



Ground Floor Plan

1:100 SCALE BAR
0 1 2 3 4 Metres

Roof Structure

- Bay 1**
- rafters approx 60mmx90mm at 375mm centres.
 - decay evident in top of ridge beam at south end. Allow for inspection of beam following removal of slates and battens.
 - Check all wedges between rafters and provide new wedges as necessary.
- East side**
- timber wallplate 170mm deep x 140/160mm wide.
 - Provide new oak tenon to upper wind brace
 - section of rafter 1 below lower purlin decayed. Provide new oak rafter along side existing rafter.
 - Provide new oak lintol to inner leaf - over window W6.

- West side**
- upper wind brace missing - provide new oak brace.
 - re-fix loose lower wind brace.
 - no wall plate - rafters packed off wall head with stone slips. Allow for provision of new oak wallplate and minor alterations to rafter feet to accommodate wallplate.

- Bay 2**
- Check all wedges between rafters and purlins and provide new wedges as necessary.

- East side**
- timber wallplate 170mm deep x 140/160mm wide. Rafters to lower section approx 75mm x 60mm at 400 mm centres. upper rafters approx 95mm x 55/50mm
 - decay evident to rafter feet of 2, 5, 7 & 10. Allow for provision of new oak rafters below lower purlin.
 - decay evident to rafters 4 & 11. Allow for provision of 2no. new oak rafters between upper and lower purlins.
 - Upper ends of the rafters are cut over the ridge - which has significantly reduced the size/strength of the rafters. Allow for doubling up 50% of the rafters with the provision of new oak rafters along side.

- West side**
- rafters generally approx 95mm x 55mm but 2no. only 75mm x 50mm
 - rafter 2 has failed and the ends of other decayed and displaced. Provide new oak wallplate and new oak rafters below lower purlin.
 - lower wind braces missing - provide 2no. new oak braces.
 - Decay evident to rafters 5, 6, 7 & 8 between upper and lower purlins. Allow for provision of 4no. new oak rafters between upper and lower purlins.
 - lower ends of 5no. rafters above the upper purlin are displaced. Re-align and fix rafter ends to purlin.

- Bay 3**
- Check all wedges between rafters and purlins and provide new wedges as necessary.

- East side**
- timber wallplate propped off timber lintol. Infill between wallplate and timber lintol with stone/line mortar
 - Allow for provision of new oak rafter alongside rafter 12.

- West side**
- rafters generally modern SW approx 60mm x 70mm
 - Provide new oak wallplate
 - Rafter no. 4 at eaves level decayed. Allow for new oak rafter
 - Rafter no. 5 between upper purlin and ridge decayed. Allow for new oak rafter

- Bay 4**
- Check all wedges between rafters and purlins and provide new wedges as necessary.

- East side**
- Timber wallplate
 - Extensive decay at junction between wall post and tie beam below Truss V. Carefully cut out decayed timber and allow for joinery repairs.
 - Rafter no. 8 at eaves level decayed. Allow for provision of new oak rafter
 - Rafter no. 13 at between ridge and upper purlin decayed. Allow for provision of new oak rafter

- West side**
- rafters generally modern SW approx 60mm x 70mm
 - Provide new oak wallplate
 - Rafter no. 7 at eaves level decayed. Allow for provision of new oak rafter

- Bay 5**
- Check all wedges between rafters and purlins and provide new wedges as necessary.

- East side**
- Provide new oak wallplate
 - Rafter nos. 4, 5, 6 & 11 at eaves level decayed. Allow for provision of new oak rafters
 - Rafter no. 6 at between lower and upper purlins decayed. Allow for provision of new oak rafter

- West side**
- Provide new oak wallplate
 - Rafter nos. 8, 9 & 14 at eaves level decayed. Allow for provision of new oak rafters
 - Allow for 1m long splice repair to north end of upper purlin

General note:

All existing windows to be carefully removed and window surround made good. All structural re-inforcing measures to be undertaken as per structural engineer's recommendations. All stone walls to be re-pointed using lime mortar

KEY:

Shows sections of walls to be underpinned

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Existing timber section of building to be carefully taken down

First Floor Plan

As Proposed
Repair and Alterations

Surveys provided by PGB Architectural Services Ltd.

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