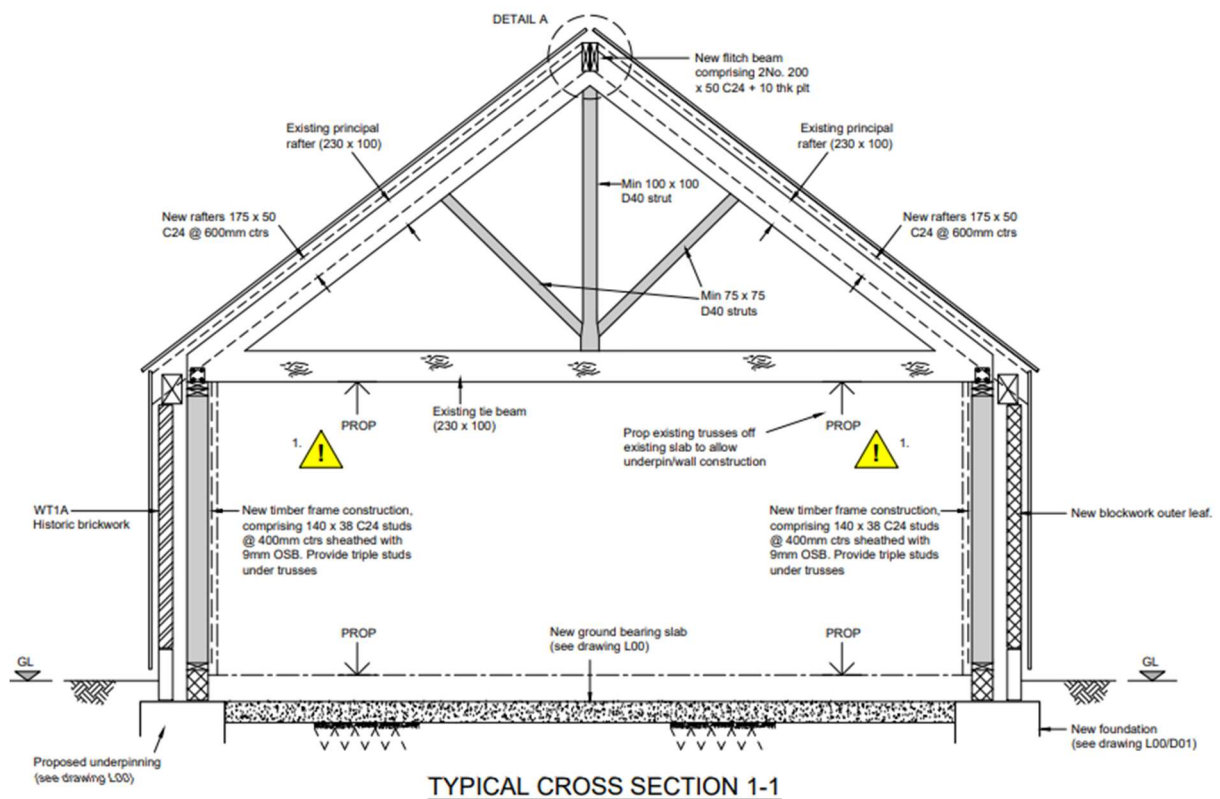
In order to provide continued support to the proposed roof, a new flitched ridge beam will be introduced and hung from steel hangers connecting into the existing principal trusses. The detail of which is outlined in the below.





SECTION Y-Y

In order to further enhance the character of the principal timber trusses, it is proposed that new D40 oak struts be introduced to the existing trusses to form a king post truss. This is to provide bracing and rigidity in the design and also provide an aesthetic similar to the neighbouring barn that was converted under a previous consent. The visual outcome of such an introduction can be identified in the below typical cross section.



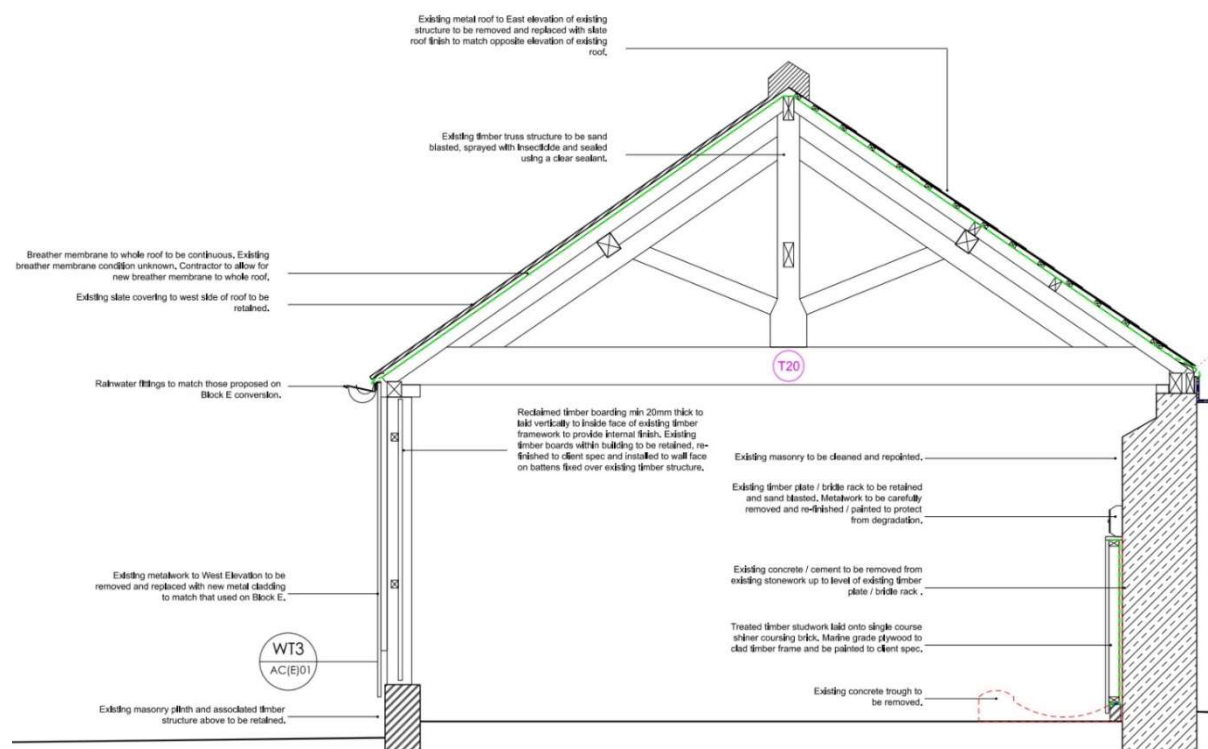
2.7 Floor Build up – Block E

The existing floor to the existing barn is to be removed and a new insulated floor build up introduced. The finished floor level of that proposed is to be set no lower 152.250m AOD as required by the existing compliance condition of the decision notice. Please refer also to the internal and external finishes schedule for details of the proposed floor.

2.8 Proposed repairs – Block Q

In comparison to Block E, proposed works to Block Q are simple in nature. These works are to include:

- Replacement of existing metal roof to west elevation with slate to match the existing east elevation.
- Replacement of existing metal cladding to east elevation and replacement with proposed metal cladding to match that used elsewhere (refer to external finishes schedule).
- Introduction of knee bracing to existing principal truss (refer to 2305_AP(E)102).
- Cementitious materials that existing at low level on the internal face of stonework walls is to be removed and the stonework repointed using a suitable lime mortar.
- The existing floor build up is to be retained.



Proposed Block Q section. Refer also to Internal and External finishes schedule.

3.0 Conclusions

The information set out within this repairs schedule outlines the proposed works to existing fabric and the reasoning for such works. It has demonstrated, through provision of drawings and photo evidence, a reasoning behind the replacement of existing walls and has outlined a foundation strategy that is dependent on the historic or modern nature of the existing walls. The works outlined have been carefully developed to comply with the planning conditions and approved drawings relating to application references; PL/2024/09439 & PL/2024/09812.

This schedule confirms that the design intent will be delivered as approved and follows the character, lining strategy and finishes considered during the planning process. Accordingly, the details provided should be considered sufficient to fully discharge the relevant planning conditions referred to within this report.