

PERMIT

The Flint Barn, Old Barn Gardens, Lovedean, Waterloooville. PO8 9XL

History

We moved to 3 Old Barn Gardens in January 2003.

The barn had been used as a sight office by the developer in the early 1990's while the 3 houses were under construction. No 1 was the final house to be completed and the barn became part of that property. The previous owner put the barn on a separate deed in 2003.

There are a number of covenants in the barns deeds; it can only be used by the occupants of 1, 2, or 3 Old Barn Gardens, and only for ancillary storage and garaging of private motor vehicles.

Planning permission was granted in February 2000 for restoration, minor alterations and change of use to an office. The works were never carried out, and the property was sold on.

When No1 was put on the market in 2007, it became clear that the barn was dissuading buyers as its condition had deteriorated. We bought it from Mr R Burn in September 2009, his house then sold and the new occupants moved in December 2009.



The barn was constructed in three separate areas each with exterior doors but not interconnecting.

Roof tiles were missing or broken, all the doors and the wooden cladding were rotten. The left hand end, which is the largest space, had had a problem with roof tiles falling off the back of the roof into the garden of the house behind. The previous owner hired a company to spray liquid foam onto the underside of the tiles to stick them in place.

The two trusses were not supported by the wall or the plate.

Two large rusty chains were hanging from the rafters and had possibly been used for heavy lifting in the past as



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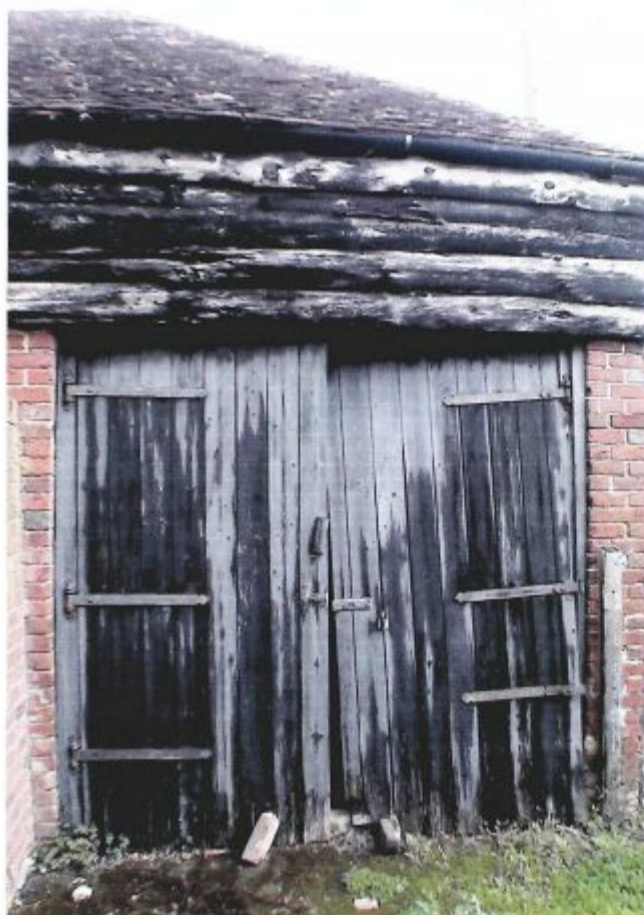
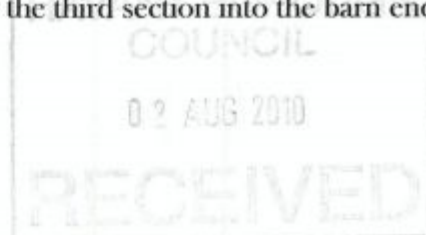
many of the rafters had been broken.



The roof timbers were leaning and had pushed the gable end out, and had been propped up by a large timber beam.



The middle section is accessed by a single door, has a small window and was originally an animal pen. The wooden attic floor has been badly damaged by wood worm and damp, and continues over the third section into the barn end.



This is the third section, at the right hand end of the building. It is a similar size to a single garage, and was full of rubbish. Wood, rusty scaffolding and three large gas bottles have been removed.

The guttering here did not connect with the down pipe, causing silt to build up over the years and the walls to be damp. There was no guttering at all on the rear of the roof, causing problems for the neighbour in the house behind.

The entire building had an ongoing problem with rats, the Council's pest control officer has made a number of visits.



The Works

Our aim in undertaking these renovations was to replace like for like, use traditional methods and materials as closely as possible.



All the clay peg tiles were removed and saved. A large number were scraped by hand to remove the yellow expanding foam, so they could be re-used.

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The central portion of the front flint and brick wall is leaning outwards, which was probably why wall ties were added and a brick stanchion built in the past.

The roof design was as near to the original as possible but to include ceiling ties throughout to avoid further movement of the walls. (Please see attached drawings).





Felt and battens complete, the original clay peg tiles were re-laid, and two conservation roof lights installed, to allow light into the building when the doors are shut. The small window in the gable end was also re-instated.



New guttering was installed throughout. All wood cladding was renewed, and new doors made and painted.



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We have not yet completed works to the inside of the building.

There is a metal structure of angle iron which is an addition, but is not part of the original structure of the building and we would like to remove this. We are not intending to change any of the original layout, just to renew, or treat the floor timbers where necessary.

We would like it to be re-wired and eventually put on a separate meter, as this is the easiest and most cost effective way of installing electricity. The incoming supply runs under the drive passed the barn, so tceeing into that should be straight forward. It will only be for a domestic supply, 3 pin sockets in each section and lighting, and external security lighting, using an approach sensor.

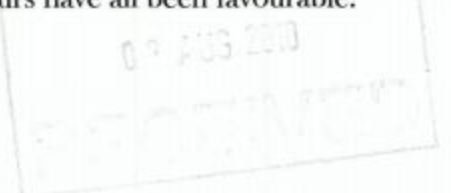
The right hand end is painted white, and if this could be removed and taken back to the original flint and brick it would be in keeping with the rest.

Parts of the flint work need to be re-pointed and this is intended to be undertaken in the future.



The works completed have less impact on the neighbourhood than those given permission in 2000, as these were to include 2 dormer windows and significant changes to the front façade, and also change of use.

We kept the immediate neighbours informed of the works intended, and tried to keep disruption to a minimum. Comments from the neighbours have all been favourable.



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