

STRUCTURAL REPORT
BARRACKS FARM BARN
CHIPPING ROAD
CHAIGLEY
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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/6321

Your Ref:

Date: 31st March, 2014

STRUCTURAL REPORT BARRACKS FARM BARN CHIPPING ROAD CHAIGLEY

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 11th March, 2014 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. JP/3618A and Photograph Nos. 1 – 4.

INTRODUCTION

The barn was built around the mid-nineteenth century and is a traditionally constructed barn structure with blue slate duo-pitched roof supported by rafter and purlin construction on Queen Post Timber Trusses.

External walls were approximately 500 mm thick, constructed in random stone.

The barn is located on a slightly inclined site with the difference in level across the length of the building not exceeding 450 mm.

Barracks Farm Barn, Chipping Road, Chaigley

OBSERVATIONS

Plates 1 - 3 show general views of the barn structure.

Walls generally were reasonably plumb with only slight bulging and irregularities being evident, except the upper half of the northerly side of the lean-to outrigger which displayed some bulging (Plate 4) with significant vertical gap at its juncture with the main barn.

A vertical crack was visible at mid-span of the stone lintel over the ground storey window opening of the outrigger side wall, and timber lintel was noted over the first storey window opening. Reinforced concrete lintels and jambs formed surrounds to door and window openings, some of which displayed age deterioration and cracking.

Internally, the roof timbers were sound with no signs of any rot or infestation.

The hay loft floor timbers were also sound with no signs of any rot or infestation.

CONCLUSIONS

The barn is in reasonable condition, excepting the upper half of the northerly wall of the outrigger which has suffered some displacement with consequential cracking. Some lintels and jambs to openings are also defective.

The barn is stable in its present state, despite the defects and the proposed conversion can be carried out satisfactorily, provided the following recommendations are implemented, in addition to other works of conversion.

Barracks Farm Barn, Chipping Road, Chaigley

RECOMMENDATIONS

1. Replace defective lintels and jambs.
2. Rebuild upper half of the northerly side wall of the outrigger.
3. Re-roof, as necessary.

A handwritten signature in black ink, appearing to read 'D. J. Lingard', written in a cursive style.

D. J. LINGARD.





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