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Mr A Chettle  
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3<sup>rd</sup> June 2016

DVE/JE

Dear Mr Chettle

**Hewitts Farm, Paythorne, Clitheroe BB7 4JD**  
**Structural Wall Assessment**

I refer to your instructions to carry out an Assessment on the above property in respect of the condition of the defective gable walls.

The purpose of this report is to advise the client as to the condition of the walls and the remedial works required to provide structural stability which should be read in context with the proposals by your Architects (Classic Architecture).

This is a detached barn constructed from stone walls, earth and stone floors, timber gantry arrangements and an asbestos cement pitched roof.

The front gable wall has become structurally unstable through the bulge at first floor level causing a 40mm wide crack (full height) dislodging the stone blocks.

This has resulted in temporary timber shoring to be installed by yourself as a restraining measure.

The opposite gable wall has bulged out also, but to a far lesser degree and, at this time, should best be left in its existing condition.

The property is within a field which I presume is under the freehold of the Barn and thus there will be no need for any health and safety signage to deter pedestrian or tourist, walkers or hikers from the building.





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I have spoken at length with your Architects who have advised me that they are currently in the process of designing a conversion programme to convert the Barn into a single residential entity this of which was briefly mentioned in my valuation report of the 18<sup>th</sup> August 2015.

The front and rear walls are structurally sound and it is purely the main right hand gable wall that requires substantial repair and partial re-building.

I have assumed that any demolition of the wall and re-building will be with engineer's design and probably will comprise of a block inner liner and re-constituted 390mm stone walls with nominal cross ties, stone faced pre-cast concrete lintels and sills.

The internal carpentry, namely the roof and floors will require extensive repair or replacement as part of the re-design process.

The repairs to the opposite gable wall will require only surface repairs and helifix hi tensile bar strengthening to the crack.

Should the property be left in its existing condition, even with shoring, the affected wall will ultimately collapse distorting the roof and floors within thus causing a sway mechanism to occur to the front and rear walls which will then become unstable.

I am aware that outline planning has been applied for conversion of the property to a residential unit and that full planning, no doubt, will be considered by the Council but only after consideration to the condition of the structure and proposed remedial works.

The property itself, as it stands is to a generally acceptable structural condition to the front, rear and part side walls but to a poor condition to the affected gable wall.

I trust this report is suitable for your purpose and I would recommend that you forward a copy to the local planning authorities and also to the Architects for future reference purposes.





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**Summary:**

This property is in need of full structural repair to the gable wall and partial structural repair to the opposite gable wall.

These items should be integrated within the Architect's proposals for conversion to a residential unit to which planning approvals will be required.

Due to the sensitive environmental location the exact treatment and re-building of the affected walls should be strictly in line with the local planning authority's requirements as this will form an integral part of the decision process by the planning authorities as to whether to grant planning approval or not.

You have carried out all reasonable steps in a responsible manner to provide adequate temporary structural supports but should the property be left as existing for a period of time there is no doubt that the wall will ultimately collapse and distort the remainder of the inner and outer structural elements of the Barn.

I trust this meets with your requirements and would thank you for speedy payment of my invoice.

In conclusion I would confirm that I am a Chartered Building Surveyor and original from this area and thus have an intimate knowledge of the building techniques employed in agricultural buildings within the Gisburn/Clitheroe/Burnley and Pendle areas.

Should you have any queries please do not hesitate to contact me further.

Yours sincerely  
**D.J.A. Surveyors**

**DAVID V EDMONDSON**  
**BSc (Hons) MRICS**

