

Property Information Sheet

Name and Address

Huw Roberts
open barn being converted at
Wheathall Barn
Ryton
SY5 7NF

Property Description

Conversion of redundant barn. We have been living here since 2015, but there was a remaining barn which had permission to be converted.

The barn is brick-built, with an open front and a corrugated iron roof.



What changes have you made to your home?

The barn being converted is an annex to the main house. Previously it housed dairy equipment and stalls for cows.

The original roadside wall is being repaired and repointed and timber frame modules are being constructed on site for a single storey dwelling. There will be loads of insulation, underfloor heating (if needed), timber triple glazed windows, air source heat pump, mechanical ventilation with heat recovery, and an airtight construction. It is being designed for use by elderly occupants. Insulation details - under the floor is Kingspan kooltherm; the frame will be filled with mineral wool, and have exterior mineral wool slab insulation; the cavity between the existing wall and the timber frame will be filled with polystyrene beads; some of the roof will have polystyrene block insulation.

Why did you make these changes?

Why not?

What were the approximate costs?

It was made affordable by buying materials on eBay and similar sites, reuse of materials, and it's a DIY project using skills honed on the original barn conversion.

What have been the approximate energy savings?

As an ongoing project there is nothing to compare it to. But it should be compare well with the main house.



Property Information Sheet continued...

What have been the effects on your home?

n/a

Who undertook the work?

We've been doing it ourselves

Would you recommend them?

Green Building Store supplying the timber windows - yes

What else would you like to do? And why haven't you done them yet?

n/a

Have you considered any measures but rejected them?

Do you have any further comments?

Are there any access issues?

There is parking beside the barn. Please be aware this is a building site - but we'll have a tidy up!