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Rev	Drawn	Comments	Date
1		Site Survey	25 April 24
2		Listed Building Application	April 2024
		Plans and Elevations annotated Proposed	20 May 2024

Materials
For detailed Scope of works refer to Condition Survey
Roof:
Existing: Slate roofing with Clay capped angled slate ridge tiles, set over a central King Post truss with Oak Purlins either side supporting rafters.
Proposed: Roof tiles are to be set aside for reuse, roof to be rebuilt due to partial collapse

Walls:
Existing: Coursed stone walling 560mm thick to both gables and 410mm thick to both long elevations.
coursed stone is of varying depth courses.
Darker red stone is used for feature corner quoins.
Mortar is friable and missing ore eroded from many joints
Structural cracks and spreading eaves are present
Proposed: Stone to be numbered per elevation and all walling where mortar is missing is to be carefully taken down, set on the yard and rebuilt. Where mortar is still present for the thickness of parts of the wall this is to be inspected to determine the method of repair/rebuilding to achieve longevity.

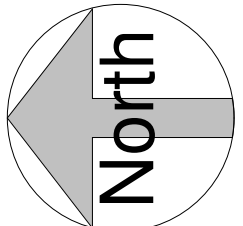
Windows:
Existing: Front elevation 2no plain openings adorned with red stone cill and head with raked reveal . stone central transom. Simple thrice divided fixed timber window to the left of each opening and twice divided timber window with upper casement to the right of each opening.
Proposed: Stone dressings are to be reinstated during repair works. Timber windows are rotten and should be replaced with duplicate timber windows set to face the raked reveals.

Doors:
Existing: Plain red stone lintel to head
Simple ledged and braced vertically boarded door, outward opening with black traditional hinges and latch.
Proposed: Door to be reinstated in the opening and hinges overhauled or replaced with catching hinges so that the door swings true. Replace 2no boards which have rotted at the base. Paint finish matching colour.

Rainwater goods:
Existing: Black half round Gutters - uPVC - missing [evidence of loss due to collapse].
Black circular downpipes. Front elevation present, rear elevation missing [stain shows original position]
Proposed: Gutters and downpipes to be reinstated to match existing.
Gutter brackets to be rise and fall type.

Hard Standing:
Existing: concrete yard is falling away from the building on the two principal elevations.
Filed elevation - earth and stacked stones to be moved away from wall abutment.

Drawings to be read in conjunction with Condition Survey for a detailed description of the repair and refurbishment works required



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Client
E M Boffey
Project
Higher Overton Farm: Small Barn
Overton Road, Congleton CW12 3QW
Title
Existing & Proposed Plans

Status
RIBA Stage 3 - Planning
Date **April 2024** Drawn **DD**
Scale @A1 **1 : 50** Checked **BSP**
Project No Originator Drawing No. Rev
24-037- BPA- A0-002 P 2

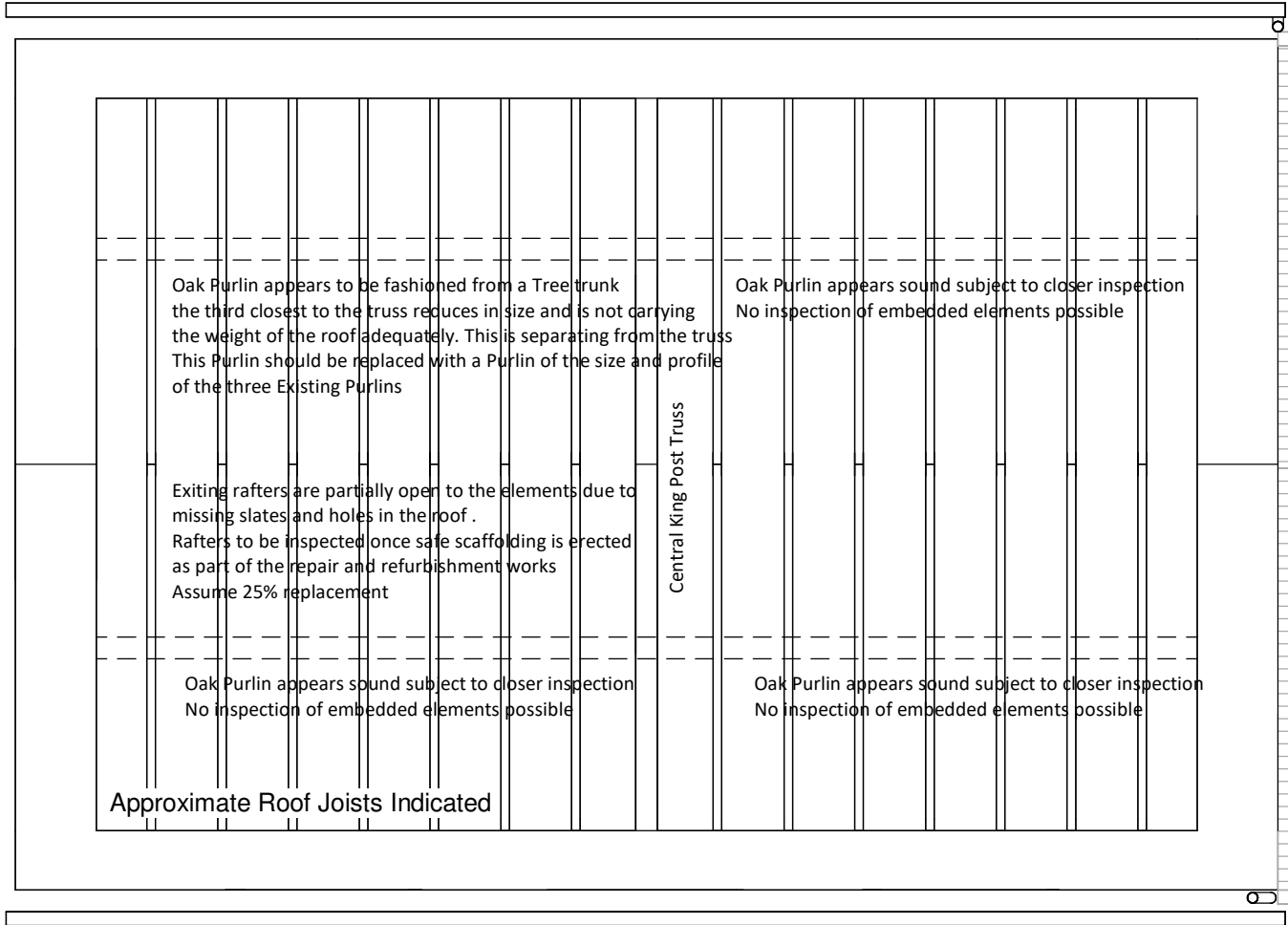
Sheet Size (full size)

NOTE
The Existing and Proposed Plans are Identical
The proposals relate only to Repair and Refurbishment works
there will be no changes to the Appearance of the barn, and with the exception of replacement windows and flashing to the abutment roof
One purlin, approx 25% of Rafters and 25% of Floor joists to be replaced as these are rotten, subject to closer inspection.
No other new materials

Roof timbers
Allow for replacement of the Ridge Board due to decay
Allow for replacement of tiling battens due to water ingress
Existing Rafters to be set aside for reuse. Replace rotten rafters refer to Condition Survey for full extent of works

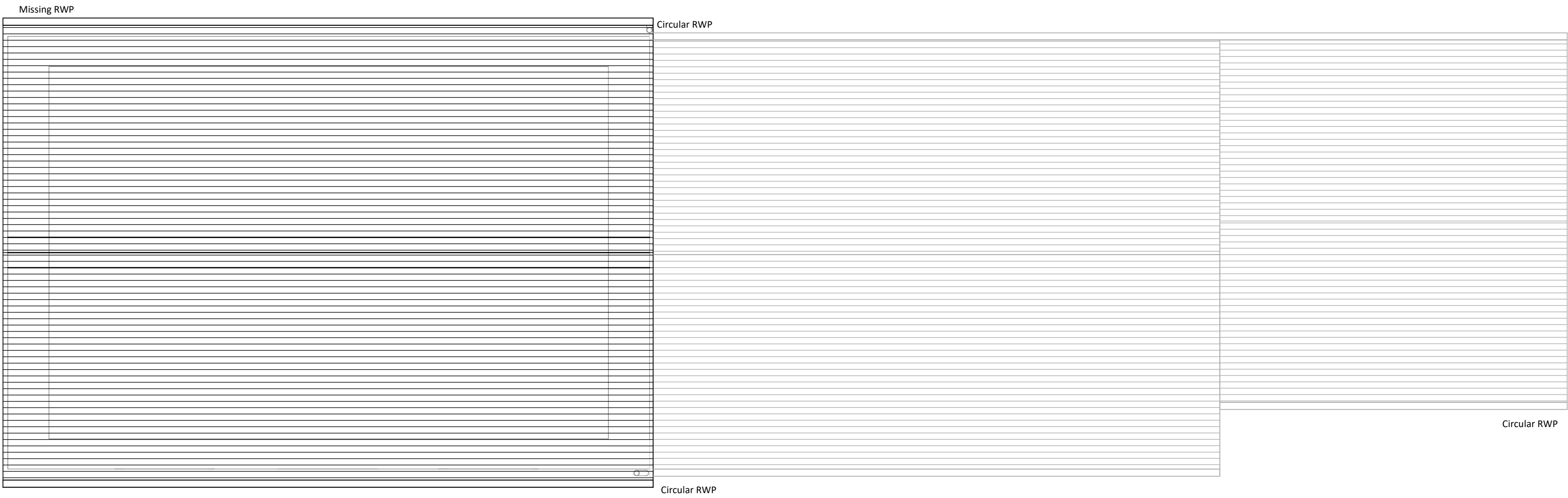
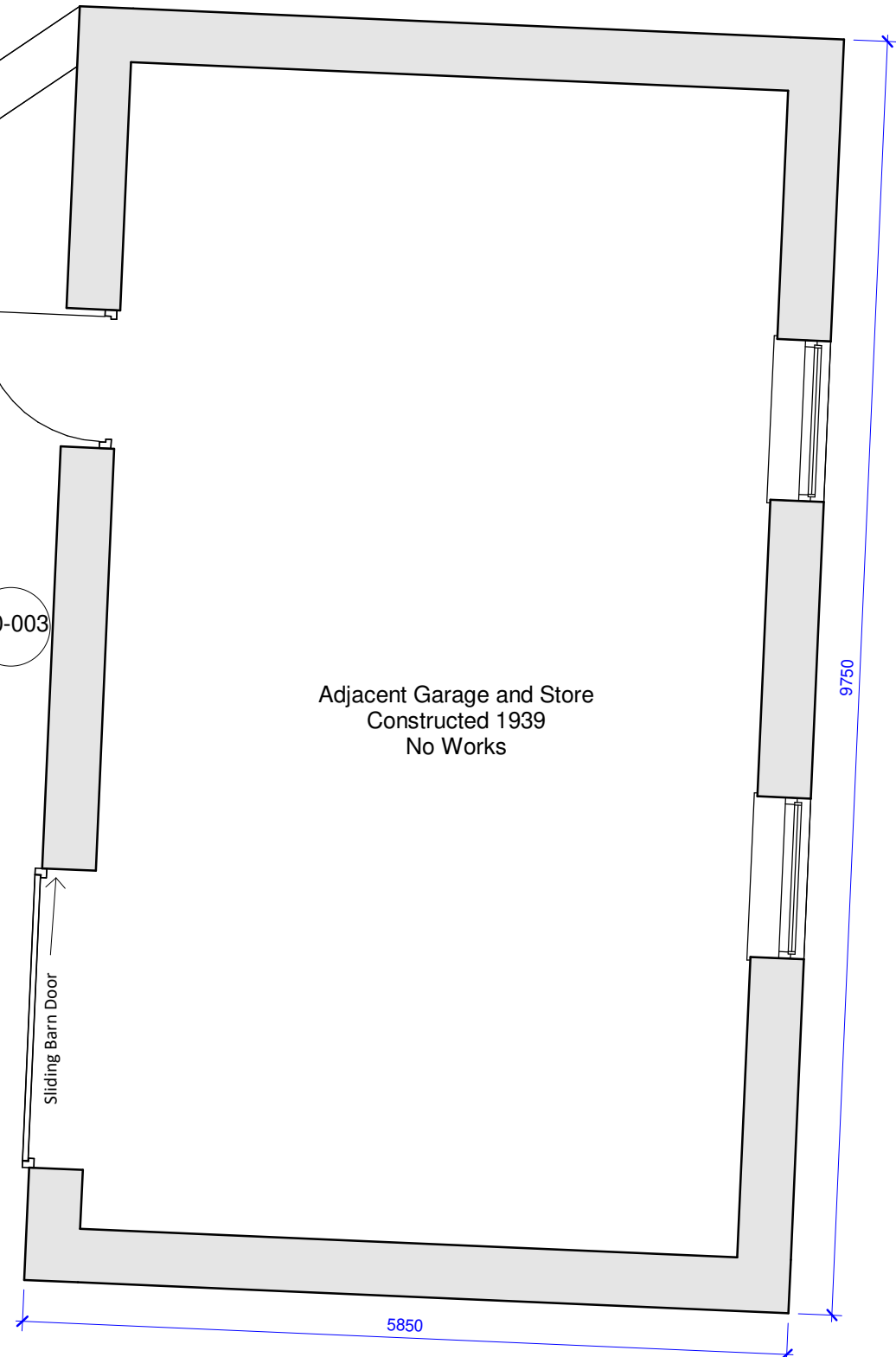
Allow for replacement of One Oak Purlin. Inspection of the ends of the three remaining purlins to determine whether any further rot is present
Allow for 2no black fitch plates to be bolted to Purlin joints over the King Post truss
Fit new treated timber wall plate to head of wall prior to installation of rafters.

Fit a type W1 breather membrane to roof removing the damaged felt.



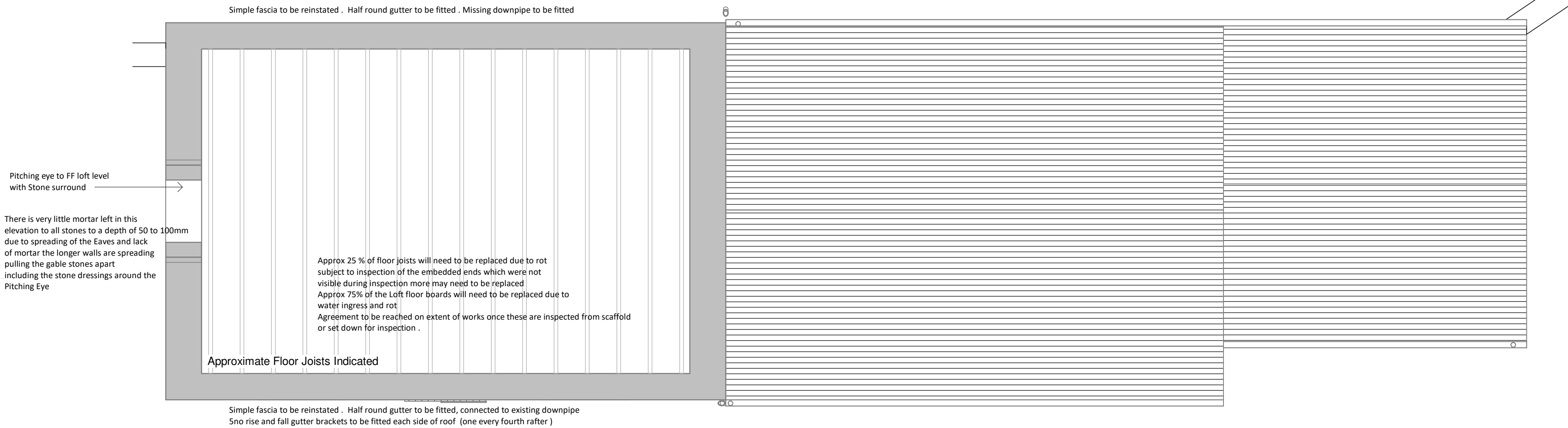
2.0 Roof - Rafter Plan & Proposed

1 : 50



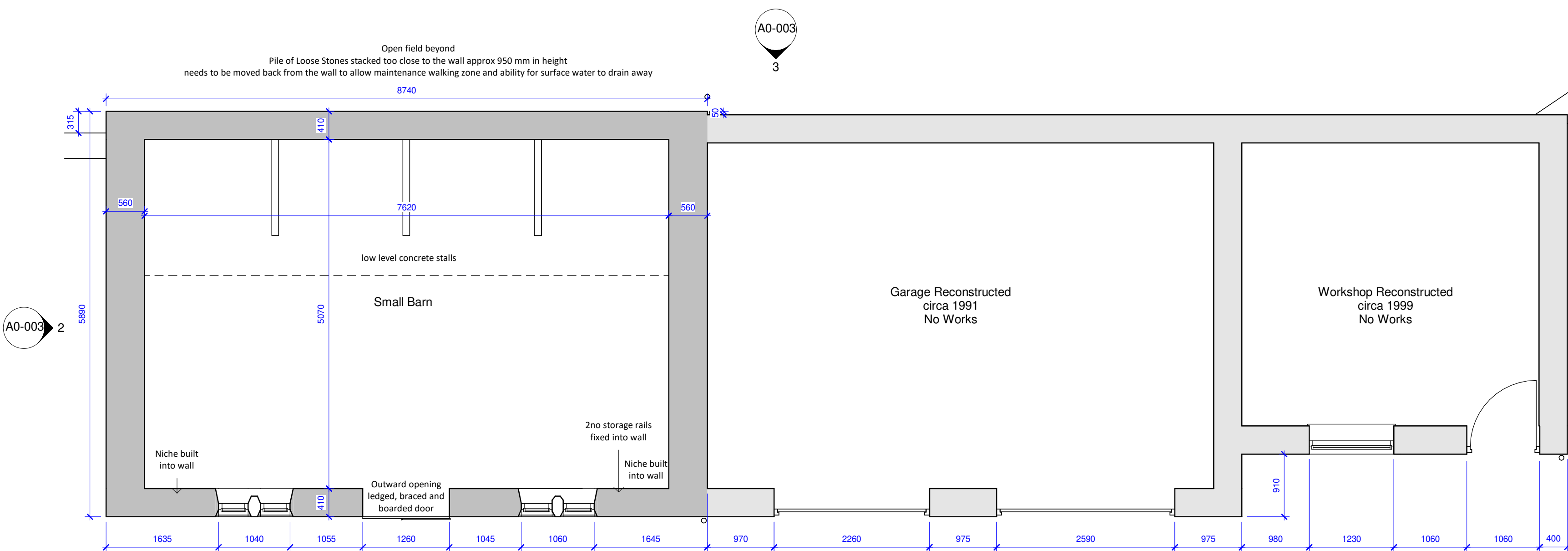
2.0 Roof - Existing & Proposed

1 : 50



1.0 First Floor - Existing & Proposed

1 : 50



0.0 Ground Floor - Existing & Proposed

1 : 50

There is very little mortar left in this elevation to all stones to a depth of 50 to 100mm this is likely to be caused by window erosion and water ingress over time.
Due to spreading of the Eaves the Fascia and gutter have been lost and water isn't being adequately thrown away from the roof and walls.
Due to the spreading of the eaves, failure of one of the purlins and the ridge plate, the roof has opened up and introduced water which has further rotten rafters and opened up joints and seating into the support, in turn pulling the building apart from first floor loft level upwards.
If the building is left as it is the roof will fail completely over time.

A0-003

NOTE
Dimensions shown are as surveyed on site

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