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CONVERSION ASSESEMENT AND METHOD STATEMENT
FOR BARN AND MILKING PARLOUR
AT OX CLOSE FARM, STOPPER LANE, RIMINGTON

DATE 21 8 2014

General

The Farm house, barn and milking parlour are all in a poor state of repair with severe damp in the house and woodworm attack throughout. The property has numerous poorly carried out alterations with unsympathetic materials and few original features. Numerous buildings have been attached over the years and ground levels changed. The house is currently inhabitable.

The proposal is to take the Farmhouse, barn and milking parlour into one, remedy the problems and build back architectural features relative to the property and its period creating a new home for our family.

The barn

Construction is of local random sandstone bonded with lime based mortar. There are several openings in the walls many of which have been altered and blocked up with different materials some modern concrete block. The walls are showing movement with large cracks in the gable walls and a degree of lean.

Floor levels have been altered where there were possibly two levels, which have been filled in to make one level with concreted finish.

There are signs that an upper story floor (possibly hay loft) once existed, no longer there. There is also evidence that some internal wall structure has been removed possibly weakened the structure.

To the rear of the barn the ground level has been built up by approx 900mm.

The roof has an original oak Kingpost truss and several oak purlins but it appears a recent repair has meant some replacement purlins in softwood. The roof has been under drawn during the repairs and the original sandstone tiles have been replaced with concrete roof tiles, part of the rear section is in blue slate possibly from an earlier repair/alteration. The timber has suffered from woodworm infestation at some stage.

Proposal

The design and building alterations are intended to preserve and enhance the barn structure.

The outer gable wall needs some work to stabilise the movement and likely require a rebuild.

It is proposed to reopen up the blocked out openings.

Lifting the roof line by 900mm will allow a 1st floor through from the house and allow the Kingpost truss to be retained without compromising the style and character of the property.

The barn door entrance to be retained and a large window fitted.

The small vent openings to be retained and fitted with small windows.

Inner block walls to be constructed for structure and insulation.

The roof purlins in softwood to be replace in oak in keeping with the originals and the concrete and slate roof tiles to be replace with sandstone tiles in keeping with the style of building.

Milking parlour

The milking parlour is to be demolished and rebuilt in keeping with the house and barn.