Barns at Smithy Hill Thurgoland
Conversion to Residential Use
Structural Report

1. Introduction & Principles

The buildings were surveyed by CT Surveys Drawings; 2147AB/1, 2, 3, 4 & 5 apply and are included in this report.

Planning Policy GS8A requires that any building proposed for conversion is structurally sound and capable of conversion without the need for substantial alterations. This report deals with the current condition of the buildings and issues arising from its conversion and rehabilitation.

2. General Description

The barns are attached to the old farm house at the corner of the group. The main barns are approximately 22 x 6m in length and width and share a common ridge height of approximately 6.5m. The largest of the barns has 3 front off-shoots 5 x 2.5 in width and depth.

The barns appear to be of 19 Century construction in coursed random blocks or coursed stone with stone quoins.

Roof conditions vary but essentially are covered in blue slate.

The buildings have historically been used for cattle and storage and are capable of conversion with some degree of repair and restoration.

3. Walls – Drawing 2147AB/5

Elevation GG

The main walls appear true and vertical with no significant cracks or any obvious movement. Some stone block erosion is evident and re-pointing is required. The top section of the left hand barn for approximately 2.8 metres has moved out vertically slightly, probably due to roof forces. It has been re-pointed but will be repaired as part of the re-roofing. The ground floor window openings will need timber lintels replaced. The left hand barn has no slates to the roof. The larger barn to the right, facing the new housing courtyard has roof repairs and is in good order in terms of roof covering.

Elevation EE

The main barn elevation wall is vertical and in good order. The offshoot elevation requires repairs to the opening (windows) new cills and lintels, some blocks are loose or missing and repairs and re-pointing are necessary.

Drawing 2147AB/4
Elevation D-D (Front)

The main areas of wall facing the offshoots require re-building in part and are a mixture of masonry styles reflecting historic repairs and alterations. Some areas of render and cement repair. Massive stone quoins are in place. The flank walls to the offshoots are sound but some repair and re-pointing is needed.

The right hand barn wall in coursed random blocks with stone quoins is slightly out of vertical but appears sound with no structural cracks. Some repair and re-pointing is necessary. New lintels are required throughout. Steps to the extreme right are a later brick addition.

Elevations B-B

This is constructed in random stone coursed masonry. No movement or cracks evident but requires re-pointing or possibly rendering.

4. Roofs

The buildings generally have been kept broadly watertight on a temporary basis but roof tiles are missing completely on major parts of the roof and roofing comprises waterproof membrane only. Access is difficult but main structural members appear satisfactory. Roofs in both buildings will need to be re-built and insulated to modern standards. Generally all gutters and RWPs rainwater goods are missing.

5. Floor

The existing floors and cattle pens will require removal and new floors will be required throughout. Floor levels to the rear of the barns (elevation GG) are likely to remain approximately 800mm below the existing ground level and will require vertical watertight construction to the rear walls.

Summary

A visual inspection confirms that the building is capable of restoration and the bulk of the building is structurally adequate. Repair and re-building as necessary can be achieved with normal scaffolding and building techniques. The buildings will require effective damp proofing and new floors. Walls can be upgraded to meet modern thermal performance standards as far as practical and within building regulations.

M. A. Clynch ARIBA

08.11.

Thurgoland Barns

Design & Access Statement

Proposal

The proposal is to convert two stone barns adjacent to existing housing into two houses. A survey and structural report is enclosed and the buildings are suitable for this purpose. A bat survey is also enclosed.

Access

Access exists to the property via Smithy Hill. It currently allows access to the existing (empty) house on the corner and gives full access to a range of old agricultural buildings including the barns, the subject of the application. It also allows access to the rear of some residential property fronting Smithy Hill. The access is short with good sight lines on exit. The barn proposal shows a modification of the radius to the barn site to allow safe and easy entry and exit. The full 15m of access to the barn entry will be in tarmac.

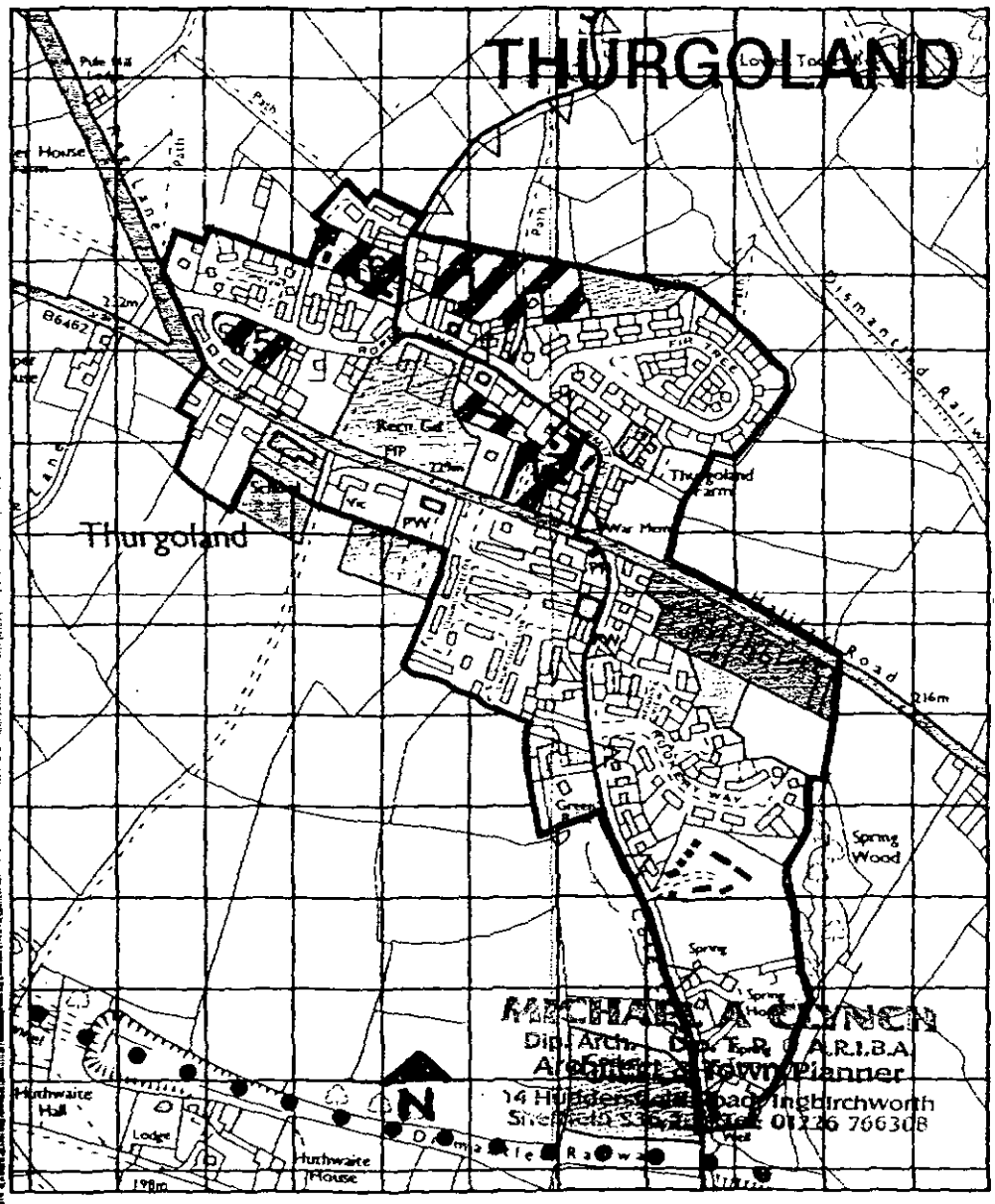
Principle of Design

The basic mass of the building will remain and mostly existing openings utilised. The privacy of property facing the Western elevation will be uncompromised as no new openings will be introduced and windows will be obscure glazed.

Existing, unused, unsightly, agricultural buildings will be removed to allow front garden areas and car parking provision to be introduced.

Summary

The proposal will allow the removal of unsightly disused buildings. It will bring into residential use, barns which have suffered trespass and vandalism to the benefit of other local residents and create work for local building organizations. The buildings have some architectural interest and their restoration will be an attractive addition to the village and will cause no disadvantage to wildlife.


THURGOLAND
Thurgoland
B6462
Spring Wood
Huthwaite Hall
Huthwaite House
Lodge
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LOCATION