



YORKSHIRE DALES
National Park Authority

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STRUCTURAL STATEMENT
Maypole Barn
Main Street
LONG PRESTON

General Arrangement :

A detached stone barn nominally 22m long and 7m/9m deep, in a roadside location on the eastern side of the A65 Main Street Long Preston, to the rear of the adjacent Maypole Inn, likely constructed in the early 19th century.

To the rear of the barn and the Inn is a large car park and service area with direct access off the A65 and a secondary access off Maypole Green.

The car park level at the rear of the barn has been raised some 0.5m above barn floor level.

Walls :

Random sandstone nominal 600mm thick with gritstone squared quoins, generally plumb, some lean to the plan step on the eastern side. Some settlement cracks to the north gable, east and west walls likely due to use of small random stone, lack of 'through' stones and vibration from heavy traffic on the A65.

The cracks are capable of stitch repair as per the attached sketch and notes.

There are a variety of window and door openings in all the walls and a series of square recesses internally, some punched through as windows.

The openings have been formed at differing times. Many have timber lintels which should be replaced with more durable items. The auto doorway lintel has caused some localized cracking above it, which can also be stitch repaired.

Some openings are walled-up and are simple to re-open.

Floor:

There are localised areas of concrete floor, but the majority is rammed earth. A new insulated floor with a dpm is required.

Loft:

There used to be a timber framed loft in the southernmost two bays. Beam and joist pockets have been walled up. The loft is now missing.

Roof:

5 no short span and one longer span timber strutted trusses forming seven bays overall, two and three rows of timber purlins, small rafters, blue slate covering on the eastern slope, stone slates on the western slope, in fair condition. Some built-in ends of trusses and purlins may require repair.

All the rafters require replacement with deeper rafters capable of accommodating in-slope insulation.

All the slates are reusable.

Suitability for conversion:

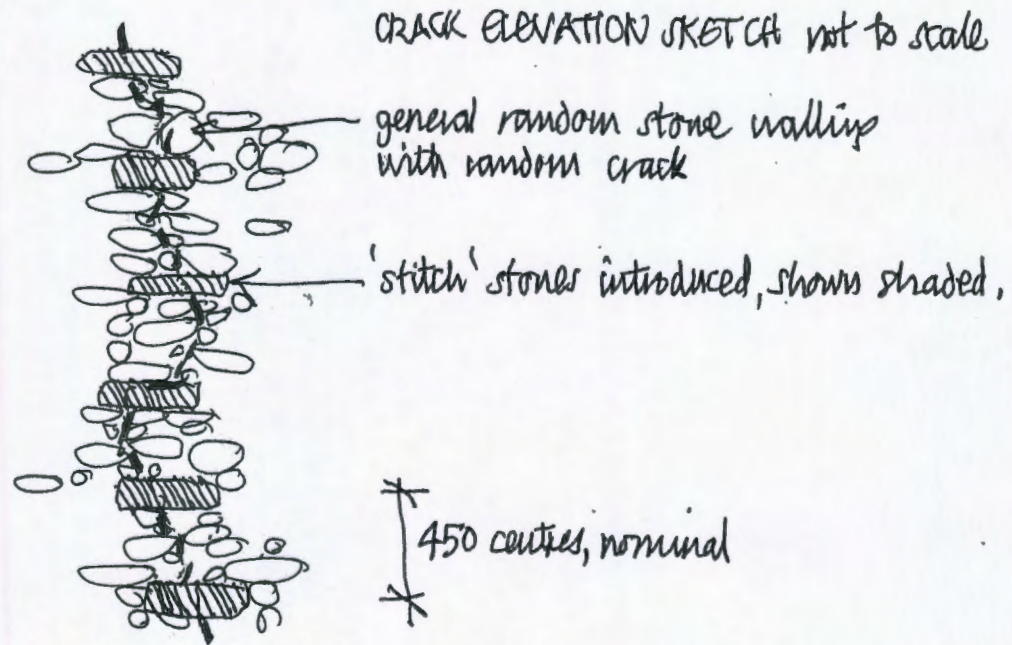
The barn is large on plan and has adequate height to accommodate a first floor.

The proposals are to create four smaller dwellings within the existing volume via new cavity blockwork crosswalls and blockwork lining walls. These new walls will carry the new first floor joists; the crosswall will carry new steel purlins and ridge - to create a new internal stiffening structure to the barn, tied to the existing walls, on new foundations.

The minimum number of new doors and windows are proposed. All the existing openings are to be used to best effect.

MASONRY CRACKS - INNER OR OUTER WALLS REPAIR METHOD

Fault - settlement cracks caused by use of small stones + inadequate overlap, lack of 'through' stones in wall + lack of maintenance.



Repair - Insert new wider + flatter stones across the crack at nominal 450 centres vertically, one stone at a time, start at bottom. Repoint wall in lime/sand mortar, with dark grit inclusions

JOHN WHARTON, ARCHITECT
JULY 2022