

### **Design and access proposal.**

As a result of previous inappropriate alterations and maintenance, the roof structures of the stone building and rendered extension are in an advanced state of disrepair. The stonework to the west elevation in particular is evidence of this, alterations to the openings and failed rainwater goods have resulted in significant bulging. In order to preserve and conserve the integrity of the building remedial action is required.

When the mono pitch roof was added, some of the masonry courses to the west elevation of the building were removed to achieve a pitch for the new roof *fig 1*. The angle achieved is approximately 6 degrees, below the recognised minimum. This shallow pitch of the roof has led to the premature failure of the structure due to the continual build up of vegetation and other detritus. The corrugated metal covering is rusted through and all the timber supports have failed.



*Figure 1. south elevation*

The window and door openings have also been subject to alteration. The west elevation has three openings, two external as doorways *fig 2* and one internal (now infilled). The central door (left on *fig 2*) has stone reveals with some later concrete block, it has timber and concrete lintels over. It is possible that this is the position of the original back door and those to either side are where windows used to be, this arrangement would mirror the east elevation and create a floorplan that would be the same as that of the farmhouse. The two outermost openings have concrete block reveals to the majority with concrete lintels over.



*Figure 2. west elevation*

There has been extensive alteration to the openings in the east elevation *fig 3*. The position of the original central doorway is clearly evident in the masonry *Fig 4*, albeit having been subsequently infilled with matching masonry. The window openings have also been infilled, the current windows have concrete blockwork above and below. It is possible that, like the farmhouse, there were originally pairs of windows to the ground and first floors which were the same width with the upper ones being directly above those on the ground floor and, during the alterations these pairs of openings were combined and re-configured.



*Figure 3. east elevation*



*Figure 4. east elevation detail*

To the west and north of the stone building there is an attached stable block extension of concrete block and rendered construction under a mono pitch corrugated concrete fibre roof *fig 5*. It is evident that this section of the building has also suffered from insufficient maintenance and poor design. The minimal roof pitch and the use of untreated timbers has resulted in failing timbers and the subsequent loss of fixing of the roofing sheets. The plywood doors have also failed, particularly on the more exposed south elevation.



*Figure 5. South elevation*

There is also a timber framed corrugated steel clad log store, this abuts both the concrete and stone stable blocks but has a lower and different roof pitch.

The aims of the proposed works are to stabilise the existing structure, providing a durable and appropriate solution that acknowledges the evolution of the building, provides a safe, useable space and improves the visual amenity of the setting. They can be summarised as follows;

#### STONE BUILDING

- Repair and repoint all failed mortar.
- Remove existing mono pitch roof.
- Repair failed masonry to west elevation, remove concrete blockwork around door openings and replace with toothed brick quoins, maintaining current opening widths. Fit new concrete lintels over.
- Increase height of the west wall to create a level wall top line.
- Construct a traditional timber truss hipped roof with a black corrugated metal covering to compliment the adjacent shuppen. With 2 x fixed heritage rooflights and new rainwater goods.
- Remove 2 x existing windows and lower blockwork infill on east elevation. Install new single glazed timber windows.
- Remove existing blockwork infill above window openings and replace with matching stonework.
- Fit new timber stable doors.
- Remove internal concrete block stalls and feeding troughs and concrete floor.
- Install internal French drain and new concrete floor over damp proof membrane.

## RENDERED EXTENSION

- Remove existing mono pitch roof.
- Increase wall height of south elevation and reduce wall height of north elevation to create a gabled roof profile of approx. 12 degrees.
- Create new gabled roof over stable and timber store with softwood timbers and corrugated metal covering. Fit new rainwater goods.
- Fit vertical timber cladding to gable end.
- Remove, refurbish and reinstall existing windows.
- Fit new solid timber stable doors.
- Repaint render.

## TIMBER STORE

- Remove existing timber log store and replace with similar to match height and depth of adjacent rendered extension.