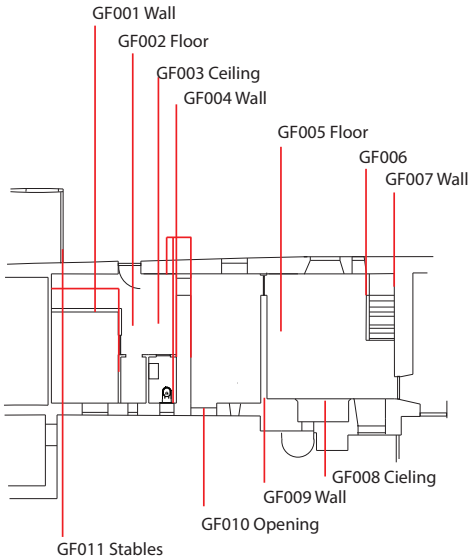
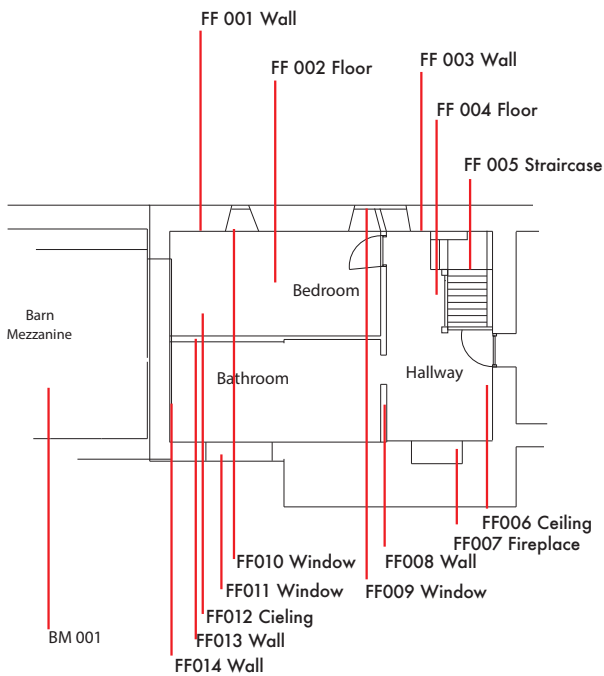


West Barn Farmhouse – Internal and External Alterations
Materials Assessment Ground Floor



GF001	Concrete blockwork with gypsum plaster	These were installed in 1990's and serve no heritage value	These will be removed to allow for a more sympathetic structure to heritage asset. The dividing partition wall will be clad in the timbers that are currently on the mezzanine.
GF002	Concrete with various vinyl floor coverings	The floor in the office, would probably been of laid onto of an existing stone floor, it is unclear what condition these may be in.	If flags are present, these will be carefully re-used. A limecrete subfloor, and either polished or finished with existing limestone flags. The limecrete floor will improve breathability. Underfloor heating, and foamed glass insulation will be installed.
GP003	Polystyrene tiles	No heritage value and provides a fire risk.	These will be removed. The new ceiling will be supported by the mezzanine and will be clad in Savolit wood wool boards and birch ply as a finished material.
GP004	Gypsum plaster	No heritage value and provides poor breathability.	The plaster will be stripped, and walls will be repaired with lime mortar and finished with Seciltek isovit silicate paint.
GF005	Concrete with timber floor	The concrete floor is offering poor breathability. It is unknown if the original flagstone remain. The timber floor laid is off herringbone probably laid in the 1990's.	The concrete floor will be removed and replaced with a limecrete subfloor with limestone flags. Insulation will be provided in the subfloor in the form of foamed glass to provide breathability. Underfloor heating will be installed to enable a heat pump to provide heating.
GF006	Pine / timber	The timber staircase likely to be from the 1940's / 1950'S is softwood in construction. Although the stairs are part of the history of the structure they adversely impact the layout of the ground and first floors. The stairs are steep, and difficult to use for older occupants.	The stairs will be removed, and timber will be retained for use.
GF007	Lime plaster with vinyl wallpepr	The walls are mainly of lime plaster, various coverings mainly vinyl wallpaper exist. The wallpaper is modern, while the lime plaster is not.	The wall coverings will be removed and lime plaster repaired appropriately with lime based plasters.
GF008	Lime plaster on sawn lath	The ceilings are lime plaster on sawn lath, probably dating from the 19 th century.	These are to be retained, and repaired where required.
GF009	Lime plaster on riven lath	This wall is likely to be from 1616, it is comprised hand split oak lath, with lime plaster with horsehair. The lower portion of the wall has suffered damp, and the timbers have decayed.	The decayed timbers will be replaced, and oak riven lath will be used to restore this wall. Lime plaster will be used to restore the wall.
GF010	Rubble infill	The doorways were infilled at some point in the 20 th century. Timber windows were added probably when they were infilled. The walls are plastered in gypsum,	The new oak doorway will be replacing the rubble infill. The previous access route will be restored with the front and back doorway.
	Roofing Everite cement roofing	There is no heritage value. It is in poor condition and poses a health risk.	The stables are to be carefully demolished to return the footprint to the 1740's floorplan.

West Barn Farmhouse – Internal and External Alterations
Materials Assessment First Floor



FF001	Lime plaster	The walls here are lime plaster, with repairs in places.	The exterior facing wall will receive 40mm of wood wool insulation, and lime plaster applied.
FF002	Pine boards	Pine boards here are recent addition, probably added when the original floor was decayed.	The floor will be replaced with oak or elm timber boards to match existing floor elsewhere on the first floor.
FF003	Lime plaster	Lime plaster with vinyl wall covering	The wall covering is to be removed, and any repairs to be made to the lime plaster.
FF004	Oak boards	These oak boards have been laid onto of existing elm planks. This was probably done when a ceiling was added, possibly 1800's.	The floor will be retained - any attempt to remove boards will cause significant harm to the fabric. The staircase opening will be re-filled with oak beams and flooring to match.
FF005	Pine	The staircase looks to be of pine, and built around 1950's.	This will be removed, any timber retained for use elsewhere.
FF006	Ceiling	Lime plaster on sawn lath	This ceiling is to be retained and repaired where required.
FF007	Fireplace	The fireplace is carved from bath stone and probably dates to 1616 or prior to that date.	The fireplace ledge is to be repaired, as previous unsympathetic plumbing cut through the fireplace.
FF008	Rubble	Rubble stone wall looks to be a mix of lime, cement and other materials. This would probably off been added when an interior bathroom was installed in early 20 th century.	This is to be removed, the walls structural integrity is poor, it has become detached from the exterior wall. The abutment to the exterior wall will be repaired with lime.
FF009	Window	There is a partition in the window, the windows themselves look to be relatively modern.	The partition is to be removed, and the ledge, surrounding plasterwork will be repaired.
FF010	Window	A small leaded window, likely to be a stairwell window, when a staircase might off existed in the 1600's	This will be retained and allow ventilation to the proposed bathroom.
FF011	Window	The opening, ledge, and lintel looks to be mid 20 th century.	This window is to be infilled, partly to support the timber beam above, and to make space for a new opening into the proposed staircase. This will be filled in with lime mortar and rubble stone to match existing elevation.
FF012	Lime plaster on riven lath	The ceiling here is lime plaster onto riven lath, probably dating from 1616.	The ceiling has gypsum repairs in places; this will be removed and repaired with lime to match on riven lath to match.
FF013	Celotex fibre board	This looks to be added in the 1950's, the partition is made from hardboard and serves not heritage value.	The hardboard will be removed. A modern stud wall will the divide the spaces into bathroom and bedroom. This will also enable all services, heating and electricity installed into this partition wall.
FF014	Lime plaster	Lime plaster wall to the gable end adjoining the barn.	This is in good condition and it to be retained. A stud wall will be added for which stone tiles will be clad in the bathroom and to allow services to run in bathroom.

West Barn Farmhouse – Internal and External Alterations
Materials Assessment Ground Floor



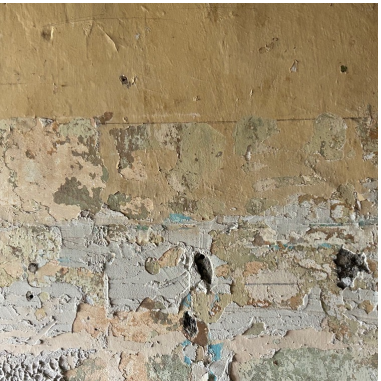
GF001 – Wall



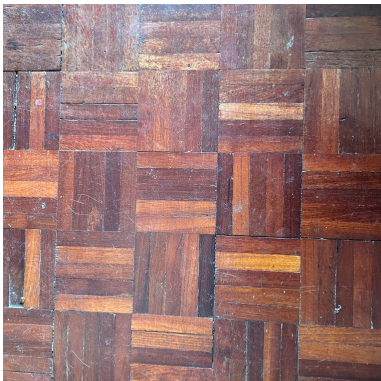
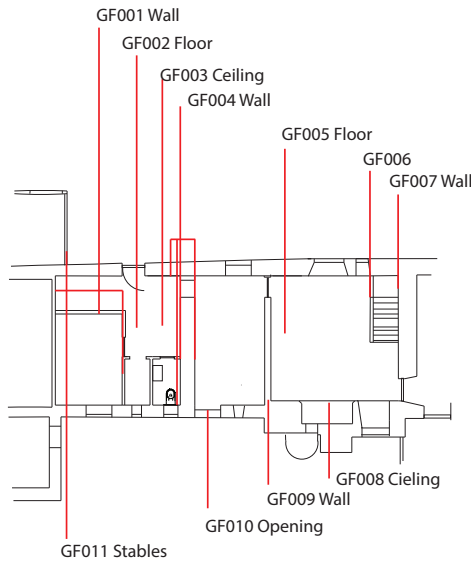
GF002 – Floor



GF003 Ceiling



GF004 – Wall



GF005 Floor



GF004 – Wall



GF0009 Wall



GF008 Ceiling



GF009 Wall



GF004 – Wall



GF007 Staircase wall



GF – Concrete blockwork and railway line mezzanine.



GF009 Opening



GF – Beams showing sign of decay

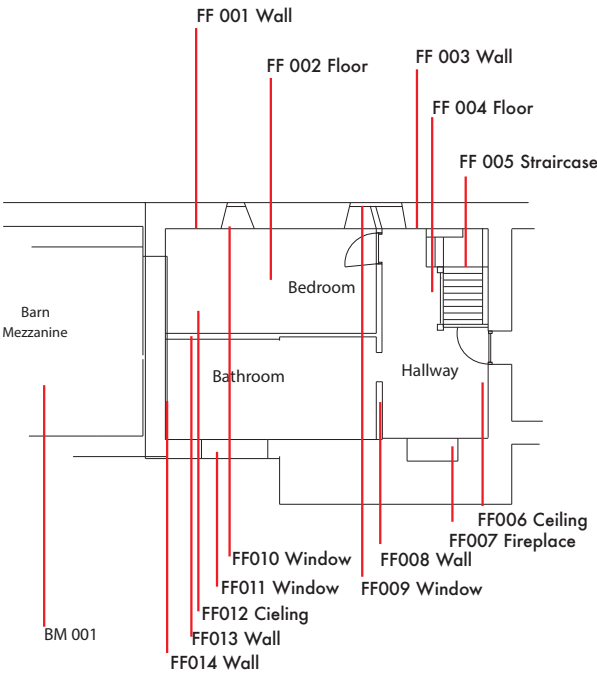


GF – View from mezzanine – stone archway



GF011 – Stables cement abutment to 1740'S barn

West Barn Farmhouse – Internal and External Alterations
Materials Assessment First Floor



FF001 – Wall lime plaster



FF02 – floor / pine showing sign of decay



FF02 – Showing edge on view of floor



FF09 – Partition in mullion window



FF004 – Floor



FF004 – Floor section showing newer floor laid on 16th century boards



FF005 – Showing beams cut for opening



FF005 – Mid century stair balustrade



FF009 – Ceiling



FF007 - Fireplace



FF007 – Fireplace ledge



FF008 – Wall detached from exterior



FF009 – Window with partition



FF009 – Window cill remain intact.

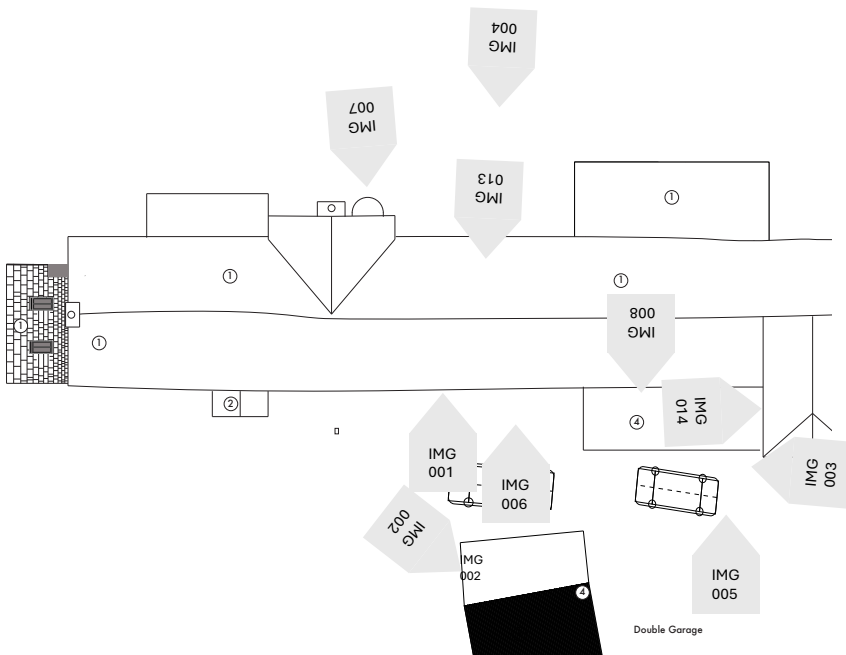


FF010 – Small leaded light



FF011 – 20th century opening / window

West Barn Farmhouse – Internal and External Alterations
Materials Assessment Ground Floor



IMG001 – Front doorway infill



IMG002 – Existing shed



IMG003 - Stables



IMG004 – rear elevation / 20th century opening and infill



IMG005 – Stables



IMG006 – Stone archway with concrete / stone infill



IM007 – 17th century bread oven exterior



IMG008 – Opening in barn. On mezzanine



IMG009 – Mezzanine – concrete blockwork



IMG010 – Archway from mezzanine



IMG011 - Archway



IMG012 – Mezzanine boards



IMG013 – Rear archway infill



IMG014 – Side to door to Barn concrete stable



IMG015 – Hardboard partition



IMG0016 – Hardboard partiton