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## CONDITION STATEMENT

Ghyll Syke Barn

BELL BUSK

Gargrave

SKIPTON

### General Arrangement :

A four bay barn nominal 15m x 8m with a modern lean to rear extension, attached to a two storey cottage of later construction.

The building sits on the Bell Busk/Conington Old roadside some 250 metres south of the railway bridge at Bell Busk.

To the south of the barn is a modern concrete block shed and a steel portal frame shed - both to be removed.

### Barn Walls :

Random local stone with squared quoins + window surrounds nominal 550mm thick, generally plumb + square, all in need of repointing.

An outward bowing upper section of the eastern wall requires rebuilding plumb. Other small settlement cracks can be repaired with 'stitching' stones at repointing stage.

There are a number of door + window openings on each elevation which are capable of re-use. Some minor timber lintels require replacement with more durable items.

### Floor :

Two northern bays of the barn are rammed earth; the balance are concrete on various levels. A complete new concrete floor dpm and insulation are required.

### Loft floor:

There is a 2 bay timber loft to the southern end of the barn of posts, beams, joists and boards, in poor condition, not capable of re-use.

### Roof:

3 no timber king post trusses, timber purlins + ridge beam, in fair condition.

The southernmost truss is supported on a brick pier with another half truss over the lean-to section.

Built-in truss + purlin ends may require local repair.

The existing rafters are small, built-in ends are likely to be rotten. New deeper rafters are proposed. The existing stone slates are capable of re-use, with in-slope insulation and breathable felt.

### Suitability for conversion:

Drawing JW 2207C demonstrates that the barn will convert into a 4 bedroomed house over two storeys.

The external walls do require to be lined + insulated - these walls and ground storey partitions can carry a new first floor.

The conversion has been designed to need the minimum number of new openings.

Architect

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