



PHILIP WRIGHT
ASSOCIATES

320180904P

STRUCTURAL APPRAISAL
OF
LOWER STONY BANK BARN
SLAIDBURN
BB7 4TR

CONTRACT NO. 1357	PHILIP WRIGHT ASSOCIATES LTD WELLINGTON ST WESTHOUGHTON BOLTON BL5 3YW
SEPTEMBER 2018	TEL. 01942 811532/ 07939 547865 E-MAIL: info@philipwrightassociates.co.uk

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1. INTRODUCTION

I would confirm having attended the above property and have carried out a visual inspection as instructed.

The survey was instigated to determine the suitability for conversion to habitable accommodation or otherwise of the existing barn. The scope of my brief was to inspect and report upon the general structural condition of the property and to advise on the extent of remedial works required in order to make the structure of the property suitable for the conversion. This report is restricted to this specific matter.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time, nor was it within my brief to undertake any works to expose the foundations of the barn.

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. A detailed inspection of timber elements has not been undertaken as would be expected of a timber preservation specialist.

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

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2. THE PROPERTY

The barn is a stand-alone barn located adjacent to the main farm house being constructed in a traditional manner with solid stone external walls, duo pitched stone slab roof and solid ground floor construction. A more modern extension has been added to the rear of the property incorporating solid masonry walls which are rendered and with a mono pitched lean to steel clad roof.

The barn is currently used for the housing of live stock and for general storage.

3. FINDINGS

For the purpose of this report the terms left and right are noted when facing the front of the property, the front being the elevation facing the road.

3.1 FRONT ELEVATION

The front elevation of the barn has a stepped façade with the right hand portion stepping towards the rear with a raised eaves. The elevation incorporates a small door to the left hand corner, a large main full height opening to the middle, a smaller door to the right of the main opening and two windows to the inset wall to the right hand side.

The wall was in general noted to be in a fair and reasonable condition, the heads were noted to be reasonably level and the wall was noted to be reasonably plumb within acceptable tolerance.

To the main arched opening the roof timbers were exposed and some decay and infestation was noted to the supporting timber beam.

3.2 LEFT HAND ELEVATION

The wall to the left hand elevation incorporates three small windows to the lower part of the wall, the near and far windows incorporating stone surrounds with the middle incorporating a natural stone head. The wall was in general noted to be in a fair and reasonable condition, the wall was noted to be reasonably plumb although the upper part of the pike was noted to have a slight inward lean. The cills to the windows were noted to be level.

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3.3 REAR ELEVATION

The wall to the rear elevation incorporates the lean to with the roof to the extension extending to approximately half the height of the main barn. The main wall incorporates a door to the left hand corner and another door to the right of the extension and window to the right hand corner. The wall was noted to be in general in a fair and reasonable condition, the alignment of the wall was however noted to undulate but was generally within acceptable tolerance.

The rear wall of the extension incorporates two windows, the wall was noted to be in reasonable condition and the wall was noted to be plumb within acceptable tolerance and the cills level.

3.4 RIGHT HAND GABLE

The wall to the right hand gable does not incorporate any openings and it is my understanding that the outer leaf of the wall was rebuilt in the recent past. The wall was noted to be in good condition with the pointing being in good order, the alignment of the wall was noted to be reasonably plumb within acceptable tolerance.

3.5 ROOF

The roof when inspected from the road to the front of the property was to a fair and reasonable alignment, the stone tiles were noted to be in good order.

3.6 INTERNAL INSPECTION

An internal inspection of the barn was undertaken and the following observations were recorded.

The right hand side of the barn incorporates a recently constructed first floor with exposed joists. The lintels over the two windows to the front of the property incorporate an exposed timber lintel. Adjacent to the stair to the right hand side of the property a historic crack was evident adjacent to the division wall, the crack being in the region of 50mm wide.

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In general the main external walls of the barn were noted to be in a fair and reasonable condition, there were however a number of open joints and evidence of random cracking particularly to the left hand wall however there was no evidence of any recent disturbance or of structural movement which is associated with foundation movement. The alignment of the walls were reasonable and within acceptable tolerance. There was some slight disturbance above the opening from the original barn into the extension to the rear likely associated with the construction of the extension.

The structure to the roof incorporates traditional loose construction incorporating three purlins per slope supported on three substantial timber trusses. The roof continues on the line to the front projection with a further two purlins. From my inspection undertaken from ground floor there was no evidence of any significant distress to the roof structure.

4 CONCLUSIONS AND RECOMMENDATIONS

From the findings from my inspection I would advise that the barn is in general in a fair and reasonable condition and is suitable for the conversion to habitable accommodation.

The alignment of the walls are generally reasonable and with this regard no significant works to the walls are required. Internally there are a number of random cracks particularly to the left hand side which require to be raked out, infilled and pointed. There is also evidence of disturbance over the opening to the rear wall likely as a result of the extension being constructed which require to be repointed or it may be preferable for localised rebuilding to be undertaken.

The modern extension to the rear of the property incorporates a shallow pitched roof which will be unsuitable to incorporate a stone slab or slated roof and with this regard a complete new roof construction would be required. Considering the construction undertaken it may be prudent that rebuilding of the extension would be required to facilitate the proposed works.

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To the right hand side of the front elevation of the property there is a historic crack adjacent to the windows together with the exposed lintel over the windows. The lintel should be replaced and the crack locally repaired and infilled.

Over the main arched opening to the front of the property the exposed timber elements were noted to have insect infestation and localised decay, these are required to be replaced.

The timber joists to the first floor to the right hand side are exposed and it would be expected that these would be required to be replaced in their entirety.

A detailed inspection of the roof elements has not been undertaken, it would be expected that a timber preservation and damp specialist should be appointed to undertake a detailed inspection of these elements.

Yours faithfully,



P G Wright BSc.(Hons) CEng. MStructE.
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N.B. All reports prepared by Philip Wright Associates Ltd are confidential to the Client for the specific purpose to which they refer. This report may be disclosed to other Professional Advisors assisting the Client in respect to that purpose, but no responsibility is accepted by Philip Wright Associates Ltd to any third party in respect of it.

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APPENDIX A PHOTOS

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FRONT/RIGHT HAND ELEVATION



LEFT HAND ELEVATION

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REAR ELEVATION



INTERNAL FRONT WALL

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ROOF



CRACK TO SIDE OF STAIR

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INTERNAL LEFT HAND WALL



CRACKING TO INTERNAL FACE OF LEFT HAND WALL

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DISTURBANCE OF STONework OVER OPENING TO EXTENSION

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