

STRUCTURAL REPORT SHIPPON MILL HOUSE HOUSE FARM

INTRODUCTION

The building is a substantial brick building on Mill House Farm constructed in solid engineering brick with brick piers thickening's to provide lateral support to the walls, metal truss,s sit on concrete pad stones with single sheet asbestos profile roof sheets. The building is detached and forms part of the group of farm buildings.

The building was constructed over 60 years ago and replaced a building which was attached to the adjacent stone barn.

External appearance

Natural coloured corrugated cement sheet roof with raised ventilator.

Solid engineering brick walls sand cement render externally. Timber cladding hit and miss profile to gable above brickwork.

The building sits on a plinth enclosed by breeze block walls with large feed silo,s on concrete bases.

The building has a steel frame at each gable which provides structural stability to the brick walls.

Internally the engineering brick is exposed, it is in good condition well pointed with no cracks or faults.

Externally the walls have been rendered which shows signs of frost damage, the brickwork underneath is sound.

There are no windows in the external wall, there are 4 door openings, for vehicle, and personal access.

The building was originally used for poultry with high level ventilation and no windows. The building has latterly been used to house sheep before they are sent to be processed.

The cement sheet roof has extensive glazing and a raised ridge section for ventilation.

Extensive roof glazing is not usual in the location and is obtrusive in the landscape.

The building has been altered as farming practices changed the cheap profile cement sheets are not inappropriate in the Ribble Valley. The sheets are brittle and starting to crack, they have exceeded there recommended life and should be replaced.

The building is located in an Area of Outstanding Natural Beauty. The roof covering and glazing could be renewed as repairs or replacement, but the client wishes to improve the amenity of the area and use more appropriate materials.

The walls are structurally sound with solid pointing, the walls are straight and vertically true with no bulges or cracks. The roof truss,s restrain the walls and are in good condition.

The interior is clean and true and open for inspection at any time.

The cement fibre sheet roof should be removed and replaced with a appropriate finish such as natural slate.

The raised roof vent will be removed to provide a simple dual pitch roof typical of the location.

The walls enclosing the yard are exposed concrete breeze block 5 courses high are inappropriate and obtrusive in the landscape. It is proposed to remove the block work and replace them with natural drystone walls to match the walls surrounding the farmhouse.

CONCLUSION

The building structurally sound and capable of conversion without any extension or significant building works.

The building is both permanent and substantial, being an integral part of the farm setting for over 60 years.

The building is large enough to create a dwelling within the existing enclosure, with the formation of a single window opening.

The building is worthy of retention because it is an integral part of the farm setting, its conversion will enhance and improve the setting of the building and group in this area of outstanding natural beauty.