

**PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS) ACT 1990**

**URGENT WORKS NOTICE
IN RESPECT OF**

Miss Ely

Clock House Farmhouse Barn

Over Alderley Macclesfield Cheshire

ISSUED BY CHESHIRE EAST BOROUGH COUNCIL

**THIS IS AN IMPORTANT NOTICE
AFFECTING YOUR PROPERTY**

URGENT WORKS NOTICE

WHEREAS:

- (1) It appears to Cheshire East Borough Council that the works specified within Schedule 2 of this notice are urgently necessary for the preservation of the listed building known as Clock House Farmhouse Barn Over Alderley and more particularly described in Schedule 1 which is a building included in a list under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereinafter known as "the 1990 Act").

NOTICE IS HEREBY GIVEN that on the expiration of 14 days from the 13th July 2009, the Local Authority intends to carry out urgent works specified in Schedule 2 in accordance with section 54(1) of the 1990 Act.

DATED theday of [year]

Signed

For and on behalf of Cheshire East Borough Council

Town Hall
Macclesfield
SK10 1DP

SCHEDULE 1

The Listed Building to which this notice relates

Clock House Farmhouse Barn as shown for the purposes of identification
only edged red on the attached plan, appendix 2.

SCHEDULE 2

Urgent Works

Schedule of Urgent Works for Clock House Farmhouse Barn Over Alderley.

1. ACCESS, SAFETY AND SECURITY PROVISION

- 1.1. Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.
- 1.2. All works should be undertaken in accordance with the recommendations/specification of a qualified structural engineer (i.e. a chartered engineer and member of the Institute of Structural Engineers).

2. WORKS REQUIRED

As per attached schedule (prepared by John Carter Historic Building Consultant) appendix 1

NOTES

1. Any communication to the Local Authority in connection with this notice should be addressed to:

John Knight, Chief Planning Officer, Cheshire East Borough Council, Town Hall, Macclesfield, Cheshire SK10 1DP.
Telephone: 01625 504600 or 01625 504667 (Andrew Ramshall)

2. The Local Authority may seek to recover the expense of carrying out the works specified in Schedule 2 in accordance with section 55 of the Act.

Appendix 1

Schedule of works for temporary protection to Clock House Farmhouse Barn Over Alderley.

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BARN AT CLOCKHOUSE FARM

OVER ALDERLEY

SPECIFICATION OF TEMPORARY PROTECTION WORKS

March 2009

09.05

1.0 **DESCRIPTION OF EXISTING FABRIC (as at 3rd March 2009):**

Single bay of timber framed farm building comprising gable frame and one cross wall frame, two stud and rail side walls and one purlin with two wind braces on south pitch.

All located on sandstone dwarf wall plinth.

Several panels of wattle and daub remain in whole or in part with later brick replacement to several other panels.

Date estimated to be early to mid-C16, Listed Grade II.

General arrangement extant indicated on survey drawing attached.

2.0 **OBJECTIVE:**

To provide urgent temporary stability and weather protection measures to remaining fabric pending agreement on permanent future repairs/conservation.

Principal elements consist of felted ply sheet diaphragm roof and side wall stud/ply panels.

3.0 **MATERIALS FOR TEMPORARY WORKS:**

225mm x 75mm x 6.0m SC3 sawn timber for purlins, cross ties and lateral side rails.

75mm x 75mm SC3 sawn for vertical studs to side walls and diagonal braces.

12.5mm shuttering ply sheet 2.4m x 1.2m.

Any fixings where into existing oak frame members to be in stainless steel Grade 316 coach screws or stainless steel screws where ply sheeting to existing purlin on south roof pitch and at eaves bearing.

Roofing Felt :- Single layer HT250 polyester based mineral finished with cold applied adhesive, tanalised battens and galvanised clout nails.

Lime mortar for temporary packing to stone plinth joints:- NHL 3.5 hydraulic lime mixed 1:4 with sharp sand.

4.0 **METHOD:**

- 4.1 Ensuring temporary support/propping – carefully remove sections of existing corrugated sheet cladding to external face of east gable and north elevation.

- 4.2 Across east gable elevation external face, below wall eaves plate (A on drawing) secure 1no 225mm x 75mm x 6.0m tie, projecting equally at each end with pre-drilled stainless steel coach bolts to corner posts and studs where indicated with cross on drawing.

Existing tie plate internally is to remain.

- 4.3 Provide and fix 3no new purlins 225mm x 75mm x 6.0m (B on drawing) notched over trenching in principal rafters to provide lateral restraint.

Install built-up ridge from purlin section and 75mm x 75mm packings as indicated.

Temporarily brace purlins and fix shuttering ply cladding, nail fixed, to softwood purlins and stainless steel screws to remaining original purlin and at eaves.

Clad in shuttering ply - 5 full sheets 2.4m long to top run and approx 2.0m long to bottom run, jointed on lower purlin line.

Allow roof sheets to overhang eaves by approx. 750mm x 800mm.

- 4.4 At low level – insert 3no 225mm x 75mm cross ties, 6.0m long through frame, bearing on sole plate on south side and blocked up to level off sole plate on north side (C on drawing) – equal projection each side.

Face fix 1no each 225mm x 75mm x 6.0m across east gable and west crosswall at low level (D on drawing) and coach screw to frame at north end only (brickwork at south end) – level through with internal cross ties.

- 4.5 Face fix 225mm x 75mm x 6.0m across west crosswall at high level, coach screw to corner posts (E on drawing).

- 4.6 Provide and securely fix with framing plates/blocking pieces to cross ties at high and low level, 4no 225 x 75mm side rails (G on drawing). Connect to high level cross ties and seat on projection of low level ties.
- 4.7 Fix 4no 75mm x 75mm raking braces to east gable and west crosswall frame as indicated (H on drawing), spike high level rails to overhanging roof sheets and 150mm centres.
- 4.8 Insert 6no 75mm x 75mm vertical studs (J on drawing) to each side wall between high and low level rails to correspond with joints in 5no shuttering ply sheets (2.4m x 1.2m) fixed to same.

Note ply panels to side walls act as diaphragm to stiffen structure and roof – nail at 150mm centres to all edges.

- 4.9 To roof ply sheets – lay HT250 polyester mineral faced bituminous felt with horizontal nailed laps, all on cold-applied adhesive.

Fix vertical 35mm x 25mm tanalised battens at 600mm centres from ridge to eaves and both verge edges to secure edge of felt and at each side of ridge.

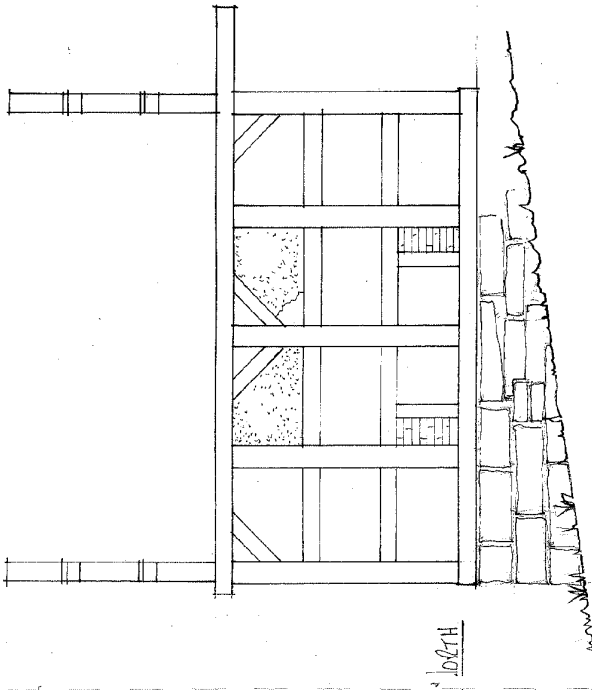
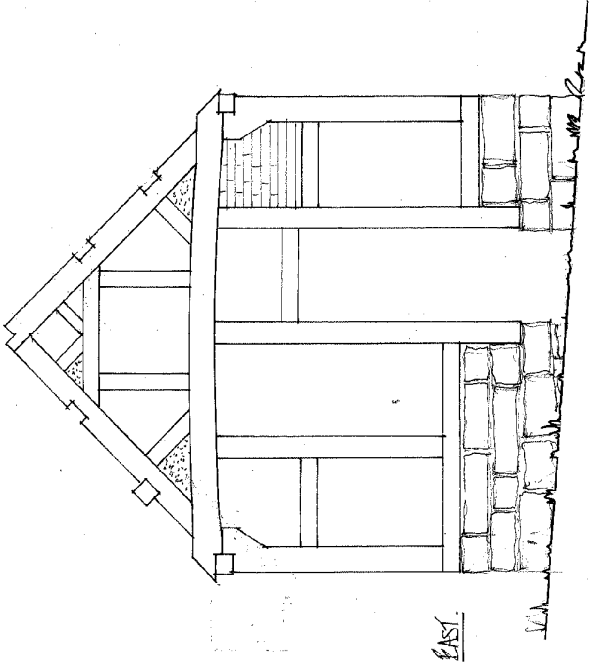
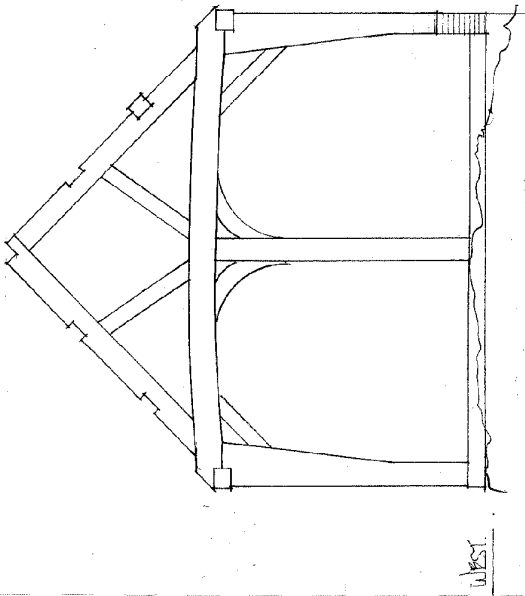
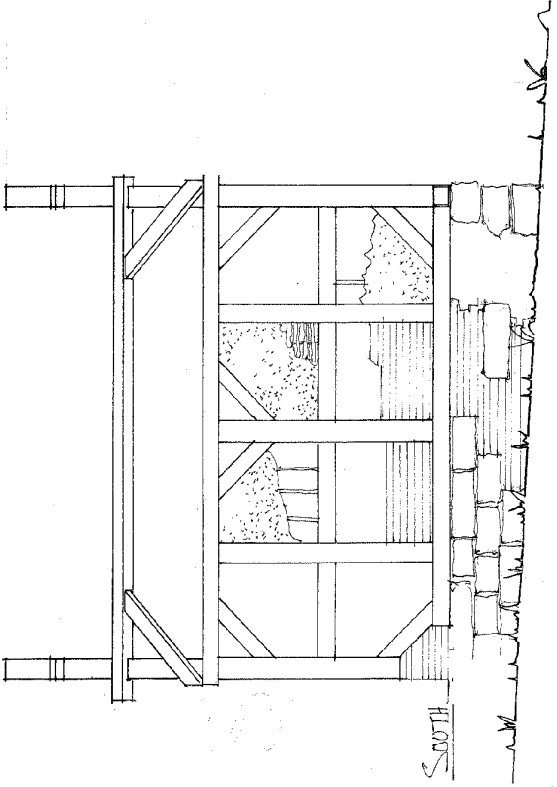
There are no gutters.

- 4.10 To stone plinth at east end of north wall and whole of east wall and east corner of south wall – carefully pack open bed and perpend joints in semi-dry hydraulic lime mortar as previously described using slate packings to ensure stones temporarily secured in location. Finish mortar pointing approx. 20mm back from face of masonry.

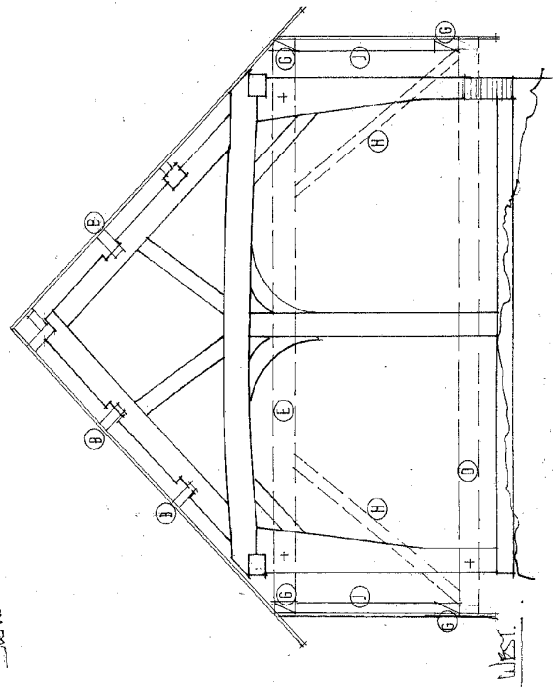
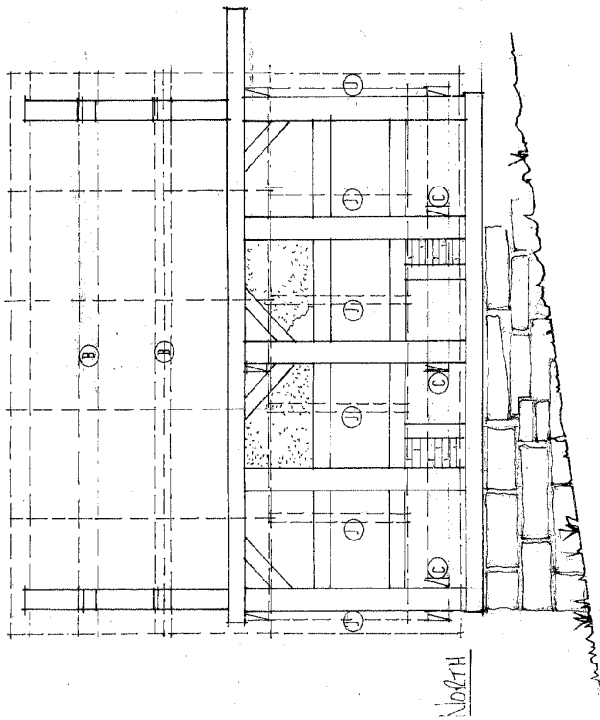
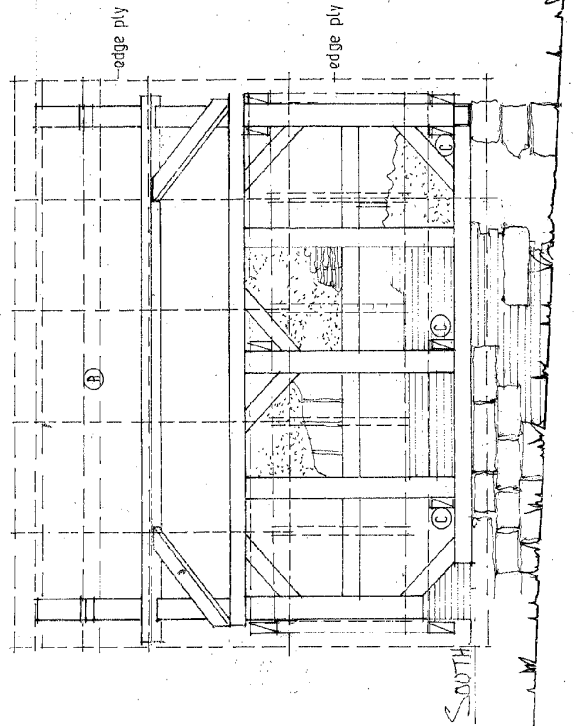
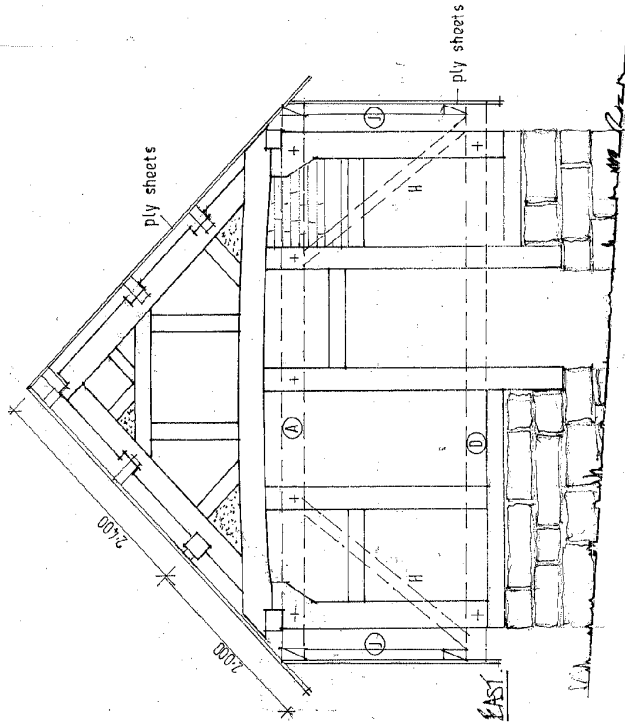
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TIMBER FRAMED BARN, CLOCKHOUSE FARM, OVER ALDERLEY
PRIMARY SURVEY AS EXISTING

March 2009
Scale 1:50
Job Ref: 09 05



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TEMPORARY PROTECTION WORKS
TIMBER FRAMED BARN, CLOCKHOUSE FARM, OVER ALDERLEY
 March 2009
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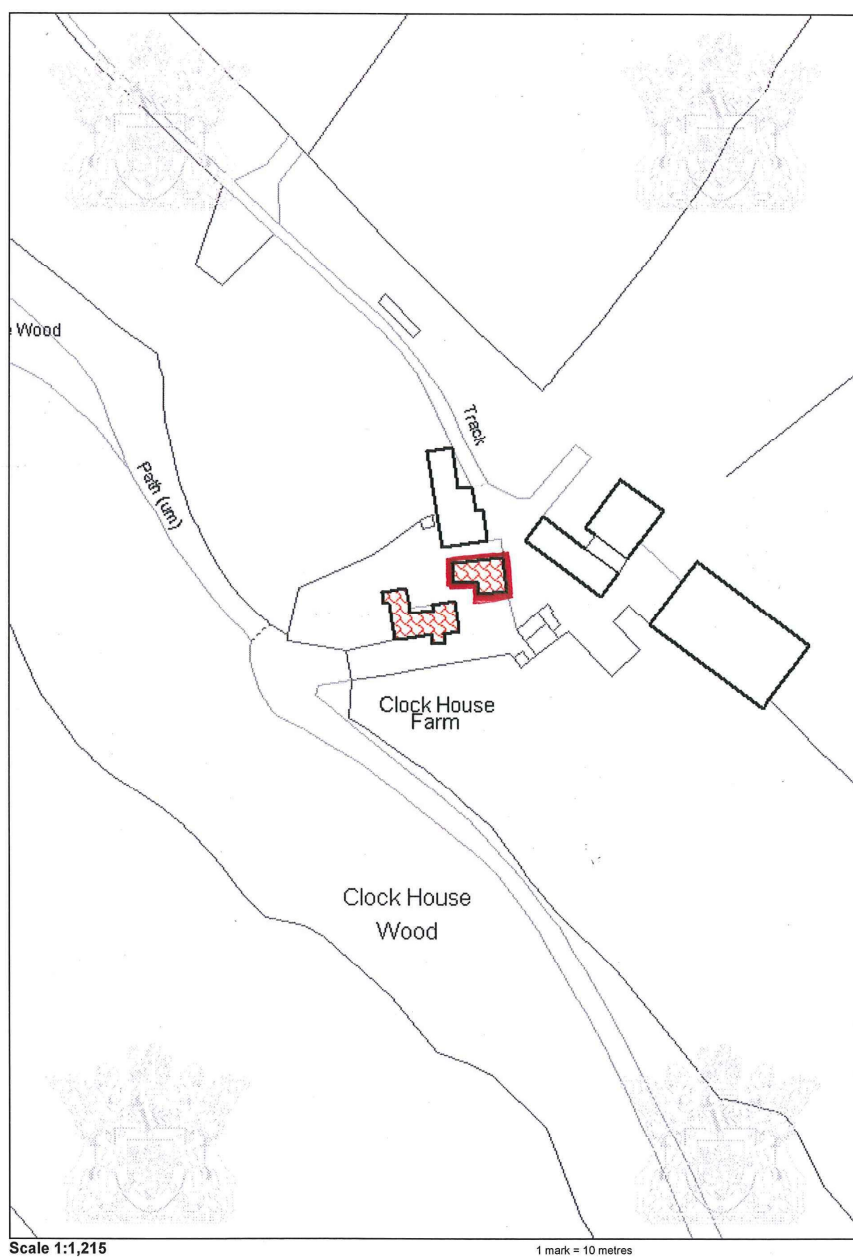


Appendix 2

Location Map

Clock House Farmhouse Barn Over Alderley

Page 1 of 1



Based on the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright.

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