

JEFF MARSHALL & ASSOCIATES

Architectural Designers & Surveyors

Swindlehurst Barn, Back Lane, Grindleton

Nr. Clitheroe, Lancs. BB7 4RW

Telephone: 01200 440157

Email: jeffmarshall@gmail.com**STRUCTURAL SURVEY****TWITTER BARN
TWITTER BRIDGE FARM, TWITTER LANE
WADDINGTON**

Twitter Barn is a traditional stone built structure with a blue slate roof on timber rafters, purlins and trusses. There is a hay loft over boskins. Cobble floors which have been partially concreted over.

The barn has been extended to the rear with a long sloping roof to create a single story section.

Floors

The floors are mainly concrete over stone at varying levels. These will be in the main broken out.

The upper floors to each side of the entrance way are timber boarding on joists.

The section to the right from the main entrance has tongue and groove boarding showing signs of wood worm, resting on steel joists - to be replaced.

The section to the left side is also tongue and groove boarding on joists on timber posts and 225mm brick wall – to be replaced.

Walls

The walls are all vertical and straight. The external walls and the back wall to the two storey section of the barn are stone.

The original barn has stone walling and is 500mm thick with dressed stone quoins and window surrounds.

There are minor cracks in parts as indicated on the drawing Plan & Elevations 415/2/2. These are mainly minor with the exception of the crack to the north east (NE) gable wall indicated in the drawing as crack A.

All the minor cracks can be stitched and pointed. The large crack A needs stitching and under the purlin rebuilding for 600mm.

The whole building requires repointing.

....over

The main access has a timber lintel supporting stonework above. The lintel has bent over the years and created minor cracks to each end of the beam. This would need to be replaced with metal lintels and covered with timber lintels.

The Roof

The roof of blue slate is in good order generally but to bring up to specification it would have to be stripped and relayed after the battens and a new breathable felt installed.

The purlins and trusses are in good order.

It would be dependent on the method of insulation to determine whether the rafters were re-used.

Conclusion

The barn is in general good order and would easily be able to withstand modifications with extra loading and work necessary to convert to a dwelling.

A handwritten signature in cursive script, appearing to read 'J Marshall', followed by a long horizontal line extending to the right.

Jeffrey Marshall Associates