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STRUCTURAL CONDITION REPORT Barns at Field House Farm, Chipping

BARN (A)

A 3 bay stone barn detached from barn B and the farmhouse, nominally 12m x 6m, of two storeys, set tight to the northern roadside, built late 19th century.

Walls :

Nominal 450 mm thick random local stone, generally plumb and square, the south and west walls repaired some years ago with concrete block inner faces.

There are two internal crosswalls nominally 300 mm thick.

All the walls require repointing and are capable of re-use without rebuilding.

There are six windows and three doorways in the south elevation, two windows in the west gable and a loft doorway in the east gable, all with stone outer heads and sills. Some timber inner lintels require replacement with concrete lintels.

Ground floor :

Stepped concrete to each of the three cells, to slight falls. New insulated concrete floor and damp proof membrane required.

First floor :

A full loft floor accessible by jacob's ladder, of timber beams and boards in poor condition, not capable of re-use. A full new timber first floor is required.

Roof :

3 m simple triangular timber trusses with steel centre tie bars, in fair condition but limited headroom under tie beams.

roof contd :

Timber purlins in fair condition, built-in ends may require repair.

Timber rafters in fair condition. built-in ends likely to require repair.

New timber trusses are required, with rained collar/tie beams. The centre truss could be omitted and replaced by a new blockwork crosswall.

A new timber ridge beam and new, deeper rafters are proposed, to accommodate in-slope insulation.

The original blue slates are in good condition and capable of re-use.

BARN (B)

A four bay store barn attached to the farmhouse, nominally 15m x 16m of one storey with lofts set close to the northern roadside, built in the late nineteenth century as one building.

walls :

Nominal 500mm thick random local stone, generally plumb and square, but with an outward bulge to the western gable, likely due to lack of restraint to the wall, use of small stones. There are small cracks in the north and south upper elevations close to the gable, which could be stitch repaired.

The south western corner stones have been displaced by passing vehicles. These can be rebedded as a localised repair.

An appropriate way to deal with the western gable bulge is to tie it into the new inner structure with a series of steel tie bars and plates at first floor level and to add internal bracing through the introduction of new abutting partition walls.

All the existing walls require re-pointing.

ground floor :

The easternmost bay is of stone cobbles, the two centre bays are of rammed earth. The westernmost bay and the skillion to the south side are of stepped concrete.

A new ventilated concrete floor over insulation and a damp proof membrane is required throughout.

Left floors :

Timber beam joists and boards over the southern shippon and westernmost bay, in poor condition, not for re-use. The barn is unusually tall, so headroom is not an issue.

Roof :

3 no timber trusses with extended rafters to the south, sitting on 3 no circular section cast iron columns with cast-in head and intermediate brackets, king post pattern to the main span. The trusses appear to be in good condition, but built-in ends may require some repair.

Timber purlins and ridge appear to be in good condition, but built-in ends may require some repair. Timber rafters in fair condition, some built-in ends will be rotten.

The cast iron columns, timber trusses and purlins are all capable of re-use. New, deeper rafters are required to enable in-slope insulation to be incorporated. The blue and stone slate coverings are capable of re-use.

Openings :

The barn has two opposing cast doorways and a series of windows and doors constructed at different times to the south and west. All are capable of re-use. Some timber lintels require replacement with more durable steel/stone lintels.

Suitability for conversion :

JW drawing 2670.1 shows barn (A) converted into a 3 bedroom dwelling, arranged to retain the blank north elevation and requiring only one new window opening.

JW drawing 2670.2 shows barn (B) converted into 2 no four bedroom dwellings, requiring one new northern window, for emergency egress purposes and a new southern 'cast doorway'. Each cast doorway will contain new insect glazed screens and doors to admit daylight and enable emergency egress at first floor level from bedrooms.

No significant rebuilding is required to either barn.

