

Structural Condition Report

Retained Barn Painley Farm Knott Lane Gisburn BB7 4JF

Siting

There are two stone barns sited to the north/centre of the semi derelict farm buildings, these probably being the original farm buildings. A mid 20th Century farmhouse is sited to the south and additional steel framed/sheeted roof structures extend the farm complex to the east and the west.

The intention is to retain the central stone barn which is in the better condition, demolish the more northerly stone barn locating the new property on its footprint. All stone and slate from the demolished barn will be retained and used in the development.

The more recent, dilapidated steel frame farm buildings and the farm house will also be demolished retaining only a small brick and slate implement shed to the north west of the site.

Retained Barn

Walls: Nominal 500mm thick random local stone walls formed over five bays are generally plumb but require repointing and some local repair. There are two large cart openings on the long elevations and a number of smaller windows and door openings. Timber lintels over existing openings will be replaced with stone/steel and reinforced concrete.

Two new garage door openings will be inserted in the north east elevation with stone/steel lintels over. The existing external walls will be lined with a leaf of concrete block and insulated.

Floor: The existing stepped concrete floor laid to falls will be replaced with a new ground bearing concrete floor with insulation and DPC as required.

Loft: first floor will be partly retained and extended over the remaining bays. New timber floors will be supported off the new blockwork lining walls.

Roof: The existing roof structure will be retained comprising two timber queen post trusses, two timber king post trusses, two rows of purlins and a timber ridge. The structural timbers will be repaired as required and treated for any decay and/or infestation. New rafters will be fitted where required with insulation installed to form a warm roof. The existing stone flag roof covering can then be reinstalled.

Suitability for Conversion

Drawing 16.149.007 shows the existing layout of the barn. The intention is to locate the garages and utility rooms at ground floor with a play room and two guest bedrooms at first floor level as indicated on drawings 16.149.004 with the proposed elevation treatment shown on drawing 16.149.006. The proposed accommodation will fit within the existing structure without the need for extension. The existing fabric will be repaired and slightly adapted to suit.

The barn will be linked to the new dwelling by means of a lightweight glass single storey structure.