

BARN CONVERSION, CADEBY HALL, CADEBY

This report has been prepared by Stephen Lowe - Registered Architect and Building Engineer
BSc (Hons) Arch, Dip Arch (Birm)

THE PROPOSAL

The proposal envisages the building being reused for residential purposes comprising kitchen with utility room, breakfast and family areas, living room, dining room, study and cloakroom with an outdoor covered living area at first floor level and bedrooms and bathrooms, entrance hall and undercroft vehicle parking at ground floor level.

EXISTING CONSTRUCTION

Roof - Profiled roofing sheets. Metal purlins bearing on steel frames at regular intervals.

Walls - Steel stanchions clad with profiled sheeting on sheeting rails. There are four open bays to the south western elevation and these extend to full height.

Windows and doors - There are no windows or doors

Floor - solid floor construction comprising oversite concrete on compacted hardcore and concrete stanchion bases.

Drainage - Rainwater is lead clear of the building by gutters and rainwater pipes.

SUITABILITY FOR CONVERSION TO RESIDENTIAL USE

The framed nature of the existing structure makes for uncomplicated inclusion of additional materials and thermal insulation in order that the building can be brought up to the standards required by the Building Regulations and beyond the current standards if so desired.

The building can therefore be considered ripe for conversion.

MODIFICATIONS TO THE EXTERNAL ENVELOPE

Roof - The rafter members of the steel frames are to remain and the existing roofing sheets replaced with new profiled sheets. Insulation is to be provided below the roofing sheets and above a suspended ceiling of plasterboard.

Walls - Timber clad structural insulated panels are proposed to the south western and north eastern elevations located in between the existing steel stanchions. The remaining elevations will be clad with metal profiled sheeting on sheeting rails with insulation behind the sheeting and an internal finish of plasterboard.

Ground floor - the existing oversite concrete is to be overlain with thermal insulation and finished with a concrete screed to receive floor finish.

First floor - to be engineered joists with boarded finish.

Windows and doors - to be PVCu construction with multiple layer glazing units.

Drainage – Rainwater to be as existing. Foulwater to be to Klargestor or similar with overflow taken to soakaways as per the manufacturer's recommendations.

CURRENT TARGET INSULATION STANDARDS

Insulation standards are to meet the requirements of the current Building Regulations. Should the minimum values change prior to implementation then new values can be achieved without detracting from the suitability of the building for conversion to residential use.