



**STRUCTURAL APPRAISAL
OF ROWAN COTTAGE,
OLD CLITHEROE ROAD,
DUTTON, PR3 2YU**

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1.0 INTRODUCTION

This report was instigated to determine the general structural condition of the barn and its suitability or otherwise for conversion to habitable accommodation. It was not within the scope of our brief to prepare a detailed schedule/specification of remedial works, or to supervise any such works. We did not have the opportunity to monitor the condition of the property over a period of time, nor was it within our brief to undertake any works to expose the foundations of the property.

At the time of inspection the barn was derelict and generally used for storage.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors Report which would cover in detail such items as serviceability, damp-proof course, gutters, roof finishes, electrical goods and the like, which represent the fabric of the building.

We have not inspected woodwork or any part of the structure which is inaccessible therefore we cannot report that such part is free from defect. We have not checked member sizes for compliance with the Building Regulations 2000 of Codes of Practice.

2. THE PROPERTY

The barn is a two storey detached barn being located adjacent to but not part of the habitable cottage. The exact age of the property is not known but is likely built circa 1800's in a traditional manner with solid stone external walls. At the time of inspection the roof to the barn had been removed except to a small element to the front right hand slope.

For the purpose of this report the terms left and right are that facing the property.

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3. EXTERNAL INSPECTION

The exterior of the property has been examined and the following observations were recorded:

3.1 Front Elevation

To the wall to the front elevation the right hand side of the wall has been removed with a subsequent large opening immediately adjacent to the right hand flank wall. The central portion of the wall incorporates a ground floor window and doorway constructed in brickwork with an exposed steel beam to the head of the opening. At first floor is a large square opening constructed within coursed stone. The stonework to the right hand side of the opening is in very poor condition with the outer face having become de-bonded and been demolished. The stonework to the left hand side of the elevation is of random construction and contains a number of vertical cracks extending from eaves downwards. The beam to the head of the opening to the ground floor window and door shows evidence of surface corrosion and has a notable downward slope towards the right.

3.2 Left Hand Elevation

The left hand elevation is of random stonework and a significant random crack was evident extending from approximately half way from the front wall running vertically downwards. The alignment of the wall was noted to be undulating.

3.3 Rear Elevation

The right hand side of the elevation is partly obscured by vegetation and the adjacent timber workshop. A previously formed opening incorporates brick heads. The stonework was noted to be rather poor

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and undulating. The wall to the left hand side is partly collapsed with a large opening from the cill of the opening at ground floor up to roof.

3.4 Right Hand Elevation

The elevation incorporates a single ground floor opening with brick surround. The front corner of the wall has been partly demolished and to the rear corner a substantial crack and lateral de-bonding of the stonework was evident adjacent to the corner. The wall was undulating and in poor condition.

3.5 Roof

The roof has been removed except to the front portion of the right hand side which shows evidence of significant distortion and remains unsupported.

4.0 INTERNAL INSPECTION

Due to the poor condition of the property a cursory inspection of the property was undertaken, the general structural condition of the property being poor and as noted externally.

5.0 FINDINGS AND RECOMMENDATIONS

From the findings from our observations the barn is in general in an extremely poor condition with large portions of the wall having been demolished or collapsed and with the lack of roof providing insufficient stability to the property overall. The right hand gable wall remains unsupported and together with the partially collapsed corner and the de-bonding of the stonework to the rear corner is in imminent potential of collapse. All four elevations show evidence of significant movement and the quality of the stonework is in general poor.

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Due to the quality of the construction, the large extent of distress noted and the extent of collapsed portions of the roof and wall we consider that the barn is not suitable for conversion to habitable accommodation in its present condition and due to the extent of movement noted and the roof having been removed, we consider that the property does need to be demolished and rebuilt. We do consider the right hand gable wall to be structurally unstable and consider that this element should be demolished without delay.

This report is our opinion of the conditions as they existed at the time of our inspection, we have not inspected foundations or tested drains.

Yours faithfully



P G Wright

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