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STRUCTURAL STATEMENT

Scotchmans Laithe, Aiton Road, Hellifield



General Arrangement :

A roadside barn nominal 10.5m x 10.5m of three bays with a one bay rear outshot, likely constructed late nineteenth century.

Walls :

Nominal 550mm thick local stone with large squared gritstone quoins + jambs generally plumb and square, in need of repointing inside and outside.

There are window and door openings on all but the roadside elevation, many with timber lintels which should be replaced with more durable items.

To the north east rear is a timber framed + boarded lean-to structure with a corrugated steel roof, all in poor condition.

The principal walls are all capable of continued use without need for significant rebuilding. Insulated lining walls are required.

Ground Floor :

Principally rammed earth with some stone cobbles in the northern bay, and some concrete in the rear lean-to. Complete new concrete floors with insulation and damp proof membrane are required.

Upper floor :

A 3m x 3m timber boarded joist + beam loft carried upon two timber cattle stalls, all in poor condition.

Roof :

Two timber knip post trusses, 2 no rows timber purlins plus ridge to main slopes, further outshot purlins, all in fair condition but some built-in ends are likely to require repair.

Small rafters, no felt, stone slate covering. The northernmost bay roof is sagging and the roof is holed, with further slipped slates on both slopes.

New deeper rafters are required, able to accommodate in-slope insulation. The existing slates can be re-laid, over new battens + felt, and the quantity of slates on the eastern slope made up to match..

Outside :

The roadside stone walls run flush with the southern gable.

There is a small walled western forecourt and other stone walls to the north, all of which can be retained.

The existing vehicular access is into the western forecourt, with poor visibility both ways. A new access is required, in an alternative position.

John R Wharton
Architect
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