

Mr. H. Gornall
Crannifer Cottage
Garstang Road
Chipping
Preston
PR3 2QH

22 April 2016

RE: COUNTESS HEY BARN, LOUD BRIDGE ROAD, CHIPPING

Further to your instructions, we attended the above property on Monday 18 April, to assess the structural condition and form with regard to a proposed planning application.

We outline our findings regarding the structural condition of the barn below.

The weather at the time of the survey was overcast and heavy showers.

1.0 Structural Form and Condition

- 1.1 The barn was re-built around 30 years ago and is made up of three different areas, a central core with two identical sides.
- 1.2 The walls are all of blockwork construction, and appear to have a cavity with rendered external elevations.
- 1.3 The roof construction consists of timber trusses over the side spaces and a vaulted purlin and rafter structure over the central core.
- 1.4 The roof covering is concrete roof tiles on felt on battens, all over the respective structure as detailed earlier.
- 1.5 The walls are all in line and level.
- 1.6 The roof structure appears in good condition with all areas appearing dry, the central core does include some reclaimed timber members and it would be prudent as part of any development to check the sizes although from our visual survey they appear to be adequate.
- 1.7 There are also isolated steel members acting as purlins and lintels, these are all in good condition but may benefit from the application of painted protection.
- 1.8 The floor level in the central core needs to be brought up, this should be relatively straightforward to achieve.
- 1.9 The floor levels in the side areas may be slightly high and possibly requires removal of material to allow the construction of a new floor slab with the associated insulation requirements.
- 1.10 The blockwork walls are likely to require the addition of insulation to bring them in line with current standards, this will not affect the structure and with numerous innovative methods available is achievable.
- 1.11 There are window apertures visible, complete with lintels, but filled with blockwork, presumably for security reasons. The doors all appear to have insulated cavity type lintels.

2.0 Conclusions

- 2.1 The property is in good condition and gives the impression of requiring relatively minor finishing activities to make it habitable.
- 2.2 Structurally there is no reason why this property couldn't be converted to habitable accommodation in line with the scheme, subject to completion of the relevant structural calculations submission for building regulations approval.

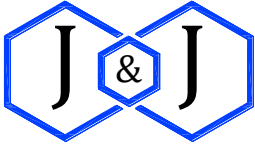
Should there be any queries relating to the above please contact us, for clarity, we also attach a selection of photographs from our site survey, refer to Appendix A.

Yours Sincerely

A handwritten signature in black ink that reads "Stuart Jackson". The signature is written in a cursive style with a large initial 'S'.

Stuart Jackson
Jackson & Jones Limited

c.c. Mr. P. Stephenson
MCK Associates Limited
Burnaby Villa
48 Watling Street Road
Fulwood
Preston
PR2 8BP



Appendix A - Survey Photographs



Fig 1. Rear Elevation



Fig 2. Front Elevation



Fig 3. Central Core Roof Structure



Fig 4. Central Core Roof Structure



Fig 5. Central Core Eaves Beam/Bolted Wallplate Detail



Fig 6. Side Area Internal Structure