

**Proposed works to
the barn at
Kemyel Crease
Paul
Condition report**



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Peggy Rickaby
BA Dip Arch RIBA Chartered Architect



Introduction

Keymel Crease is a small rural farming community between Lamorna and Paul, the post code is TR19 6NP, the OS grid reference is SW 45782 24790.

The barn closes the south side of what was originally the farm yard but is now a private garden for the Applicants' own house.

Keymel Crease has evolved from a medieval settlement but the barn probably dates from the early 19 century.

The barn is two storey with solid granite walls under a pitched roof with half hips to both gables, it adjoins single storey buildings. There is only one door on the ground floor suggesting it was originally built for stock rather than specifically used for milking, there are stone steps on the south side leading to the first floor which has two opposing doors for threshing.



East elevation



West and south elevation



North elevation

Floors

The ground floor is a relatively modern concrete slab which appears to have been laid on a DPM, it is in good condition.

The first floor is 180 x 70 joists at 720 centres, the chipboard flooring is sagging and does not appear safe. The joists bear into the external walls and are supported on timber lintels above door and window openings. The joists appear sound but the ends could not be checked where they are built into the external walls.

Walls

The external walls are solid granite with a rab / rubble core and are about 600mm thick. They are in good condition for their age and exposure but all need repointing. The gutter to the adjoining building against the north elevation has lost its stop end and rain water is washing down the wall causing further damage to the pointing and threatening the core of the wall.

Internally the walls are mostly finished with limewash, some of the ground floor walls have been tanked to provide a surface that could be hosed down when the barn housed cattle.

Roof

The roof has half hips at both gables, the pitches are finished with natural slate with terra cotta ridge tiles, there are 3 Velux rooflights on the north pitch. All the pitches are in good condition. The roof is traditionally constructed with 6 exposed trusses with raised collars supporting purlins and rafters, the timbers appear sound when viewed from first floor level.

Doors and windows

The barn has more windows and door openings than are often seen in buildings of this nature. The ground floor openings and the first floor window in the east gable have granite lintels externally which appear sound, as is normal the remaining first floor openings are tucked under the eaves and do not have external lintels. The internal lintels are timber and need to be checked.



Part of the north wall where the gutter to the adjoining building is leaking



The existing roof construction is sound



Some internal lintels need to be replaced

Recommendations

Although the first floor joists are relatively new they are at wider centres than would normally be expected for the span of the floor boards. Subject to the more detailed Building Regulation drawings they probably need to be reused or replaced to give a closer spacing, they can then be supported on an internal timber frame to keep the ends free from the risk of damp in the external walls.

Externally the walls need to be raked out, any plant growth removed, any voids filled and repointed using NHL3.5 lime mortar. Internally the walls need to have existing tanking and limewash removed, the joints raked out, any voids filled and the joints repointed with a mortar mix compatible with the specified Throseal or Vandex type weather proofing treatment.

The internal timber lintels need to be carefully removed and replaced with concrete lintels.

The gutter to the adjoining building needs to be repaired to stop water damage to the wall to the left of the shower room window in the north elevation.

Conclusion

Subject to the necessary remedial works and to all necessary approvals the building appears suitable for conversion to a dwelling.