

Anita Gardner

From: [REDACTED]
Sent: 04 April 2011 10:43
To: Anita Gardner
Subject: Re: FW: Avenals Barn, Angmering

Anita

The information provided satisfies my previous concerns and I can withdraw my previous objection. The erection of of bat boxes as recommended is welcomed and in accordance with PPS9 para 14 you may wish to impose a suitably worded condition.

Regards

Don Baker MIEEM | Senior Ecologist, Environment & Heritage, West Sussex County Council
Location: 1st Floor Northleigh, Tower Street, PO19 1RH
[REDACTED]

Think sustainably. Do you have to print? Can you double side? Do you need colour?

"Anita Gardner" [REDACTED]

To [REDACTED]

cc

29/03/2011 14:38

Subject FW: Avenals Barn, Angmering

Don,

I have received the attached in relation to application A/8/11 to which you previously objected on the grounds of lack of information to allow a suitable determination.

Please can you advise if this information is satisfactory to withdraw your objection.

Thanks

Anita

-----Original Message-----

From: [REDACTED]
Sent: 16 March 2011 15:54
To: Anita Gardner
Subject: Avenals Barn, Angmering

Dear Mrs Gardner,

Attached is a report from Batbox Ltd relating to information required as to whether or not bat existed at the above premises.

It would appear from the report that there is no evidence of bats. But as recommended our client is happy to provide Bat Boxes at high level as suggested.

Trust this covers all outstanding items.

04/04/2011

Yours Sincerely,

David Elliott

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged.

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[attachment "Avenals daytime survey report.pdf" deleted by Don Baker/PL/WSCC]

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ACTION SHEET

APPLICATION NUMBER A/8/11

OFFICER NAME A. Gardner

SUBSTITUTE PLANS/FORMS YES/NO DATE RECEIVED 4/4/11

SUPERSEDE PREVIOUS PLANS (please give details e.g. plan number or type)

1:500, 1:1250

MINOR AMENDMENT YES/NO DATE RECEIVED

SUPPLEMENTARY PLANS YES/NO DATE RECEIVED

ADDITIONAL PLANS YES/NO DATE RECEIVED

LANDSCAPING YES/NO DATE RECEIVED

RE-ADVERTISEMENT YES/NO

If YES, reason for re-advertisement LIST No.

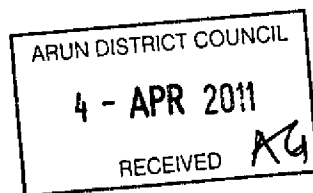
CHANGE DESCRIPTION/ADDRESS TO READ:

NOTIFY PARISH COUNCIL YES/NO

NOTIFY REPS YES/NO if yes, No. of days to reply

SIGNED DATED 4/4/11

ACTIONED:- SIGNED DATED 5/4/11



32 Loxwood Avenue Worthing
West Sussex BN14 7RA



1st April 2011

Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex.
BN17 5LF

For the attention of :- **Mrs Anita Gardner.**

Dear Mrs Gardner,

Re:- **A/8/11 Avenals Farm, Angmering, barn conversion.**

We acknowledge receipt of your e-mail dated 30th March 2011 and would answer as follows.

1. Revised site plan and block plans attached with just the proposed altered building coloured red, the balance of the site edged in blue.
Only the proposed building is now coloured for as suggested in your e-mail dated 6th January 2011 the use of a separate garden for this property was unnecessary and therefore the garden of the main dwelling will be used.
2. In our e-mail of the 13th December 2010 we stated that our client has not advertised the building for business purposes, as he does not wish the building to be used by anyone other than himself or family, as the building is within the curtilage of his gated property.
When permission was granted for offices within this site a condition was imposed that the offices were to be used only by our client. He cannot therefore understand why it is suggested that another building within the same site could possibly be used by others.
3. Proposed family occupants of the barn currently reside at the farm prior to marriage and therefore no additional traffic is envisaged.
4. There are 9 existing car parking spaces available which are more than adequate for use by both the occupants of the barn and the main dwelling.

We trust that this answers your questions.





Yours sincerely,

David Elliott

Encls.

Anita Gardner

From: Anita Gardner

Sent: 30 March 2011 11:24

To: [REDACTED]

Subject: A/8/11 Conversion of barn to residence for family members - Avenals Farm, Angmering

Dear Mr Elliott,

I am now looking at your application with a view to writing the report and there are a couple of items that need amendment/clarification.

The site plan and block plan both have red edging around the whole of Avenals Farm. This should be blue with only the application building edged red.

In addition, to comply with the requirements of policy DEV2 you will need to explain why your client has not sought to market and use the premises for business purposes in order to address the second reason for refusal of A/124/10/. Are all of the buildings at Avenals Farm currently used only by the applicant and his family?

I need to assess any possible increase in traffic and activity levels that could result from the proposal and therefore request confirmation as to whether the proposed family occupants of the barn currently reside at Avenals Farm.

It is my understanding that the red edge to the application site has been reduced, precluding any separate amenity space and that the main garden of Avenals Farm would be shared by the occupants of both premises, this is partially referred to in the Design and Access Statement. Whilst this would be more appropriate than a separate defined space I would appreciate confirmation that parking facilities would also be shared with the main house.

Without prejudice, I would be grateful for receipt of this additional information within 10 days of the date of this e-mail.

Yours sincerely

Anita Gardner

Principal Planner
[REDACTED]

30/03/2011

Anita Gardner

From: Anita Gardner
Sent: 29 March 2011 14:38
To: [REDACTED]
Subject: FW: Avenals Barn, Angmering

Attachments: Avenals daytime survey report.pdf



Avenals daytime
survey report....

Don,

I have received the attached in relation to application A/8/11 to which you previously objected on the grounds of lack of information to allow a suitable determination. Please can you advise if this information is satisfactory to withdraw your objection. Thanks
Anita

-----Original Message-----

From: [REDACTED]
Sent: 16 March 2011 15:54
To: Anita Gardner
Subject: Avenals Barn, Angmering

Dear Mrs Gardner,

Attached is a report from Batbox Ltd relating to information required as to whether or not bat existed at the above premises. It would appear from the report that there is no evidence of bats. But as recommended our client is happy to provide Bat Boxes at high level as suggested.

Trust this covers all outstanding items.

Yours Sincerely,

David Elliott

Anita Gardner

From: [REDACTED]
Sent: 02 March 2011 15:37
To: Anita Gardner
Subject: Re: A/8/11/ Conversion of barn - Avenals Farm, Water Lane

Dear Mrs Gardner

I Have spoken to 'Batbox Ltd' requesting that they visit the premises as soon as possible and provide us with a report.
As soon as this report is to hand I will forward you a copy.

Yours sincerely

David Elliott.

>-----Original Message-----

>From: Anita.Gardner@arun.gov.uk

>Date: 02/03/2011 14:08

>To: [REDACTED]

>Subj: A/8/11/ Conversion of barn - Avenals Farm, Water Lane

>

>Dear Mr Elliott,

>I have received the comments of the County Ecologist who has stated
he

>has an objection to the proposal unless a bat 'scoping survey' is

>undertaken to assess the use of the barn by bats. This is quick and
can

>be done at any time of year. The results of the survey will
establish

>presence, absence, historical use and dictate what further survey
work

>(if any) will be required and whether the conversion will be a
licensing

>issue.

>Without prejudice I therefore request that such a survey is
undertaken

>as soon as possible and the details submitted as part of the current

>application. I attach a list of bat consultants which may be of use.

>Yours sincerely

>Anita Gardner

>Principal Planner
[REDACTED]

>

>
>http://www.arun.gov.uk
>NLPG UPRN 100062237016

>DX 57406 Littlehampton

>
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do not accept liability for any damage caused.

>Any reference to "e-mail" in this disclaimer includes any
attachments.

>*****

>

>

Anita Gardner

From: Anita Gardner
Sent: 02 March 2011 14:08
To: [REDACTED]
Subject: A/8/11/ Conversion of barn - Avenals Farm, Water Lane
Attachments: Bat specialists 2010.doc

Dear Mr Elliott,
I have received the comments of the County Ecologist who has stated he has an objection to the proposal unless a bat 'scoping survey' is undertaken to assess the use of the barn by bats. This is quick and can be done at any time of year. The results of the survey will establish presence, absence, historical use and dictate what further survey work (if any) will be required and whether the conversion will be a licensing issue. Without prejudice I therefore request that such a survey is undertaken as soon as possible and the details submitted as part of the current application. I attach a list of bat consultants which may be of use.

Yours sincerely
Anita Gardner
Principal Planner
[REDACTED]

From: [REDACTED]
Sent: 02 March 2011 13:16
To: Anita Gardner
Subject: FYI Local bat consultants

Anita

This list is for my personal use and WSCC in no way endorses their work. There are also many other reputable bat experts able to undertake bat survey work.

<p><u>Don Baker MIEEM</u> Senior Ecologist, Environment & Heritage, <u>West Sussex County Council</u> Location: 1st Floor Northleigh, Tower Street, PO19 1RH [REDACTED]</p>



Save the environment - think before you print.

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02/03/2011



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Kestrel Design
32 Loxwood Avenue
Worthing
West Sussex
BN14 7RA

Your Ref:
Our Ref: A/8/11/
Please ask for: Mrs A Gardner
Direct Dial: 01903 737529

16th February 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Conversion of barn/store into private residence for family members (re-submission of A/124/10/)
Avenals Farm Water Lane Angmering BN14 7RA

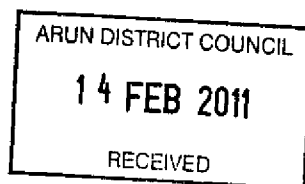
Thank you for your recent application, which was accepted as valid on 14th February 2011. It is being dealt with by Mrs A Gardner who will be able to help you by telephone should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is now legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 17th March 2011 which is the end of the advertising period.

If you have not received a decision by 11th April 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk. If you are in any doubt you will need to submit a formal Building Regulations submission.



32 Loxwood Avenue Worthing
West Sussex BN14 7RA

[Redacted]



2nd February 2011

Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex.
BN17 5LF.

For the attention of:- **Mrs S Honney-Bayes**

Dear Madam,

Re:- **Avenals Farm, Water Lane, Angmering**

We acknowledge receipt of your letter dated 7th February 2011 and note the contents.

Attached are four copies of the 1:500 block plan (with the site outlined in red), this shows the position of waste storage and parking. Regarding waste collection this is collected weekly. There are approximately ten car parking spaces on site plus parking for the offices.

Regarding the 1:500 plan this is to scale and we have now marked a road name on the plan although no name was shown on the original 1:1250 plan we obtained from Ordnance Survey. This is also now marked accordingly.

We are still puzzled as to why these problems did not arise with the first application.

Trust there are not any other unforeseen items and that the application can now be registered.

Yours faithfully

[Redacted signature]

David Elliott

Encls.

[Redacted]



Kestrel Design
32 Loxwood Avenue
Worthing
West Sussex
BN14 7RA

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: A/8/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Sir/Madam

7th February 2011

The Town and Country Planning Act 1990 (as amended)

Conversion of barn/store into private residence for family members (re-submission of A/124/10/)
Avenals Farm Water Lane Angmering

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

I require 1 electronic or 3 paper copies of a revised block/site plan at a scale of 1:500 (the plan provided is not to scale) and showing the provision for parking. ✓

I require 1 electronic or 3 paper copies of a revised location plan showing at least one named road. ✓

Please ensure that if you intend to provide 3 paper copies of any plans requested, that each copy is red edged. ✓

For further guidance or to obtain the documents as required above please refer to our website: <http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

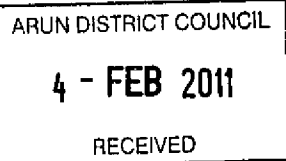
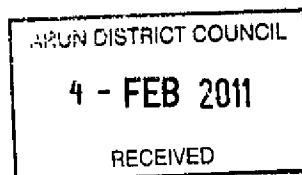
If you are unable to download the required documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 21st February 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



32 Loxwood Avenue Worthing
West Sussex BN14 7RA



2nd February 2011

Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex.
BN17 5LF.

For the attention of:- **Mrs S Honney-Bayes**

Dear Madam,

Re:- **Avenals Farm, Water Lane, Angmering**

We acknowledge receipt of your letter dated 27th January 2011 and note the contents.

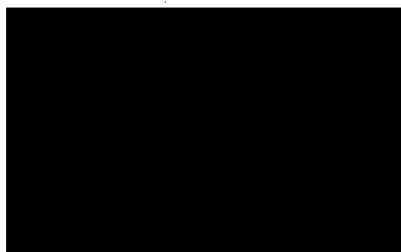
Attached are four copies of both the 1:1250 site plan and the 1:500 block plan (all now outlined in red), the latter showing the position of waste storage. Regarding collection this is collected weekly.

Also enclosed is the Validation check list duly completed.

We are puzzled as to why these problems did not arise with the first application.

Trust this covers any outstanding items.

Yours faithfully



David Elliott

Encls.





Kestrel Design
32 Loxwood Avenue
Worthing
West Sussex
BN14 7RA

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
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Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: A/8/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Sir/Madam

27th January 2011

The Town and Country Planning Act 1990 (as amended)

Conversion of barn/store into private residence for family members (re-submission of A/124/10/)
Avenals Farm Water Lane Angmering

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

I require 1 electronic or 3 paper copies of a revised block/site plan at a scale of 1:500 (the plan provided is not to scale) and showing the provision for parking, in accordance with the guidance notes available on our website detailed below (click on National List).

I require 1 electronic or 3 paper copies of a revised location plan showing at least one named road, in accordance with the guidance notes available on our website detailed below (click on National List).

Please ensure that if you intend to provide 3 paper copies of any plans requested, that each copy is edged red.

Please complete attached validation checklist - all boxes must be completed even if not applicable. ✓

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 10th February 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours faithfully

ARUN DISTRICT COUNCIL

26 JAN 2011

RECEIVED

32 Loxwood Avenue Worthing
West Sussex BN14 7RA

25th January 2011



Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex.
BN17 5LF.

For the attention of:- **Mrs S Honney-Bayes**

Dear Madam,

Re:- **Avenals Farm, Water Lane, Angmering**

We acknowledge receipt of your letter dated 20th January 2011 and note the contents.

Attached are four copies of both the 1:1250 site plan and the 1:500 block plan, the latter showing the position of waste storage. Regarding collection this is collected weekly.

Also enclosed are four copies of the page of the application form with all boxes in item 26 duly marked.

Trust this covers any outstanding items.

Yours faithfully

David Elliott

Encls.



Kestrel Design
32 Loxwood Avenue
Worthing
West Sussex
BN14 7RA

Arun District Council
Arun Civic Centre
Maltravers Road
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Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: A/8/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Sir/Madam

20th January 2011

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Conversion of barn/store into private residence for family members (re-submission of A/124/10/)
Avenals Farm Water Lane Angmering

Thank you for your recent application which I received on 20th January 2011. It is being dealt with by Mrs S Honney-Bayes who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised block/site plan at a scale of 1:500 (the plan provided is not to scale), showing the waste storage and collection arrangements (as indicated on the application form) and a north point, in accordance with the guidance notes available on our website detailed below (click on National List). +

I require 1 electronic or 3 paper copies of a revised location plan at a scale of 1:1250 (the plan provided is not to scale) in accordance with the guidance notes available on our website detailed below (click on National List). X

Please complete the validation checklist - all boxes must be completed even if not applicable. The checklist and guidance notes are available on our website detailed below (Full Application Forms - Full application - and click on Checklist)

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 3rd February 2011. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours faithfully

DOE REF: TQ 0604 25/99

Avenals Farmhouse Water Lane

Early C19. Two storeys. Three windows. Faced with cobbles with red brick

dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows.

Stuccoed porch of solid type.

PDR applies - see application A/77/90.

Application No: A 8 11

Case Officer: ARG

Planning Portal Ref:

Receipt No:

Amount:

Date: 19-1-11

Cross/other ref: A 112410

Additional receipt/refund:

Amount:

Date:

Site Number(s): A-30-50

Grid Reference: 507397 - 104544

Flood Zone: Fluvial 1 2 3A 3B

Tidal 1 2 3A 3B

FLOODZONE 2+3 - FARMHOUSE ONLY -

Flood Zone: Natural defences Yes/No

Listed Building: Yes/No II

Public Sewer: Yes/No

Conservation Area: Yes/No

SEE ATTACHED LISTING

OBA

Technical Notes:

RE-SUB

BARN / STORE NOT LINKED
TO FARMHOUSE

Registration Notes:

History Files Y/N

APO Please tick if there are any other statements required from the following:

Affordable Housing	Open Space
Bin Storage & Collection	Parking Layout/Access
BiBodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of Retail Use	Walls
Noise	Street Scene Elevation

Date made complete:

Signed:

14-2-11

Dated: 19-1-11

CONSULTATIONS LIST G:TSU General\consultation sheet.doc (18/02/10)

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic).	WSE	
WSCC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue(Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LV, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
* - dealing with a wind turbine consult NATS (use code WFC)		

RECEIVED 25 NOV 2010

K. J. Design
32 Loxwood Avenue
Worthing
Sussex
BN14 7RA

Date: 23rd November 2010

Our Ref: CL/SA/1330

Your Ref:

BBP

CONSULTING ENGINEERS

BBP CONSULTING ENGINEERS LTD 13 Richmond Terrace Brighton BN2 9SA

CHARTERED CIVIL AND STRUCTURAL ENGINEERS
PLANNING SUPERVISORS PARTY WALL SURVEYORS

Dear Sirs,

Re: Conversion of Barn, Avenals Farm, Angmering

Further to your recent request, we visited the above site on Monday 8th November 2010 to inspect and report upon the structural condition of the barn and its suitability for conversion.

The barn is located on the north boundary of the grounds of Avenals Farm, Angmering. The building has a slate tiled roof supported on cut and pitched timber roof members. The two side perimeter walls are flint faced chalk clunch with brick quoins and end walls are timber board faced. The building is thought to be at least 150 years old.

The building has been refurbished within the last twenty years and the roof has been completely rebuilt with all new timber members and new slate tiles. Whilst the refurbishment was undertaken opportunity was taken to cast a concrete tie beam across the top of the brick quoins and the flint wall to tie the brickwork into the main run of the wall.

A visual inspection was undertaken from ground level to both internal and external elevations.

The roof structure is considered to be in a sound condition with no evidence of ingress of water or any signs of excessive deflection or deformation.

The flint faced walls appeared to be vertical and generally in a sound condition for a building of this age. A number of minor cracks were recorded in the walls these were generally at the junction with the brick quoins or at approximately mid length of the wall. The cracks are historic and have been repaired in the past. It was recorded that the rainwater downpipe had become displaced and the gutter discharged down the face of the wall. Part of the previous refurbishment process included a concrete capping beam over the top of the brick quoin and along part of the top of the flint wall. There does not appear to be any sign of any further movement since the repairs were undertaken.

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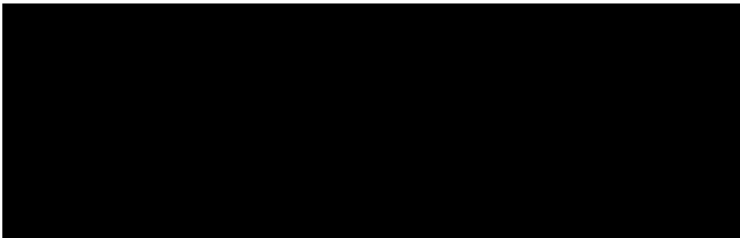
The length of the wall and the location of the cracks would suggest that the movement to cause the initial cracking may be associated with thermal movement. It may also have been that the original roof was not tied at eaves level to the hip ends and thrust from the hip board may have displaced the quoins.

It is understood that it is intended to convert this building for domestic usage. We would therefore recommend that the rainwater downpipe be reinstated, additional ceiling joists be provided to support the new ceiling, this will also provide a diaphragm at plate level. All cracks be repaired with mortar to match existing.

The provision of a new ceiling and the introduction of new partition walls will provide enhanced robustness and stability to the existing structure.

In summary, we consider that the building may be adapted and repaired where necessary to allow conversion for domestic usage.

We trust this is sufficiently clear for your purposes, but if you have any queries, or wish to discuss matters further please do not hesitate to contact this office.



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