

Schedule of Repairs to Listed Building

Including Photographic Condition Schedule

**South Barn
Tharbies Farm
Rook End
High Wych
Hertfordshire
CM21 0LL**



Prepared by Ashdown Developments Limited

February 2023

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Schedule of Repair to Timber Frame

The listed barn is primarily a braced timber frame construction with a clasped purlin roof supported by inclined Queen Struts which rise from the tie beam. There are slightly curved pegged braces to the tie beam and faced halved scarf joints in the top plates.

There is evidence of water ingress through the roof covering and external cladding, but in general the timber frame is in good repair with only limited repair necessary. The repairs are listed in the photographic condition schedule.

General Repairs

Roof

- Strip corrugated iron sheeting valley boards and metal flashings from cricket school
- Replace all battens with new 50x 25 treated sawn battens
- Replace with ventilated warm roof: plain edge boarding, high performance insulation, breathable membrane, and natural slate
- Intention is to leave internal roof structure visible.

Walls

- Strip existing weatherboarding
- Repair timber frame as per photographic schedule
- Provide breathable insulated construction: insulating woodfibre boards, wool/hemp, breathable membrane. Intention is to expose all major beams internally, but small set back beams will be insulated between and boarded over
- Finish internally with lime plaster
- Finish externally with large section sawn weatherboarding in black

Plinth Wall

- Repair plinth externally and redecorate in black tar varnish

Floor

- Remove concrete floor and plastic DPM
- Replace with limecrete system (note that plinth appears to have an injected damp proof course – replacement of concrete floor with limecrete will allow the bricks below the DPC to breathe)

Services

- Surface water gutters and downpipes in black painted metal with discharge to natural watercourse
- Foul water discharged to private sewerage treatment plant

- Heating provided by oil boiler and underfloor heating
- Smoke and Heat detectors installed

Photographic Condition & Repair Schedule (Photos taken February 2023)



Fig1. South Elevation – Repair projecting top plates. Replace Corrugated Sheeting with slate. Install new metal gutterwork & downpipes. Glaze doors and ventilation gaps. Replace cladding with large section sawn weatherboarding in black.



Fig2. East Elevation. Replace gable rafters



Fig3. West Elevation. Remove redundant electrical equipment. Glaze ventilation gap.



Fig4. Bay 1 South Wall



Fig5. Bay 1 South Roof Structure. No repairs required.



Fig6. Bay 2 South Wall



Fig7. Bay 2 South Roof Structure. No repairs required.



Fig8. Midstreya West Wall



Fig9. Midstrey West Roof Structure. No repairs required.



Fig10. Midstreya Doors

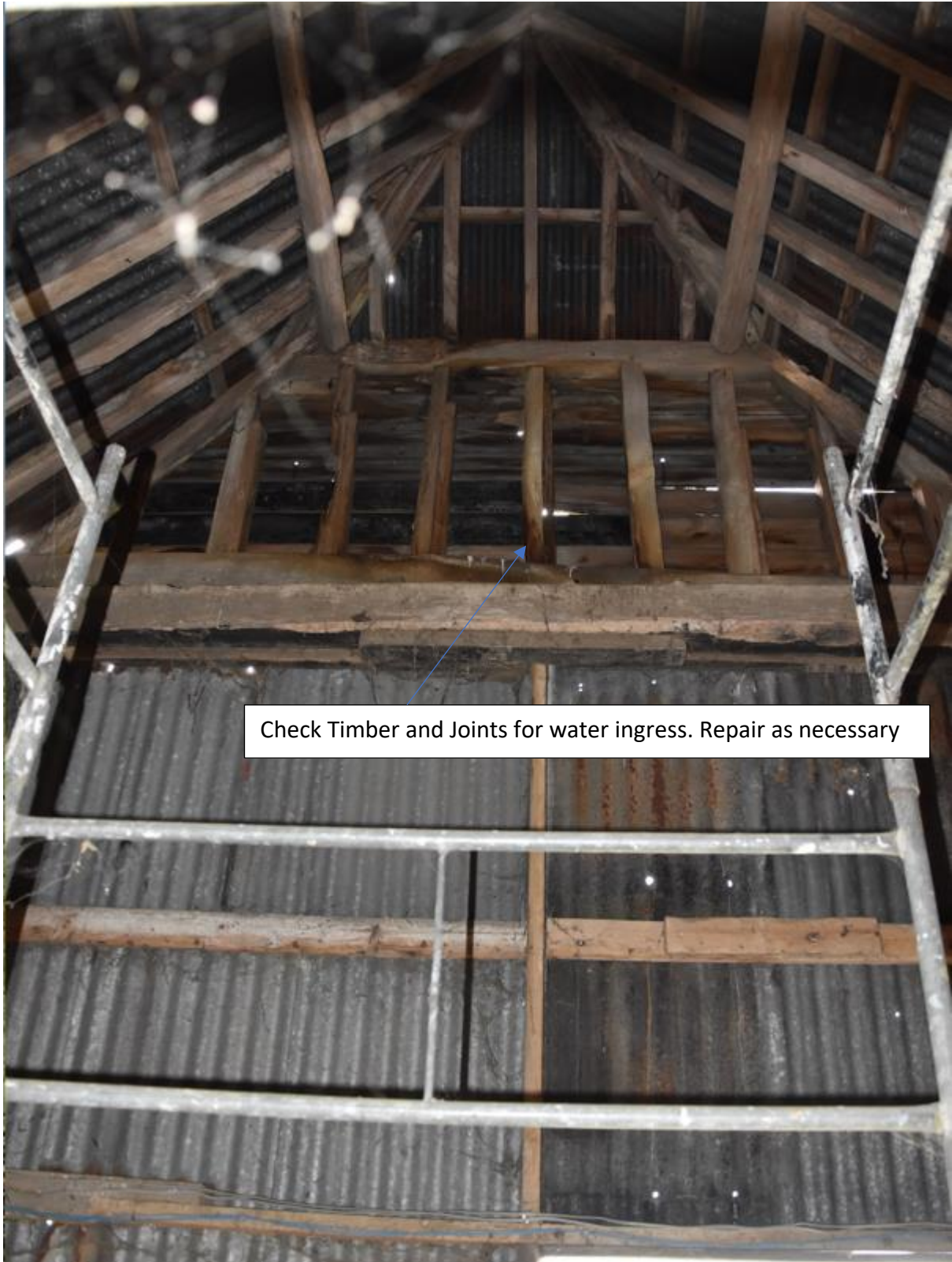


Fig11. Midstreya Half Hip Roof Structure



Fig12. Midstrey East Wall



Fig13. Midstrey East Roof Structure



Fig14. Bay 4 South Wall. No repairs required.



Fig15. Bay 4 South Roof Structure. No repairs required.



Fig16. Bay 5 South Wall



Fig17. Bay 5 South Roof Structure. No repairs required.



Fig18. East Wall



Fig19. East Wall Half Hip Roof Structure. No repairs required.



Fig20. Bay 5 North Wall. No repairs required.



Fig21. Bay 5 Roof Structure. No repairs required.



Fig22. Bay 4 North Wall



Fig23. Bay 4 Roof Structure



Fig24. Bay 3 North Wall



Fig25. Bay 3 Roof Structure



Insert new stud

Replace modern lightweight studs with green oak

Fig26. Bay 2 North Wall



Fig27. Bay 2 Roof Structure

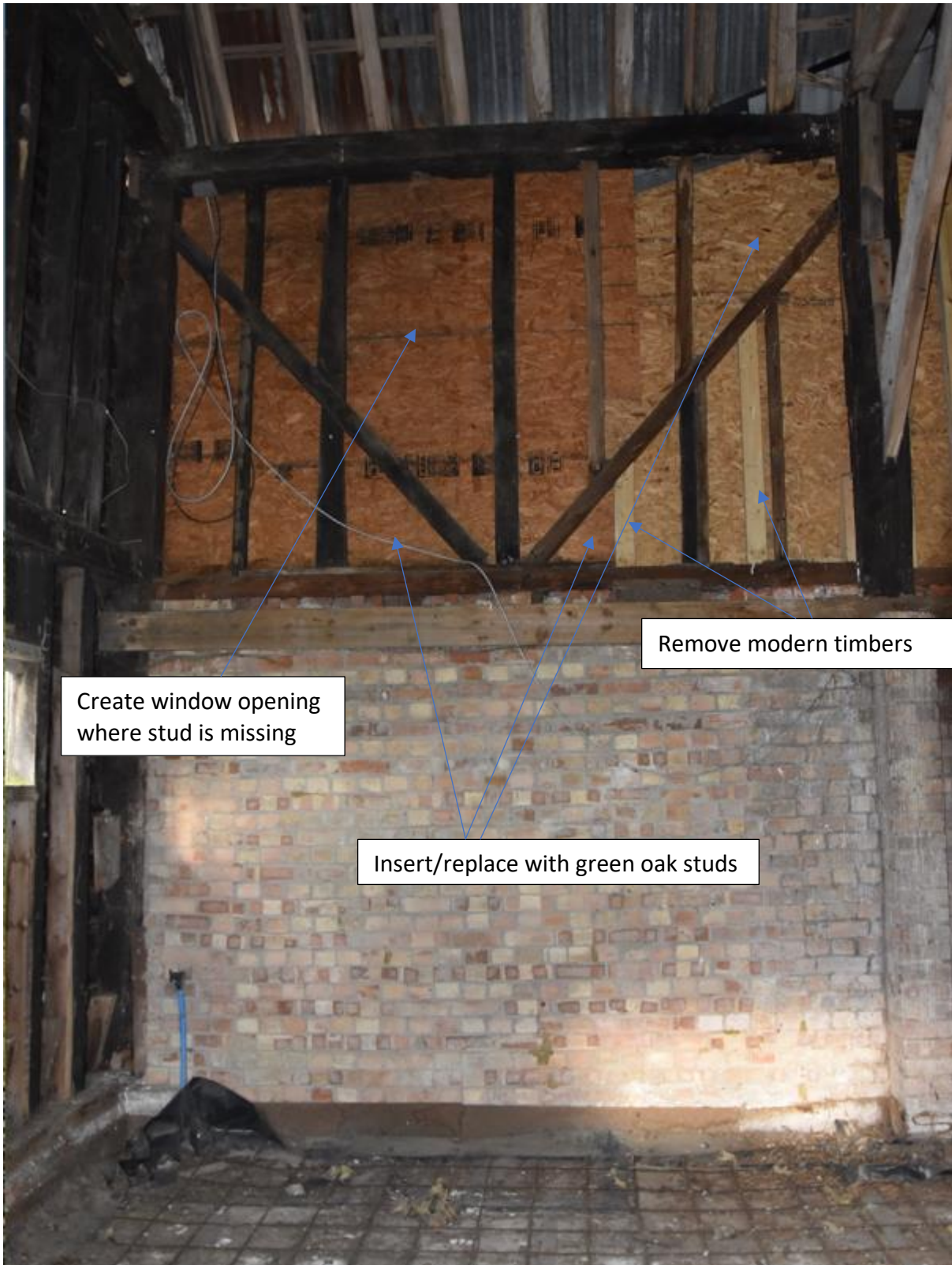


Fig28. Bay 1 North Wall



Fig29. Bay 1 Roof Structure. No repairs required.



Fig30. West Wall



Fig31. West Wall Half Hip Roof Structure



Fig32. Braced Tie Beam between Bays 1 & 2



Fig33. Braced Tie Beam between Bays 2 & 3



Fig34. Braced Tie Beam between Bays 3 & 4



Fig35. Braced Tie Beam between Bays 4 & 5