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STRUCTURAL CONDITION REPORT

Barns (A) + (B) Painley Farm, Knott Lane, Newsholme, Gisburn BB7 4JF

Siting:

Two stone barns sited to the north/centre of semi-derelict farm buildings. The barns are likely the original farm buildings. A mid 20th century farmhouse is sited to the south/centre. Later steel framed/sheeted roof sheds have extended the farm complex to the east + west.

There is a long, but level access track running from Knott Lane, which runs across the north side of the complex, and continues westwards.

Barn (A)

Walls - Nominal 550mm thick random local stone in 5 no bays, gable to the access road, with an eastern out shed. The walls are generally plumb but in need of full repointing. There are some settlement cracks in the southern end of the out shed which can be repaired by inserting 'stitch' stones across the cracks.

Most of the southern gable has been rebuilt in blockwork, together with the upper section of the northern gable. The outer leaf of blockwork could be taken down and replaced with reclaimed stone to match the rest of the barn.

There are a variety of window door and vent slot openings in all the walls; many have timber lintels which require replacement in stone and reinforced concrete items.

There are contemporary blockwork extensions to the west and east which require to be removed to enable satisfactory conversion of the main barn.

There is an internal blockwork crosswall of recent construction with a loft floor above.

No significant rebuilding is required.

Ground floor - Part concrete, part rammed earth, no damp proof membrane.
A full new concrete floor on insulation and a dpm are required throughout.

Loft floor - A relatively recent timber loft over the two southernmost bays in fair condition, but best renewed to suit the conversion layout.

Roof - 4 no steel angle trusses (in place of missing original timber trusses) timber purlins supporting profiled fibre cement sheets and rooflights. All require replacement with a complete new roof structure, insulation and slate covering.

Suitability for conversion:

Drawing JW 2634.2 shows the conversion of the barn to a 4 bedroomed house over two storeys. A new insulated ground floor and lining walls are proposed with new blackwall crosswalls supporting a complete new roof. No extension are required to facilitate the conversion, which has been informed by the use of existing openings and the maximum number of new openings.

Barn (B)

Walls - Nominal 550mm thick random local stone in 5no bays in two span depth. The walls are generally plumb but require full repointing.

There are cut doorways in both long elevations and a variety of door and window openings. Various timber lintels require replacement in stone/steel and reinforced concrete.

Floor - Stepped concrete laid to falls, likely no damp proof membrane.

A complete new concrete floor, insulation and dpm are required.

Loft floor - Over the two westernmost bays - of recent construction in fair condition off blackwall crosswall, best renewed to suit the conversion layout.

Roof - 2no timber queen post trusses, 2no timber king post trusses, 2 rows purlins and ridge. Built-in ends may require repair, but the trusses and purlins could be re-used. The existing small timber rafters are likely to be defective at eaves level.

New rafters are required. The stone slate covering can be re-used.

Suitability for conversion:

Drawing JW 2634.2 shows the conversion of the barn to a 4 bedroomed house over two storeys, without need for extension. New insulated ground floor, lining walls and roof are required.

Outbuilding (C)

Sited between barns (A) and (B), a single storey 2 cell stone outbuilding nominal 13m long x 5.5m deep, under a recently re-slatted stone slate roof, in good condition. There are two large dormers to the eastern side providing vehicular access, with steel lintels.

The building is in a good state of repair and could be used as a carport to one of the conversions.

JOHN R Wharton - Architect
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