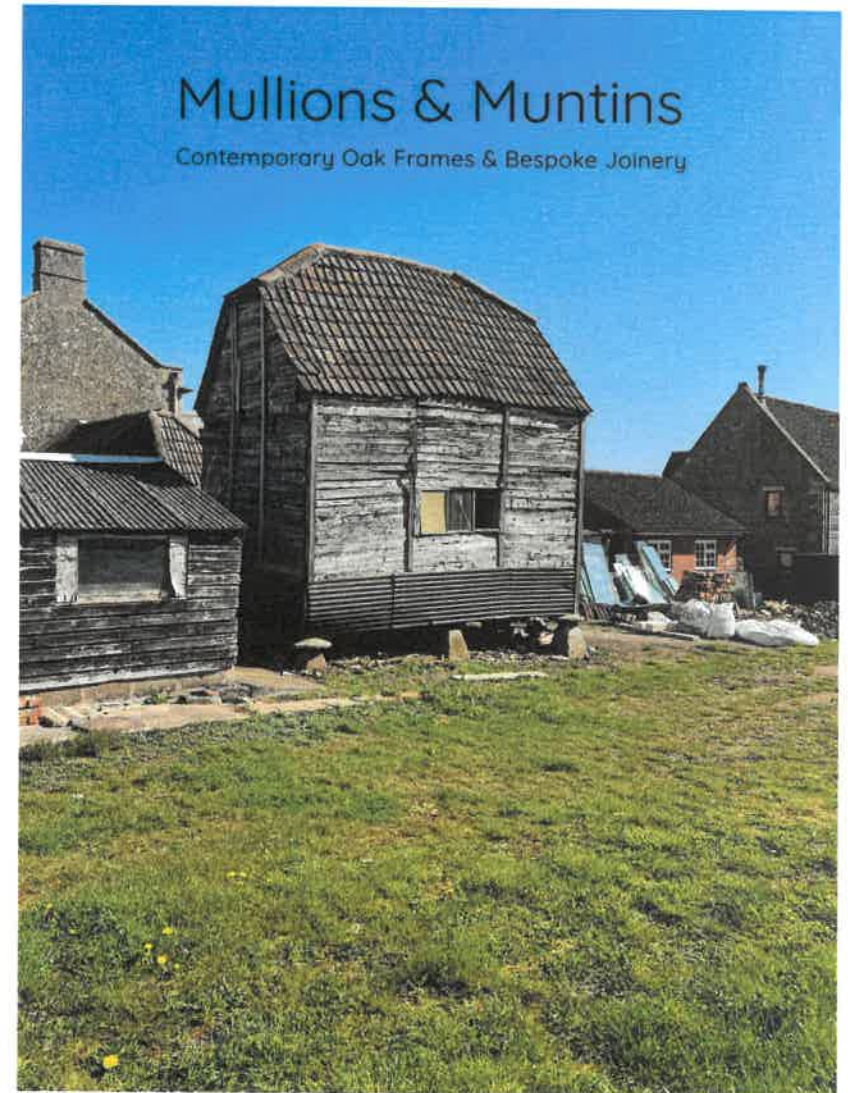


The Old Granary, Showell Farm

Grade II listed oak/elm frame structure with subsidence and rotten structural timbers.

As far as we can see the subsidence has been caused by a sunken staddle stone and a rotted out floor plate under the corner post which the post has dropped into. This along with the weight of the roof has put extreme stress on the frame causing it to twist and snap in places. Please study the images below for a detailed look at the current state of the structure.



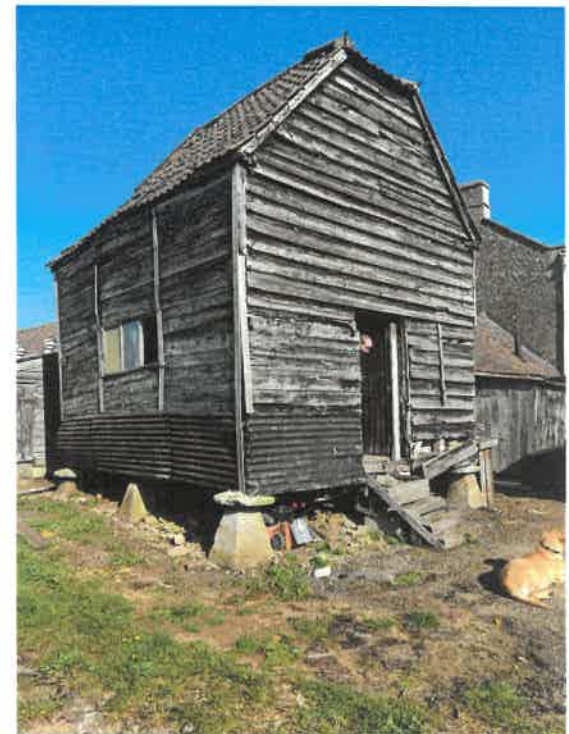
Photography - External



Elevation South/West



Elevation South

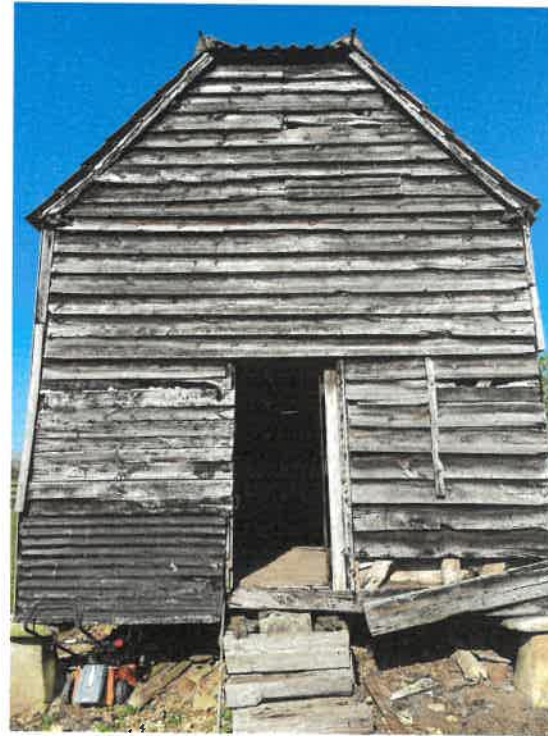


Elevation South/East

Photography - External



Elevation North/West



Elevation East

Photography - Internal



Internal West Gable



Internal West Gable

Photography - Internal



Internal South West



Internal South West

Photography - Internal



Internal South Wall



Internal South Wall

Photography - Internal



Internal Ground Floor
West



Internal Ground Floor
North West

Schedule of Works

1. Removal of tiled roof to reduce the weight on structure
2. Sure up frame with softwood scabbing and under building softwood support frame.
3. Lift the building at the sunken corner using bottle jacks.
4. Dig out sunken staddle stone then re-bed on new foundations at adjusted height.
5. Remove weatherboard cladding around the sunken corner, unfortunately this cladding is not fit of reuse.
6. Replace rotten/damaged timbers with new QB1 grade air dried oak at the same section size as original timbers.
7. Settle building back on staddle stones.
8. Replace rotted sleeper steps with similar style sleeper steps.



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Replacement of Structural Timbers

Following a site visit on the Thursday 20th April 2023, we have identified several rotten timber (coloured red) that need either full or partial replacement to improve the structural integrity. The timber that has been identified is no longer suitable to or is currently providing any structural purpose. We feel this structure is in the process of falling down and requires urgent structural work.

List of Proposed Timbers for Structural Repair

1 x Tie Beam, air dried oak: 150mm x 175mm x 4400mm

2 x Primary floor beams, air dried oak: 150mm x 250mm x 4400mm

1x Secondary floor beam, air dried oak: 150mm x 250mm x 2700mm

6 x Wall Studs, air dried oak: 100mm x 125mm x 3400mm

1 x Jowel Corner post air dried oak 150mm x 225mm x 3400mm

1 x Wall Plate, air dried oak 100mm x 200mm x 3200mm

3x Diagonal Bracing, air dried oak 100mm x 150mm x 2600mm

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