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STRUCTURAL REPORT

BILLINGTONS FARM BARN

LORD'S LANE

THORNLEY

D.J. LINGARD & ASSOCIATES LTD

26 St James Street, Accrington Lancashire BB5 1NT • tel 01254 399711.

• fax 01254 233804 • email dling@globalnet.co.uk

Our Ref: DJL/DB/5964

Your Ref:

Date: 20th April, 2012

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**STRUCTURAL REPORT
BILLINGTONS FARM BARN
LORD'S LANE
THORNLEY
LONGRIDGE, PR3 2TA**

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 17th April, 2012, to examine and report on the structural integrity of the building, with regard to its suitability for conversion to dwelling.

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible.

This report has been prepared for the Client and no responsibility is accepted to any third party for its contents.

This report has been prepared as part of a Planning Application Submission and is to be read in conjunction with Drawing No. 3420/AP/C and Photograph Nos 1 – 24.

INTRODUCTION

The property was built around the mid-nineteenth century and comprise two linked barn structures.

The roofs were blue slate duo-pitched, supported by rafter and purlin construction on timber king post trusses.

External walls were approximately 450 mm thick, faced in random stone.

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Billingtons Farm Barn, Lord's Lane, Thornley, Longridge

OBSERVATIONS

Large Barn on the North Easterly Side of the Link Building

Plate 1 shows Northerly view of rear wall. The wall was reasonably plumb with no signs of any recent significant movement. Pointing was age deteriorated. Blue slate roof coverings were serviceable but a number of slates were broken and displaced.

Plates 2 – 3 show South Easterly gable. The wall was reasonably plumb with no signs of any recent significant movement. Pointing was age deteriorated and verges were exposed.

Plates 4 – 6 show North Easterly elevation. Significant cracking was visible to the masonry above the left lintel bearing of the ground storey window opening. Pointing generally was age deteriorated. Blue slate roof coverings were serviceable but some slates were broken and displaced. Walls were reasonably plumb with no signs of any recent significant movement.

Plates 7 and 8 show North Westerly gable. The lintel to the central window opening was vertically cracked at mid-span with evidence of bulging above the opening. Otherwise, the wall was reasonably plumb with only slight bulging and irregularities being evident. The pointing was age deteriorated and verges were exposed.

Plates 8 and 9 show Easterly view of rear wall. The wall was reasonably plumb with only slight bulging and irregularities being evident. Pointing was age deteriorated. Blue slate roof coverings were serviceable but some were damaged and displaced.

An internal inspection of the barn showed walls to be reasonably plumb, compatible with the movements determined from the external inspection. Primary and secondary roof timbers were in good structural condition.

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Billingtons Farm Barn, Lord's Lane, Thornley, Longridge

Observations Cont/d....

Link Building

Plates 10 and 11 show South Easterly elevation. The walls were measured to be reasonably plumb with only slight bulging and irregularities being measurable. Pointing was age deteriorated. Blue slate roof coverings were serviceable but a number of slates were broken and displaced.

Plate 12 shows North Westerly elevation. The wall was measured to lean out of plumb slightly, but no signs of any recent significant movement were evident. The external lintel over the window opening was missing. Pointing was age deteriorated. Blue slate roof coverings were serviceable.

Small Barn on the South Westerly Side of the Link Building

Plate 13 shows part North Westerly gable. The wall was reasonably plumb with only slight bulging and irregularities being evident. Pointing was age deteriorated. Verges were exposed. No signs of any recent significant movement were visible.

Plates 14 – 17 show South Westerly elevations. Significant cracking was evident to the masonry below and between the left lintel and sill bearings of the window openings at the Westerly end of the building (Plates 16 and 17). The lintel was missing from the upper central window opening and rainwater goods were displaced. The wall generally was reasonably plumb with no signs of any recent significant movement. Blue slate roof coverings were serviceable, with only a few broken and displaced slates being visible. Pointing was age deteriorated.

Plates 18 – 19 show the South Easterly gable. Vertical cracking was evident through the masonry from two thirds height to eaves, approximately 1.5 m from the Southerly corner. The left lintel bearing to the window opening near the Southerly corner was cracked. The wall was reasonably plumb with only slight bulging and irregularities being measurable. Pointing was age deteriorated.

Plates 20 – 21 show the North Easterly elevation. The wall was measured to be reasonably plumb with only slight bulging and irregularities being measurable. No signs of any recent significant movement were evident. Steel beams were noted over the window openings. Pointing was age deteriorated. Blue slate roof coverings were serviceable with only a few slates being broken and displaced.

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Observations Cont/d...

Small Barn on the South Westerly Side of the Link Building cont/d..

An internal inspection of the barn showed walls to be reasonably plumb, compatible with the movements determined from the external inspection. Plates 22 and 23 show significant cracking to the South Easterly gable, compatible with the cracking noted on the external inspection. Plate 24 shows vertical cracking to the upper section of wall to the North Easterly elevation. Primary and secondary roof timbers were in good structural condition

CONCLUSIONS - LARGE BARN

The building generally was in good structural order. Some settlement defects were evident to the lower section of the wall to the North Easterly elevation, where significant cracking was evident to the masonry. Bulging was noted above the central window opening of the North Westerly gable, resulting from a failed lintel

Primary and secondary roof timbers were in good structural order

Pointing generally was age deteriorated and roof coverings required overhaul.

The building is stable in its present state, despite the defects, however the following works should be implemented, in addition to other works of construction, maintenance and repair.

RECOMMENDATIONS - LARGE BARN

1. Rebuild or stitch masonry to the lower section of the North Easterly elevation
2. Replace defective lintel over the central window opening of the North Westerly gable and rebuild the bulged section of masonry above the opening.
3. Repoint all elevations
4. Replace lintels, as necessary.
5. Re-roof, retaining existing timbers, as required
6. Underpin walls, as necessary.

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CONCLUSIONS -- LINK BUILDING

The building generally was in good structural condition

The building is stable in its present state, however the following works should be implemented, in addition to other works of construction, maintenance and repair.

RECOMMENDATIONS -- LINK BUILDING

1. Repoint all elevations.
2. Replace lintels, as necessary.
3. Re-roof, retaining existing timbers, as required.
4. Underpin walls, as necessary

CONCLUSIONS -- SMALL BARN

The building generally was in good structural order, however some settlement cracking was evident to the South Easterly gable and internally to the upper section of the North Easterly elevation. In addition, significant cracking was evident to the South Westerly elevation towards the westerly end of the building

The building is stable in its present state, despite the defects, however the following works should be implemented, in addition to other works of construction, maintenance and repair

RECOMMENDATIONS -- SMALL BARN

1. Rebuild or stitch cracking to walls.
2. Replace lintels, as necessary, including steel beams to North Easterly elevation.
3. Repoint all elevations.
4. Re-roof, retaining existing timbers, as required.
5. Underpin walls, as necessary.

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GENERAL

The proposals for conversion can be carried out satisfactorily, so as to ensure long term stability, provided the recommendations stated above are implemented.

A handwritten signature in black ink, appearing to read 'D. J. Lingard', with a stylized, flowing script.

D. J. LINGARD.

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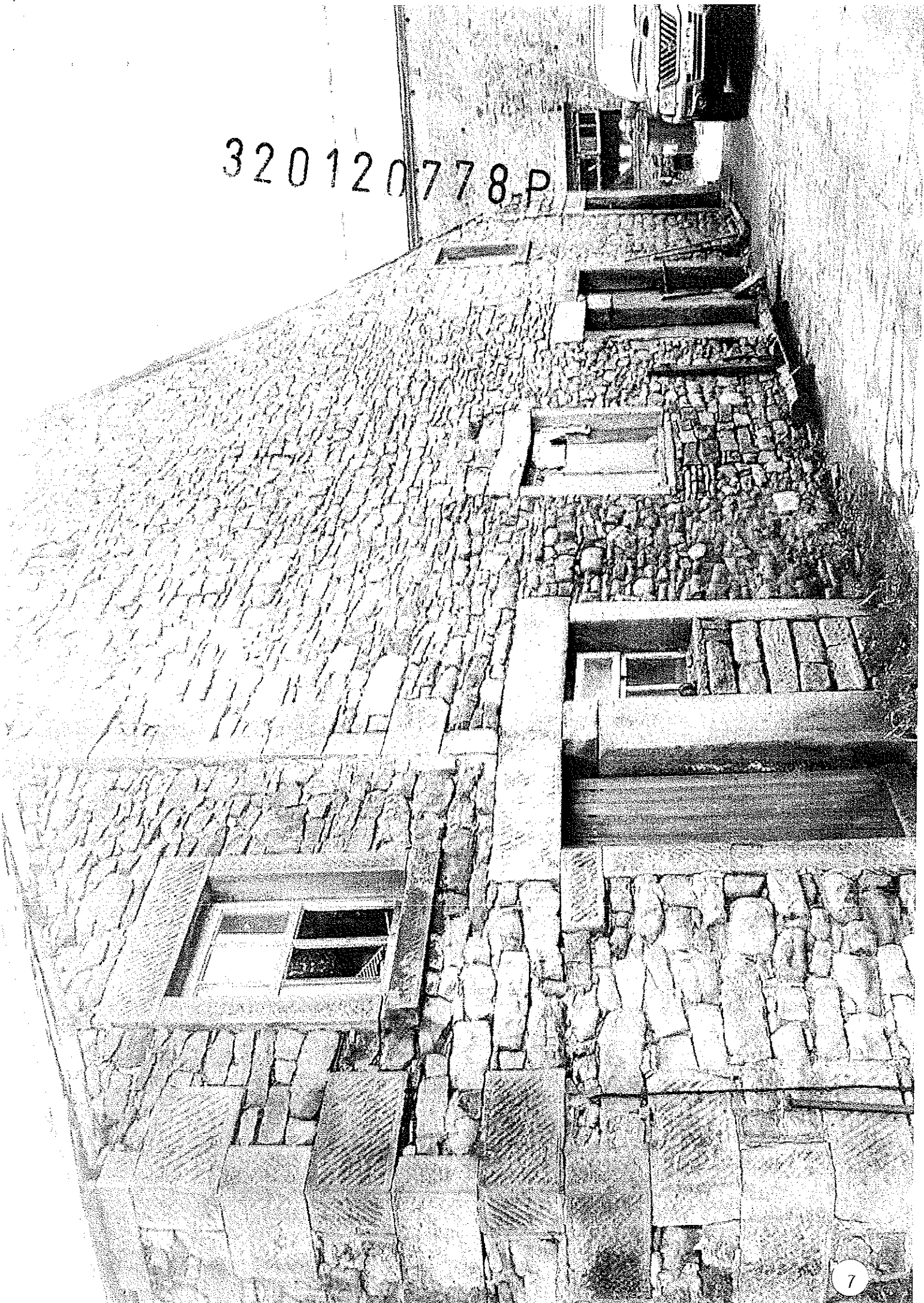


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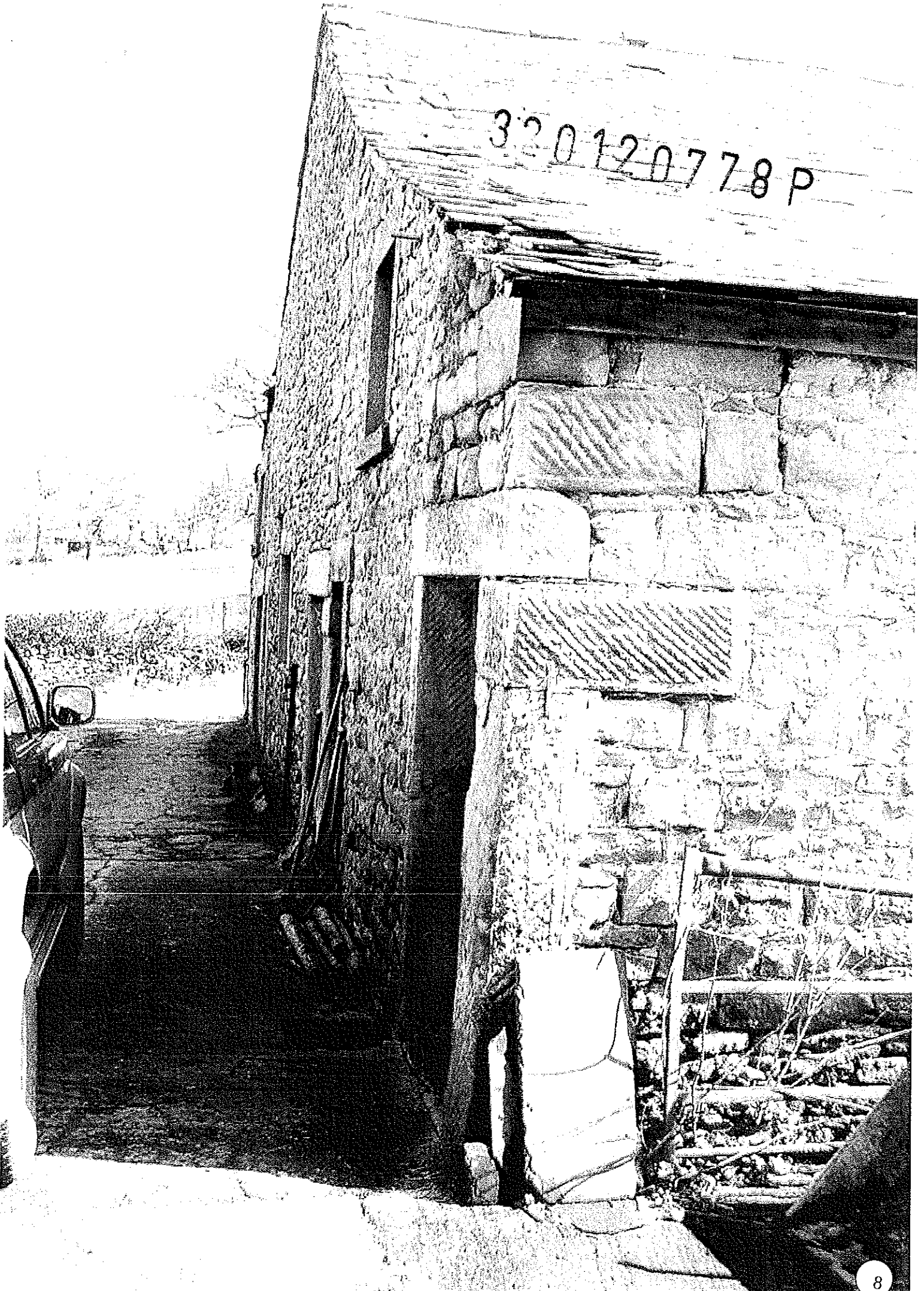
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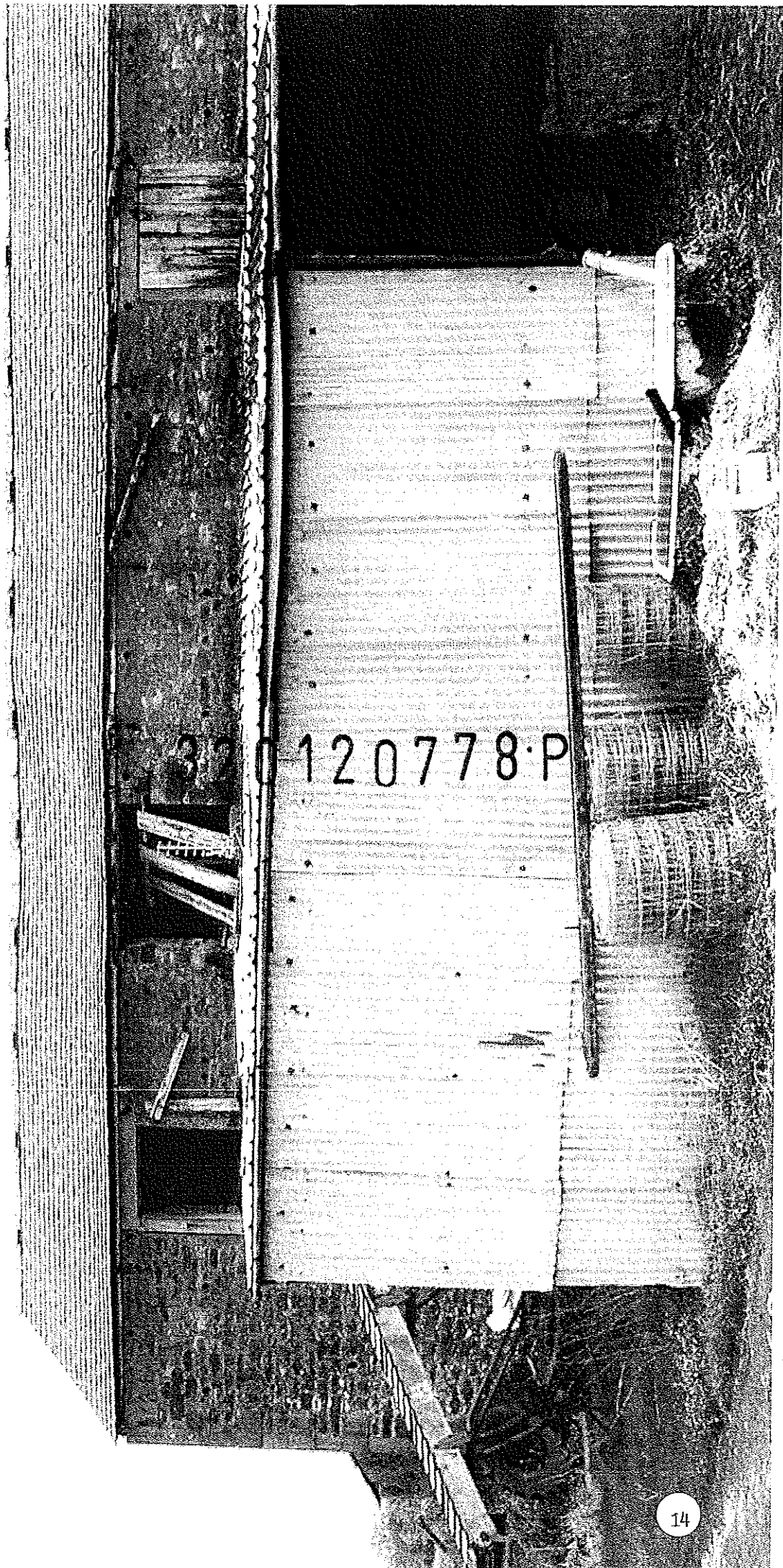
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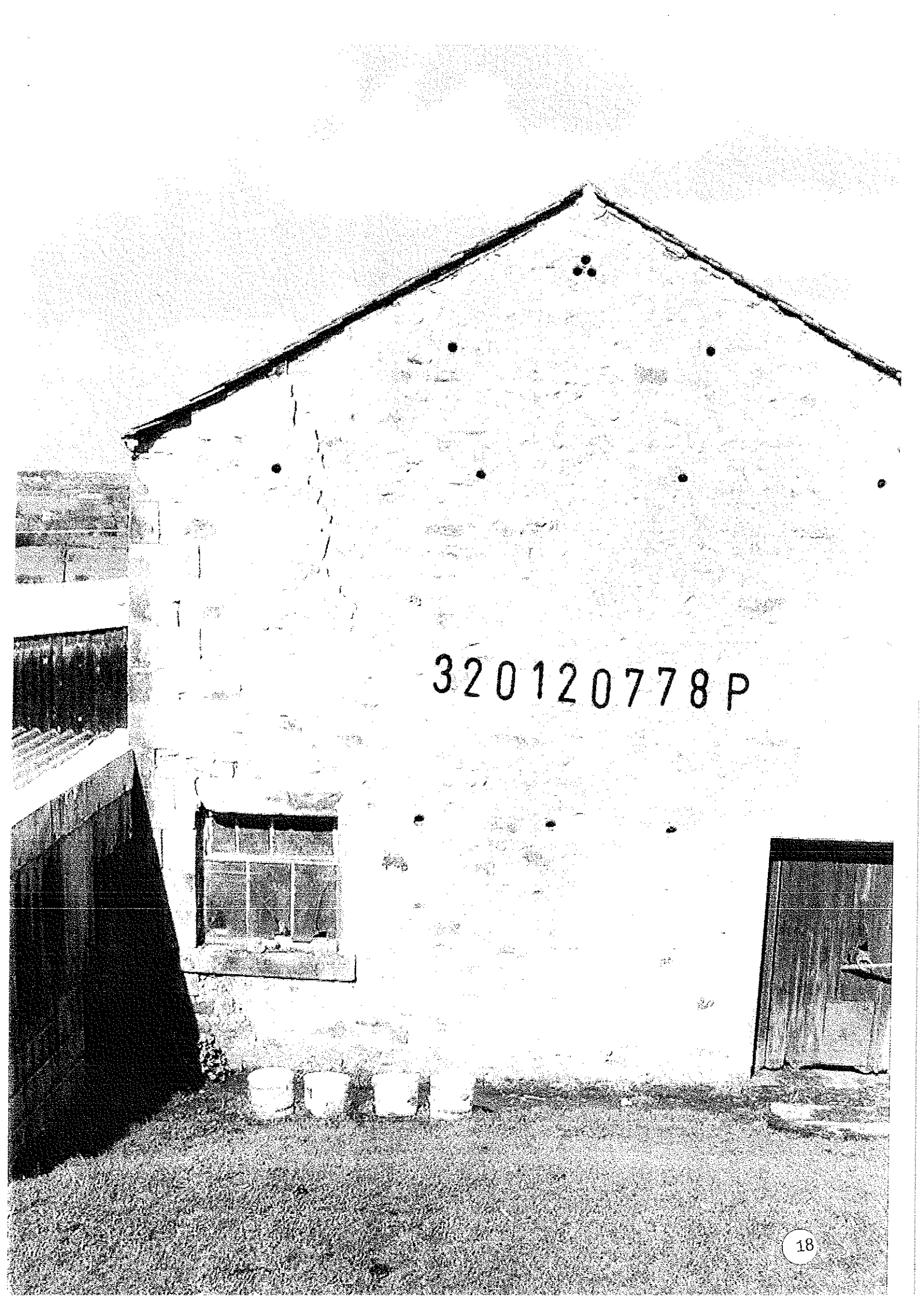
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