

HERITAGE STATEMENT

High Barn, Wokingham Road, Hurst



Overview

‘High Barn’ appears to have originally been a threshing barn dating back to the 18th century. It is one of a cluster of timber framed agricultural buildings set around a courtyard, with adjacent farmhouse.

The buildings were in a derelict state in the early 1980’s (see photo below) when consent was gained to convert them into dwellings. The work was completed by the mid 1980’s. The photo above shows the south elevation today.

All that remains of the historic fabric of the barn is the original timber frame which is a mix of elm and oak. This appears to be largely intact and is exposed internally. During the conversion, the frame was wrapped with plasterboard and PIR insulation board, before being clad with timber shiplap boarding and stained black. The plinth wall appears to have been rebuilt at this time.

Official list entry

BARN 60 METRES TO SOUTH WEST OF CHURCH FARMHOUSE, WOKINGHAM ROAD

Heritage Category: **Listed Building** Grade: **II** List Entry Number: **1319448**

Date first listed: **26-Jun-1981** Date of most recent amendment: **17-Oct-1983**

District: **Wokingham** Parish: **St. Nicholas, Hurst**

National Grid Reference: **SU 80024 72839**

Details

Barn. C18, timber framed, weatherboarded, tiled roof. 5 bays with central midstrey (projecting porch on a barn) with gabled roof and pigeon holes, opposed wagon doors. Queen post clasped purlin roof with arched wind braces. Long diagonal braces to plates. Fairly slender timbers. Added aisles. Included partly for group considerations.

Photo of high Barn in the early 1980's, before work commenced



South side during renovation works, mid1980's.



North (entrance side) on completion, mid 1980's.



Proposed Works

There is an excess of moss to the north side of the roof, particularly to the lower section. In addition, many of the tiles have spalled and disintegrated and are regularly collecting in the gutter, causing blockages. There is now concern that these failures could potentially lead to a breach of the tiled covering. The current owner of the barn is keen to address any maintenance issues, and therefore wishes to replace the northern slope in its entirety with new, handmade, plain clay tiles retaining all existing detailing.

In addition to replacing the tiles, the owner is keen to upgrade the existing cast aluminium rainwater goods with a larger diameter gutter and downpipes of similar material and appearance. This will be designed to cope with anticipated future rainfall.



Energy Efficiency

The roof was insulated during the 1980's renovation with "Roofmate" expanded polystyrene (XPS) panels of 120mm thick, laid over the rafters. This appears to be sound when inspected from the underside, forming a continuous airtight layer due to its tongued and grooved edge connections. The historic timbers are exposed on the internal face and can be inspected. Whilst the XPS system is not necessarily the material of choice today, it appears to have no detrimental effect on the frame and

provides a good level of energy efficiency. It is therefore suggested that the XPS panels remain in place when the roof tiles are renewed.

Below: Photo from the 1980's showing the build up of XPS insulation boards laid over the rafter, as viewed from the verge.



Impact Assessment and Mitigation Strategy

The proposed works have no detrimental impact on the remaining historic fabric, and are in fact crucial to maintaining the longevity and watertightness of the barn.

Care should be taken during reroofing works to ensure a high quality of workmanship, especially at junctions such as valley flashings, eaves and verges.

Where new fixings necessitate contact with the historic frame, screws will be used to minimise vibration. These will be pre drilled with pilot holes and dipped in tallow or similar to facilitate easy removal in the future if necessary. New fixings in modern battens should ideally be carried out using a nailgun, rather than a hammer, again to minimise vibration to the building.

A full set of photographs should be taken during the works, printed out, along with any associated plans, and stored with other physical records of the building works for future reference.

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