

STRUCTURAL REPORT

MANOR HOUSE BARN

HOWGILL LANE

RIMINGTON

CLITHEROE

BB7 4EF

Our Ref: DJL/DB/6934

Your Ref:

Date: 26th September, 2017

**STRUCTURAL REPORT
MANOR HOUSE BARN
HOWGILL LANE
RIMINGTON
CLITHEROE
BB7 4BE**

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 8th September, 2017, to examine and report on the extent of rebuilding works required to external walls, to accommodate conversion of barn to dwelling.

The survey comprised a visual inspection of the elements and fabric of the superstructure, including the roof space but did not include an inspection of areas covered, unexposed or inaccessible.

The recommendations given in this report relate to matters defined by the Terms of Reference and do not address other defects, which may exist outside the scope of this report.

This report has been prepared for the Client for Planning Purposes only and no responsibility is accepted to any third party for its contents.

INTRODUCTION

The barn adjoins the dwelling house and is weathered by duo-pitch concrete tiled roofs.

External walls were approximately 600 mm thick and faced in random stone.

Drawings for the barn conversion have been prepared by Sunderland Peacock and Associates Limited, Architects, Clitheroe.

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OBSERVATIONS

An external inspection of the south easterly front elevation showed the wall to be reasonably plumb with no signs of any recent significant movement.

An external inspection of the north easterly gable elevations showed the walls to be reasonably plumb with no signs of any recent significant movement.

An external inspection of the north westerly rear elevation showed the wall to be reasonably plumb with no signs of any recent significant movement.

An external inspection of the south westerly rear elevation showed the wall to be reasonably plumb with no signs of any recent significant movement.

An external inspection of the roof coverings showed them to display slight sinuous alignment.

An internal inspection at ground storey level showed the walls to be reasonably plumb, compatible with the movements determined from the external inspection. No signs of any recent significant movement were evident.

An internal inspection at first storey level showed walls to be reasonably plumb, compatible with the movements determined from the external inspection. No signs of any recent significant movement were evident.

An inspection of the king post timber roof trusses showed members to be affected by woodworm. Evidence of rot was visible to truss bearings at valley gutter seatings and timber purlins were torsionally displaced.

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CONCLUSIONS

The property is structurally sound with no signs of any subsidence related defects.

Although timber roof trusses have been affected by woodworm, their structural integrity has not been impaired, however the rot evident to truss bearings will result in failure of the truss members, unless structural repair works are carried out.

Torsional displacement of the timber roof purlins has resulted in the undulating alignment of the roof coverings, necessitating replacement.

The proposals for conversion can be carried out satisfactorily, without the need for major rebuilding works and only requiring building works relating to the formation of openings, as shown on the drawings.

RECOMMENDATIONS

1. Treat timber trusses for woodworm.
2. Carry out structural repairs to king post truss bearings, where affected by rot.
3. Replace timber purlins.
4. Repoint stonework, as necessary.

A handwritten signature in dark ink, appearing to read 'D. J. Lingard', with a large, stylized loop at the end.

D. J. LINGARD.