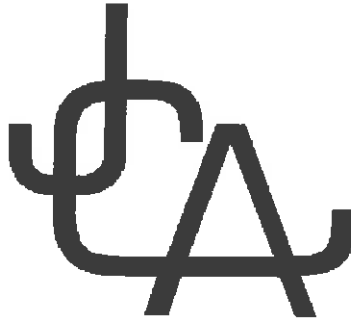


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STRUCTURAL APPRAISAL

OF

HAMMOND DRIVE BARNS

(PIGGERY AND STORE)

READ HALL

READ

CONTRACT NO. B14526	JAMES CROSBIE ASSOCIATES LTD. CONSULTING CIVIL & STRUCTURAL ENGINEERS 37 CHORLEY NEW ROAD, BOLTON. BL1 4QR
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STRUCTURAL APPRAISAL

HAMMOND DRIVE BARNS, READ HALL, READ

1.0 INTRODUCTION

We would confirm having attended the above two properties and have carried out a visual inspection as instructed.

The survey was instigated to determine the overall structural condition of the piggery and agricultural store and their suitability or otherwise for conversion to habitable accommodation. The scope of our brief was to inspect and report upon the condition of the properties, this report is restricted to this specific matter. 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 properties over a period of time, nor was it within our brief to undertake any works to expose the foundations of any of the properties.

This report deals essentially with the structural aspects of the properties. 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.

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. 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 or Codes of Practice.

STRUCTURAL APPRAISAL

HAMMOND DRIVE BARNS, READ HALL, READ

2.0 THE BUILDINGS

Both the piggery and store are single storey stand-alone detached properties which are positioned perpendicular to each other and separated by approximately 1m. Both buildings incorporate solid stone external walls with a slated roof, the roof to the piggery being of a duo pitched arrangement and that to the barn being of a mono pitch.

The piggery is utilised for housing animals and the store is utilised for storage.

3.0 OBSERVATIONS

3.1 PIGGERY

3.1.1 EXTERNAL INSPECTION

The exterior of the properties have been examined and the following observations were recorded:

3.1.1.1 Front Elevation

The wall to the front elevation of the piggery is split into two distinct areas with a division wall dividing the areas. The left hand side of the elevation incorporates two window openings and two door openings with stone surrounds. The stone cill to the left hand window was noted to be missing. The wall to the right hand side of the elevation incorporates two windows with central door. To the right hand window the stone jamb to the left hand side was missing and the right hand jamb was loose. The stone head over the door was also noted to be loose and the left hand jamb was not bonded. Generally the wall was reasonable plumb within acceptable tolerance.

3.1.1.2 Rear Elevation

The rear elevation faces the area in front of the adjacent store. The wall was in general in a fair and reasonable condition although there

STRUCTURAL APPRAISAL

HAMMOND DRIVE BARNS, READ HALL, READ

was evidence of visual distortion to the far right hand corner with vertical cracking evident inset from the right hand gable.

3.1.1.3 Left Hand Elevation

The left hand elevation was in general in a fair and reasonable condition and showed no evidence of any significant distress.

3.1.1.4 Right Hand Elevation

The right hand elevation shows some evidence of distress to the far right hand corner with a vertical crack running parallel with the rear elevation. The wall was noted to lean outwards by in the region of 30mm over 1200mm.

3.1.1.5 Roof

The roof when viewed from both elevations was noted to be to a fair and reasonable alignment.

3.1.2 INTERNAL INSPECTION

The interior of the properties has been examined and the following observations were recorded:

Internally the building is split into three pens. To the rear wall of the left hand pen a historic vertical crack was evident. To the right hand pen, to the rear right hand corner the same extent of distress as noted externally was noted with vertical cracking evident.

The roof construction was noted to incorporate one purlin per slope which was generally noted to be in a fair and reasonable condition.

STRUCTURAL APPRAISAL

HAMMOND DRIVE BARNS, READ HALL, READ

3.2 STORE

3.2.1 EXTERNAL INSPECTION

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

3.2.1.1 Front Elevation

The front elevation forms the higher wall with the ridge of the mono pitch. The wall incorporates two windows and two door openings. The wall was in general in a fair and reasonable condition and showed no evidence of any significant structural distress although some pointing is required. The wall was noted to be reasonably plumb within acceptable tolerance.

3.2.1.2 Right Hand Elevation

The right hand elevation was again in a fair and reasonable condition, although some open joints were evident, and was reasonably plumb within acceptable tolerance.

3.2.1.3 Rear Elevation

The rear elevation being to the low eaves incorporates two window openings. The wall was in general in a fair and reasonable condition however there was evidence of some extensive damp ingress to the lower courses with much evidence of vegetation growth. The wall was noted to be reasonably plumb within acceptable tolerance.

3.2.1.4 Left Hand Elevation

The wall was noted to be in a fair and reasonable condition and showed no evidence of any significant distress.

STRUCTURAL APPRAISAL

HAMMOND DRIVE BARNS, READ HALL, READ

3.2.1.5 Roof

The roof when viewed from the rear was noted to be to a fair and reasonable alignment.

3.2.2 INTERNAL OBSERVATIONS

The interior of the barn is split into two areas. In general the building was in a fair and reasonable condition and showed no evidence of any significant distress than that noted externally.

The roof incorporates two purlins per slope which were generally noted to be visually in a fair and reasonable condition although some decay of the rafters was evident.

3.3 EXTERNAL GARDEN/BOUNDARY WALLS

The buildings are encompassed by free standing solid stone walls. All the walls inspected had varying degrees of distress ranging from leaning in excess of 50mm over 1200m to greater extents of visual distortion.

4.0 CONCLUSIONS AND RECOMMENDATIONS

From the findings from our inspection we would advise that both the barn and piggery are in general in a reasonable condition and will with some remedial works be suitable for conversion to habitable accommodation.

To the piggery there was evidence of some movement to the rear right hand corner with cracking noted and distortion of the wall which will require the corner to be locally rebuilt either side of the crack. To the rear wall of the left hand pen the vertical crack is required to be locally made good by taking down the stonework and rebuilding. To the front elevation the stone surrounds to the openings will require to be made good and locally rebuilt.

STRUCTURAL APPRAISAL

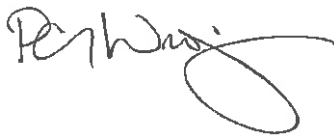
HAMMOND DRIVE BARNS, READ HALL, READ

To the store there was generally little evidence of structural distress. To the lower courses to the rear elevation there was evidence of water penetration to which require to be made good. Localised repointing will be required.

To both the store and piggery the roofs were generally in acceptable condition however in consideration of the openings we would consider that replacement of the structural carcassing would be required.

The external boundary and garden walls were noted to be in general to have noticeable visual distortion, the alignment of which were outside of acceptable limits. We would consider that rebuilding of these walls would be required.

Yours faithfully



P G Wright
JAMES CROSBIE ASSOCIATES LTD

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PHOTOGRAPHS

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HAMMOND DRIVE BARN, READ HALL, READ



OVERALL FRONT ELEVATION OF PIGGERY



LEFT HAND SIDE OF FRONT ELEVATION (PIGGERY)

STRUCTURAL APPRAISAL
HAMMOND DRIVE BARN, READ HALL, READ



RIGHT HAND SIDE OF FRONT ELEVATION (PIGGERY)



LEFT HAND ELEVATION (PIGGERY)

B14526
OCTOBER 2017

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STRUCTURAL APPRAISAL
HAMMOND DRIVE BARNS, READ HALL, READ



RIGHT HAND ELEVATION (PIGGERY)



REAR ELEVATION (PIGGERY)

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STRUCTURAL APPRAISAL
HAMMOND DRIVE BARN, READ HALL, READ



REAR ELEVATION (PIGGERY) AND FRONT ELEVATION (STORE)



FRONT ELEVATION (STORE)

STRUCTURAL APPRAISAL
HAMMOND DRIVE BARN, READ HALL, READ



REAR ELEVATION (STORE)



RIGHT HAND ELEVATION (STORE)

STRUCTURAL APPRAISAL

HAMMOND DRIVE BARN, READ HALL, READ



INTERNAL PIGGERY LEFT HAND SIDE



INTERNAL ROOF TO PIGGERY

STRUCTURAL APPRAISAL
HAMMOND DRIVE BARNS, READ HALL, READ



INTERNAL STORE



ROOF TO STORE

