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Enlargement of house into barn
Carr Bottom, Green Lane, Burley Woodhead LS29 7BB

BARN CONDITION STATEMENT

General Arrangement:

Stone barn nominal 12m x 6m off the western gable of the house, with a further 5m x 6m single storey western calf shed, of later construction

Walls:

Nominal 550mm thick stone walls, semi-coursed external, random internal, in 4no bays, generally square and plumb. External faces repointed say 20/0, in good condition, internal with some small settlement cracks in west gable main barn, capable of 'stitch' repair. Internal repointing advisable.

There are a variety of door and window openings, not all original. Arched head cant doorway to south, and a mixture of window and personnel doorways - some timber inner lintels require replacing with more durable items.

A new insulated inner lining wall is required.

Floor:

Rammed earth to main barn, stepped levels up from cant doorway.

Stone flag + sett floor to calf shed, stepped and to falls.

A new damp proof floor and insulation are required throughout the barn + calf shed.

Roof: Main Barn

3 no timber queen post trusses of relatively light section, in poor condition.

2 rows timber purlins to each slope; small section rafters - all in poor condition. Some 3.5 x 3.5m of the north western bay roof collapsed in June 2023 and is under temporary cover. Other cracked purlins are temporarily propped.

The calf shed has 2 rows queen post timber trusses, two rows timber purlins + ridge on each slope, in fair condition and capable of continued use.

The rafters are small and likely to be rotten where built into walls. New rafters and in-slope insulation are required to the whole barn.

New breathable felt is required. The existing stone slates can be re-used, with missing slates replaced to match those existing.

Suitability for conversion!

An enlargement of the existing 2 bedroom cottage into the barn is sought. Floor levels rise westwards to suit rising ground. Some stepping is required and can be accommodated at new and existing wall lines.

The existing cottage has a very narrow stair and is likely not in its original position. The existing bathroom is at ground floor level as part of previous alterations.

The proposed plan solves these problems. A new stairway is proposed at the eastern end of the barn, roughly central to the enlarged whole plan.

A new living room is proposed in the main barn with a first floor void at the east doorway bay. The calf shed is to be converted into a guest bedroom.

The number of new door and window openings required is minimal, retaining the appearance of the building as a barn, and of the minimum size to achieve daylighting and means of emergency egress standards.

New lining and crosswalls are required in the barn.

In the cottage it is proposed to link the two principal ground storey rooms with a new opening - to use the room as kitchen/dining. The original doorway linking these rooms is retained in situ.

John R Wharton
Architect
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