

LISTED NOTIFICATION

Wilby Barns - Timber Replacement and Wall Repair - Part One

Subgero Limited

Wilby Manor, Wooten Green,
Wilby, Suffolk, IP21 5LB

subgero

Wilby Barns – Wall Repair and Timber Replacement

Introduction

CONTEXT

During the planning process and prior to construction work, the barn was in a state of progressive deterioration. During which time much of the timber frame was exposed to the elements causing it to become unstable. According to the original programme, the barn was to be watertight before October 2023, however, due to the Principal Contractor (Amplis) going into liquidation at the beginning of the construction period, work on site was delayed by circa three months. As a result, a condensed programme has been necessary to ensure the building becomes watertight and structurally safe as soon as is reasonably possible.

In addition, actions on site have been taken to accelerate the programme to minimise exposure of the frame to the excessive rain experienced over recent months, which we believe has allowed more of the original frame to be used.

OVERVIEW

All timbers that have been replaced or infilled, have been installed, or will be installed, in line with the original agreed drawings (R-21-052 Drawings D1) from Adam Power Structural Engineers. The replacement of rotten timbers will be, and have been, replaced on a like-for-like basis.

On further investigation of areas of the building which could not be safely accessed previously, some timbers which were originally deemed as *possibly reusable*, have now been condemned and are no longer deemed safe. Adam Power have concluded that these pose a significant risk to the structural integrity of the first floor of the internal sections of the building. These changes have been listed in (R-21-052 Drawings D1 Rev B).

DESIGN MEETING NOTES

15th June 2023 - Design Meeting (present: Mike Manning and Jason Banham (Subgero), Adam Power Structural Engineers & Beech Architects)

1. Existing Floor Joists - Now that the building has been stripped it is noted that the floor joists are rotten in a large portion of the site and a like-for-like replacement will be needed - review size required of replacement timbers - Action by Caryn from Adam Power
2. General timber replacement - As noted on engineers drawing, like-for-like replacement will be required as and when identified - further inspection required by JB when access available, but we have enough information to order some of the timber for the ground and first floor - Action by Jason Banham (Subgero)
3. Front painted wall - Wall foundation is too shallow and the extent and cost of underpinning will make this a really expensive and time-consuming option, it was discussed and agreed that we would look to take down the white painted brickwork and rebuild the wall with a new foundation, endeavouring to use the existing bricks, Mortar this will also allow the installation of a roof plate as current one needs replacement - we believe that having this wall looking like red brick and not painted is in keeping with the original thoughts , and rebuilding the wall is best and easiest solution - Action by Jason Banham (Subgero)
4. Summary - The extent of timber repairs will be significantly more than tender following the exposure of areas not previously seen by either the structural engineer and the architect .They have agreed that Jason's assessment of what is required to be replaced and what can stay and be used is correct, although we don't have full access to the roof areas and also when timbers are cleaned/exposed there may be more rot to deal with - Mike Manning (Subgero)

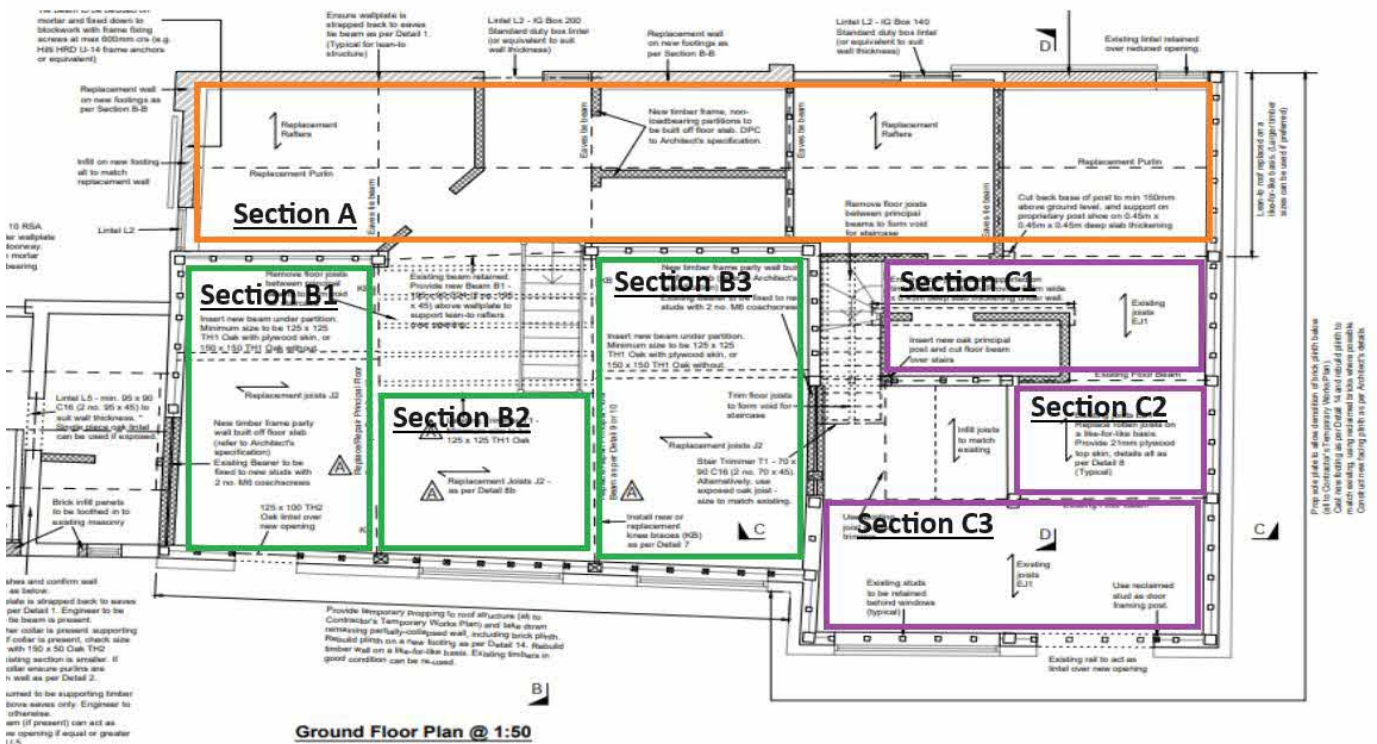
REPORTING

For reporting purposes, this document will address the following two items:

- Item One - Wall Repair
- Item Two - Lean-to Rafters in Section A

Item Three - Floor Joists on First Floor (see further document *Part Two*)

To record the events, the barn has been divided into seven sections:



Item One – Wall Repair

CONTEXT

Wall to be repaired as required.

On inspection of the foundations, it was deemed that insufficient footings existed for the two sections of brickwork that were due to remain. Therefore, the structural engineer advised taking the sections of walls down and putting in a continuous foundation along the wall in lieu of underpinning the two sections in order to improve the overall strength of support for the wall.

The wall has been repaired using the existing bricks which have also been cleaned to remove modern white paint.

The remainder of the wall construction follows the original plan.

ORIGINAL



REPAIRED



Item Two – Lean-to Rafters (Section A)

CONTEXT

Reasoning for replacement: Rafters were rotten and structurally unstable for further use, as agreed by Adam Power Structural Engineers.

Specification: 37 x new softwood rafters installed. Timber size 144mm x 47mm (Average softwood timber size: 132mm x 51mm).

All softwood of no historical value, and new will not be visible.

ORIGINALS (EXAMPLES)



REPLACED



DOCUMENT CONTINUED ON FURTHER DOCUMENT:

*Subgero_Wilby Barns_Application Condition 3_Timber and Brickwork_Part
Two*